



2021-23 CAPITAL BUDGET REQUEST

SEPTEMBER 10, 2020

Capital Investments Spur Economic Recovery Across Washington

Investing in capital projects at community and technical colleges will stimulate local economies across Washington. The projects will create healthy and safe facilities where people of ages and backgrounds can learn skills for a tight and changing job market.

As students temporarily learn off-campus due to COVID-19, colleges can make fast progress on construction projects that would otherwise disrupt the campus. People will get to work in well-paying jobs in the construction industry and related fields, reinvesting their earning power in local businesses.

With the current low interest rates and a competitive construction market, the state can stretch investments further and break through a backlog of projects that will become more expensive as time goes by.

Community and Technical Colleges Request a \$776 Million Capital Budget

Our \$776 million request list is in priority order and ranked based on a rigorous assessment of the need for space, condition of existing facilities, systemwide policy objectives and estimated costs. The request will fund several minor projects at every college and 32 major projects at 29 colleges across the state.

Fully funding these projects will help colleges serve students in high-demand programs like STEM and allied health. Other projects — like those designed for student services, libraries and a new satellite campus — focus on supporting student success.

The size of this request reflects the increasing cost of repairing and replacing buildings that have aged over a 10-year period in which the state provided no growth in capital funding for our system. As buildings aged, costs increased and buying power declined. Our system prioritizes taking care of existing structures over adding new area. A higher funding level is needed to provide students modern, healthy and safe facilities.

Previous Funding Levels and Request



See reverse side for our prioritized 2021-23 capital request for new appropriations.

CONTACT INFORMATION

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2021-23 SBCTC Capital Request for New Appropriations and Financing Authorities

Priority	College	Funding Phase	Project	Amount	Cumulative
1	Statewide	2003 operating fund swap	Preventative Facility Maintenance and Building System Repairs	\$22,800,000	\$22,800,000
2	Statewide	Design & Build	Minor Works – Preservation	\$26,113,000	\$48,913,000
3	Statewide	Design & Build	Minor Repairs – Roof	\$11,858,000	\$60,771,000
4	Statewide	Design & Build	Minor Repairs – Facility	\$32,466,000	\$93,237,000
5	Statewide	Design & Build	Minor Repairs – Site	\$3,163,000	\$96,400,000
6	Statewide	Design & Build	Minor Works – Infrastructure	\$33,981,000	\$130,381,000
7	Statewide	Design & Build	Minor Works – Program	\$32,242,000	\$162,623,000
8	Shoreline	Build	Allied Health, Science & Manufacturing	\$43,848,000	\$206,471,000
9	Spokane Falls	2nd half of Build	Fine and Applied Arts Replacement	\$19,342,000	\$225,813,000
10	Tacoma	Design	Center for Innovative Learning and Engagement	\$2,992,000	\$228,805,000
11	Clark	Build	North Clark County Satellite	\$53,230,000	\$282,035,000
12	Wenatchee	Design	Center for Technical Education and Innovation	\$3,266,000	\$285,301,000
13	Shoreline	Design	STE(A)M Education Center	\$3,039,000	\$288,340,000
14	Everett	Build	Learning Resource Center	\$48,084,000	\$336,424,000
15	Lower Columbia	Design	Center for Vocational and Transitional Studies	\$3,206,000	\$339,630,000
16	Grays Harbor	Build	Student Services and Instructional Building	\$44,026,000	\$363,656,000
17	Spokane	Design	Apprenticeship Center	\$3,368,000	\$387,024,000
18	Cascadia	Design	CC5 Gateway Building	\$3,096,000	\$390,120,000
19	North Seattle	Build	Library Building Renovation	\$30,519,000	\$420,639,000
20	Edmonds	Design	Triton Learning Commons	\$3,656,000	\$424,295,000
21	Walla Walla	Build	Science and Technology Building Replacement	\$9,483,000	\$433,778,000
22	Pierce Puyallup	Build	STEM Building	\$38,600,000	\$472,378,000
23	Renton	Design	Health Sciences Center	\$3,997,000	\$476,375,000
24	Centralia	Design	Teacher Education and Family Development Center	\$2,268,000	\$478,643,000
25	Skagit	Design	Library/Culinary Arts Building	\$2,257,000	\$480,900,000
26	Bellevue	Build	Center for Transdisciplinary Learning and Innovation	\$39,942,000	\$520,842,000
27	Highline	Design	Welcome Center for Student Success	\$3,126,000	\$523,968,000
28	Lake Washington	Build	Center for Design	\$32,481,000	\$556,449,000
29	Bates	Build	Fire Service Training Center	\$31,120,000	\$587,569,000
30	South Seattle	Design	Rainier Hall Renovation	\$3,515,000	\$591,084,000
31	Olympic	Build	Innovation and Technology Learning Center	\$22,527,000	\$613,611,000
32	Everett	Design & Build	Baker Hall Replacement	\$31,167,000	\$644,778,000
33	Columbia Basin	Design & Build	Performing Arts Building Replacement	\$36,738,000	\$681,516,000
34	Whatcom	Design & Build	Technology and Engineering Center	\$31,663,000	\$713,179,000
35	Bellingham	Design & Build	Engineering Technology Center - Bldg. J Replacement	\$14,039,000	\$727,218,000
36	Clark	Design & Build	Hanna Foster Hawkins Complex Replacement	\$24,611,000	\$751,829,000
37	Peninsula	Design & Build	Advanced Technology Center	\$19,074,000	\$770,903,000
38	Seattle Central	Design	Broadway Achievement Center	\$2,928,000	\$773,831,000
39	Yakima	Design	Prior-Kendall Hall Replacement	\$1,957,000	\$775,788,000

Alternative Financing Request for 2021-23		Authority
Grays Harbor	COP for Student Services and Instructional Building (if construction is funded)	\$3,200,000
Shoreline	COP to expand Allied Health, Sciences and Manufacturing (if construction is funded)	\$3,128,000
South Puget Sound	COP to renovate Health Education Building	\$5,000,000

SBCTC 2021-23 Capital Request

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Tab D - Grants and Loans (there are none in this request)

also on USB Cost estimates for projects over \$5 million in C-100 format (note some projects have separate C-100s for buildings and infrastructure)
Building Fee fund 060 cashflow

699 - Community and Technical College System
Ten Year Capital Plan by Project Priority
 2021-23 Biennium
 *

Version: S1 2021-23 Capital Budget Request

Report Number: CBS001

Date Run: 8/28/2020 4:54PM

Project by Agency Priority

<u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2021-23</u>	<u>New Approp 2021-23</u>	<u>Estimated 2023-25</u>	<u>Estimated 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>
0	30000122 Olympic College: College Instruction Center									
	057-1 State Bldg	50,140,000	49,325,000	665,000	150,000					
	Constr-State									
0	30000123 Centralia Community College: Student Services									
	057-1 State Bldg	34,606,000	34,605,000		1,000					
	Constr-State									
0	30000126 Peninsula College: Allied Health and Early Childhood Dev Center									
	057-1 State Bldg	25,600,000	25,546,000	42,000	12,000					
	Constr-State									
0	30000129 North Seattle Community College: Technology Building Renewal									
	057-1 State Bldg	25,416,000	24,871,000		545,000					
	Constr-State									
0	30000982 Spokane: Main Building South Wing Renovation									
	057-1 State Bldg	28,506,000	18,236,000	1,469,000	8,801,000					
	Constr-State									
0	30000983 Highline: Health and Life Sciences									
	057-1 State Bldg	27,153,000	17,610,000	8,320,000	1,223,000					
	Constr-State									
0	30000986 Olympic: Shop Building Renovation									
	057-1 State Bldg	8,605,000	34,000	4,000	8,567,000					
	Constr-State									
0	30000987 Pierce Fort Steilacoom: Cascade Building Renovation - Phase 3									
	057-1 State Bldg	35,100,000	631,000	1,428,000	33,041,000					
	Constr-State									
0	30000988 South Seattle: Automotive Technology Renovation and Expansion									
	057-1 State Bldg	25,878,000	1,367,000	2,266,000	22,245,000					
	Constr-State									
	147-6 HE Plant									
	Accounts-Non-Appropriated									
	Project Total:	25,878,000	1,367,000	2,266,000	22,245,000					
0	30000989 Bates: Medical Mile Health Science Center									

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0	30000989 Bates: Medical Mile Health Science Center									
	057-1 State Bldg Constr-State	44,066,000	1,772,000	8,434,000	33,860,000					
0	40000169 Facility Repairs									
	057-1 State Bldg Constr-State	32,318,000		32,318,000						
	060-1 Comm/Tech Cap Proj A-State	6,209,000		5,705,000	504,000					
	Project Total:	38,527,000		38,023,000	504,000					
0	40000171 Roof Repairs									
	060-1 Comm/Tech Cap Proj A-State	15,252,000		13,466,000	1,786,000					
0	40000258 Minor Works - Preservation									
	060-1 Comm/Tech Cap Proj A-State	23,739,000		23,004,000	735,000					
0	40000507 COP for South Puget Sound renovation of Health Education building									
	COP-6 Certificate of Part-Non-Appropriated	5,000,000				5,000,000				
1	40000320 Preventive Facility Maintenance and Building System Repairs									
	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	40000321 Minor Works - Preservation									
	060-1 Comm/Tech Cap Proj A-State	26,113,000				26,113,000				
3	40000361 Minor Repairs - Roof									
	057-1 State Bldg Constr-State	3,771,000				3,771,000				
	060-1 Comm/Tech Cap Proj A-State	8,087,000				8,087,000				
	Project Total:	11,858,000				11,858,000				
4	40000308 Minor Repairs - Facility									
	057-1 State Bldg Constr-State	32,466,000				32,466,000				

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4	40000308 Minor Repairs - Facility 060-1 Comm/Tech Cap Proj A-State									
	Project Total:	32,466,000				32,466,000				
5	40000409 Minor Works - Site 057-1 State Bldg Constr-State	3,163,000				3,163,000				
6	40000431 Minor Works - Infrastructure 057-1 State Bldg Constr-State	33,981,000				33,981,000				
7	40000463 Minor Works - Program 057-1 State Bldg Constr-State	32,242,000				32,242,000				
8	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 3,000,000 3,128,000	1,885,000	1,484,000	223,000	43,848,000 3,000,000 3,128,000				
	Project Total:	53,568,000	1,885,000	1,484,000	223,000	49,976,000				
9	30001458 Spokane Falls: Fine and Applied Arts Replacement 057-1 State Bldg Constr-State	42,169,000	552,000	1,416,000	20,859,000	19,342,000				
10	40000104 Tacoma: Center for Innovative Learning and Engagement 057-1 State Bldg Constr-State 147-6 HE Plant Accounts-Non-Appropriated	33,231,000 1,000,000				2,992,000	30,239,000 1,000,000			
	Project Total:	34,231,000				2,992,000	31,239,000			
11	30000135 Clark College: North County Satellite									

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11	30000135 Clark College: North County Satellite									
	057-1 State Bldg	58,918,000	374,000	6,000	5,308,000	53,230,000				
	Constr-State									
12	40000198 Wenatchee: Center for Technical Education and Innovation									
	057-1 State Bldg	44,823,000				3,266,000	41,557,000			
	Constr-State									
13	40000214 Shoreline: STE(A)M Education Center									
	057-1 State Bldg	35,000,000				3,039,000	31,961,000			
	Constr-State									
14	30000136 Everett Community College: Learning Resource Center									
	057-1 State Bldg	52,099,000	259,000	1,195,000	2,561,000	48,084,000				
	Constr-State									
15	40000106 Lower Columbia: Center for Vocational and Transitional Studies									
	057-1 State Bldg	35,011,000				3,206,000	31,805,000			
	Constr-State									
16	30000127 Grays Harbor College: Student Services and Instructional Building									
	057-1 State Bldg	48,177,000	1,496,000	326,000	2,329,000	44,026,000				
	Constr-State									
	147-6 HE Plant	500,000				500,000				
	Accounts-Non-Appropriated									
	COP-6 Certificate of Part-Non-Appropriated	3,200,000				3,200,000				
	Project Total:	51,877,000	1,496,000	326,000	2,329,000	47,726,000				
17	40000107 Spokane: Apprenticeship Center									
	057-1 State Bldg	34,042,000				3,368,000	30,674,000			
	Constr-State									
18	40000222 Cascadia: CC5 Gateway building									
	057-1 State Bldg	36,582,000				3,096,000	33,486,000			
	Constr-State									
19	30001451 North Seattle Library Building Renovation									
	057-1 State Bldg	33,967,000	266,000	1,167,000	2,015,000	30,519,000				
	Constr-State									

699 - Community and Technical College System
Ten Year Capital Plan by Project Priority
 2021-23 Biennium
 *

Version: S1 2021-23 Capital Budget Request

Report Number: CBS001

Date Run: 8/28/2020 4:54PM

Project by Agency Priority

<u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2021-23</u>	<u>New Approp 2021-23</u>	<u>Estimated 2023-25</u>	<u>Estimated 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>
20	40000114 Edmonds: Triton Learning Commons									
	057-1 State Bldg	38,365,000				3,656,000	34,709,000			
	Constr-State									
21	30001452 Walla Walla Science and Technology Building Replacement									
	057-1 State Bldg	10,639,000	153,000	28,000	975,000	9,483,000				
	Constr-State									
	147-6 HE Plant									
	Accounts-Non-Appropriated									
	Project Total:	10,639,000	153,000	28,000	975,000	9,483,000				
22	40000293 Pierce Puyallup: STEM building									
	057-1 State Bldg	41,969,000			3,369,000	38,600,000				
	Constr-State									
23	40000204 Renton: Health Sciences Center									
	057-1 State Bldg	47,934,000				3,997,000	43,937,000			
	Constr-State									
24	40000109 Centralia: Teacher Education and Family Development Center									
	057-1 State Bldg	11,055,000				2,268,000	8,787,000			
	Constr-State									
	147-6 HE Plant	1,000,000					1,000,000			
	Accounts-Non-Appropriated									
	Project Total:	12,055,000				2,268,000	9,787,000			
25	40000110 Skagit: Library/Culinary Arts Building									
	057-1 State Bldg	25,014,000				2,257,000	22,757,000			
	Constr-State									
26	40000168 Bellevue: Center for Transdisciplinary Learning and Innovation									
	057-1 State Bldg	42,781,000		74,000	2,765,000	39,942,000				
	Constr-State									
27	40000105 Highline: Welcome Center for Student Success									
	057-1 State Bldg	34,938,000				3,126,000	31,812,000			
	Constr-State									
28	40000102 Lake Washington: Center for Design									

699 - Community and Technical College System
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<u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2021-23</u>	<u>New Approp 2021-23</u>	<u>Estimated 2023-25</u>	<u>Estimated 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>
28	40000102 Lake Washington: Center for Design									
	057-1 State Bldg	35,641,000		159,000	3,001,000	32,481,000				
	Constr-State									
29	40000130 Bates: Fire Service Training Center									
	057-1 State Bldg	33,922,000		26,000	2,776,000	31,120,000				
	Constr-State									
30	40000231 South Seattle: Rainier Hall Renovation									
	057-1 State Bldg	39,699,000				3,515,000	36,184,000			
	Constr-State									
31	40000103 Olympic Innovation and Technology Learning Center									
	057-1 State Bldg	25,079,000			2,552,000	22,527,000				
	Constr-State									
32	40000190 Everett: Baker Hall Replacement									
	057-1 State Bldg	31,442,000			275,000	31,167,000				
	Constr-State									
33	40000108 Columbia Basin: Performing Arts Building Replacement									
	057-1 State Bldg	36,738,000				36,738,000				
	Constr-State									
34	40000137 Whatcom: Technology and Engineering Center									
	057-1 State Bldg	31,663,000				31,663,000				
	Constr-State									
35	40000256 Bellingham: Engineering Technology Center - Bldg J Replacement									
	057-1 State Bldg	14,039,000				14,039,000				
	Constr-State									
36	40000227 Clark: Hanna/Foster/Hawkins Complex Replacement									
	057-1 State Bldg	24,611,000				24,611,000				
	Constr-State									
37	40000111 Peninsula: Advanced Technology Center									
	057-1 State Bldg	19,074,000				19,074,000				
	Constr-State									
38	40000294 Seattle Central: Broadway Achievement Center									
	057-1 State Bldg	24,308,000				2,928,000	21,380,000			
	Constr-State									

699 - Community and Technical College System
Ten Year Capital Plan by Project Priority
 2021-23 Biennium
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Version: S1 2021-23 Capital Budget Request

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Date Run: 8/28/2020 4:54PM

Project by Agency Priority

<u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2021-23</u>	<u>New Approp 2021-23</u>	<u>Estimated 2023-25</u>	<u>Estimated 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>
38	40000294 Seattle Central: Broadway Achievement Center 147-6 HE Plant Accounts-Non-Appropriated	3,000,000					3,000,000			
	Project Total:	27,308,000				2,928,000	24,380,000			
39	40000506 Yakima Valley: Prior-Kendall Hall Replacement 057-1 State Bldg Constr-State	23,614,000				1,957,000	21,657,000			
Total		1,750,223,000	178,982,000	103,002,000	160,478,000	790,616,000	448,745,000	22,800,000	22,800,000	22,800,000

Total Account Summary

<u>Account-Expenditure Authority Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2021-23</u>	<u>New Approp 2021-23</u>	<u>Estimated 2023-25</u>	<u>Estimated 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>
057-1 State Bldg Constr-State	1,536,995,000	178,982,000	60,827,000	157,453,000	718,788,000	420,945,000			
060-1 Comm/Tech Cap Proj A-State	193,400,000		42,175,000	3,025,000	57,000,000	22,800,000	22,800,000	22,800,000	22,800,000
147-6 HE Plant Accounts-Non-Appropriated	8,500,000				3,500,000	5,000,000			
COP-6 Certificate of Part-Non-Appropriated	11,328,000				11,328,000				
Total	1,750,223,000	178,982,000	103,002,000	160,478,000	790,616,000	448,745,000	22,800,000	22,800,000	22,800,000

Ten Year Capital Plan by Project Priority

2021-23 Biennium

*

Report Number: CBS001**Date Run:** 8/28/2020 4:54PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



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

August 11, 2020

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

In future correspondence please refer to:
Project Tracking Code: 2020-08-05110
Re: 2021-23 Washington State Board for Community and Technical Colleges Minor works exemption review

Dear Mr. 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 05-05 (05-05). Our review is based upon documentation contained in your communication.

We have edited your spreadsheet (attached) to reflect projects that will require further review under 05-05 or not. For projects requiring further review under 05-05, we will request the following to initiate consultation:

- Ground disturbing activities: EZ-1 form
- Building/Structure alterations (45 years or older): EZ-2 form

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 05-05. 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 05-05. 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,

A handwritten signature in black ink, appearing to read 'Holly Borth', written in a cursive style.

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





**MEMORANDUM OF UNDERSTANDING BETWEEN THE STATE OF WASHINGTON DEPARTMENT OF
ARCHAEOLOGY & HISTORIC PRESERVATION, AND SHORELINE COMMUNITY COLLEGE FOR THE
MITIGATION AND REMOVAL OF BUILDINGS 2400, 2500, 2600, 2700, AND 2800**

WHEREAS: Shoreline Community College (Shoreline) has applied for capital funding through the Washington State Legislature for a new Health Sciences Advanced Manufacturing Classroom Complex Building (HSAMCC) and for demolition of Buildings 2400, 2500, 2600, 2700, and 2800, and

WHEREAS: Shoreline buildings 2400, 2500, 2600, 2700, and 2800 have been determined eligible for listing on the National Register of Historic Places (NRHP) as contributing properties to a Historic District, and

WHEREAS: The Department of Archaeology and Historic Preservation (DAHP) has determined that the proposed demolition would have an adverse impact, and

WHEREAS: Shoreline has been in consultation with DAHP in attempt to minimize the adverse impacts identified above, and

WHEREAS: Shoreline is committed to mitigating the adverse impacts resulting from the demolition of buildings 2400, 2500, 2600, 2700, and 2800.

NOW, THEREFORE, it is agreed by and between parties hereto as follows:

STIPULATIONS – MITIGATION MEASURES

Buildings 2400, 2500, 2600, 2700, and 2800 were built during a period of significance between 1964-1976 for its association with post-World War II higher education in Washington, and an example of the work of Steinhart, Theriault and Anderson architecture.

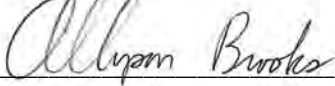
In order to compensate for the loss of the buildings that are potentially eligible for listing, Shoreline has consulted with Artifacts Consulting, Inc. and DAHP. While none of the buildings are recommended for individual listing on the National Register, the mitigation measures include the following:

1. An informative mural/display shall be installed and maintained on Shoreline's campus that contains photographs of the demolished buildings. The mural shall include a summary of the building's previous significance as detailed in reports by Artifacts Consulting, Inc. Reference Exhibit A. The mural/display shall be located in a publicly accessible area of campus to maximize the amount of visibility it has with staff, faculty, students, and visitors.
2. Upload photographic documentation and detailed reports (Exhibit A) of the five buildings, and the campus digital model to DAHP's online historic properties database (WISAARD). This will be provided on an external thumb-drive with instructions on how to view the files. The program platform that will allow free viewing will be through Autodesk ReCap or Faro Scene2Go.


3. Create and promote online media for public exposure and interaction to help connect the past to the future. This will include:
 - a. Shoreline Community College website – add a link to a dedicated section on campus history for students, parents, and faculty to further understand the history of the College. Once completed, the number of page views will be tracked and provided to DAHP following the one-year mark after the website link is launched.
 - b. Major campus milestone event celebrations - the content shall include a section in the program or presentation material giving recognition to the Shoreline campus history. Examples include 60th, 70th, and 80th campus anniversary events.
 - c. Social Media – posting information to a variety of social media platforms like Nextdoor for community engagement around Shoreline history. The goal is to increase digital engagement with remote audiences over time in regard to appreciating and commemorating Shoreline's archaeological and built environment development history. This will be done twice following the completion of the HSAMCC project, and in conjunction with applicable future announcements regarding campus anniversary celebrations noted above.
 - d. Coordinated outreach with outside organizations – Shoreline shall reach out to local historical organizations or museums to offer up our detailed reports done by Artifacts to be archived in their museum and displayed on their website.
4. Producing three large format architectural photographs of selected views of Buildings 2400, 2500, 2600, 2700, or 2800 prior to demolition to be installed in the new HSAMCC building. Digitized files of the large format photography shall be uploaded to WISAARD. The physical large format prints shall be displayed in the new HSAMCC Building for a minimum of 5 years following the completion of the project.

The abovementioned mitigation measures shall be completed within (1) year of substantial completion of the project. The current timeframe for substantial completion is projected for Fall 2023. DAHP will be provided notice once this milestone has been achieved or if the projected timeframe changes.

STATE OF WASHINGTON
DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION

BY  Date June 4, 2020

STATE OF WASHINGTON
SHORELINE COMMUNITY COLLEGE

BY  Date June 3, 2020



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

August 31, 2018

Mr. Clint Brown
Director of Capital Construction
Spokane Falls Community College
Clinton.Brown@ccs.spokane.edu

In future correspondence please refer to:
Project Tracking Code: 2018-08-06543
Property: Spokane Falls Community College
Re: Fine Arts and Photography Buildings Replacement

Dear Mr. Brown:

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 by Gorman Preservation Associates. As a result of our review, we have determined that the project as proposed will have an Adverse Impact on the Fine Arts Building, which is eligible for listing in the National Register of Historic Places.

If Spokane Falls Community College has found all alternative measures to its demolition to be not feasible or preferred, we recommend that specific measures be identified and implemented in order to mitigate for the loss of a National Register eligible building. Agreed upon mitigation measures should be incorporated into a Memorandum of Understanding (MOU) between the College, the SHPO and other interested parties.

Also, we 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 0505. These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO).

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

Sincerely,

Holly Borth
Project Compliance Reviewer



(360) 586-3533
holly.borth@dahp.wa.gov

cc: Megan Duvall; Randy Abrahamson; Jeff Warner; Rustin Hall; Jennifer Gorman, Steve
Lewandoski





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

December 21, 2015

Ms. Diana Peebles
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. Peebles:

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

September 11, 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: 2018-08-06515
Property: Clark College
Re: Boschma Farms Project/North County Satellite Campus

Dear Mr. Lewandowski:

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

- DAHP requested the existing Historic Property Inventory form in WISAARD for the Boschma Farm (Property ID# 51557) be updated on August 29, 2018.
- DAHP is currently in consultation with Clark College regarding this project.
- DAHP looks forward to continuing consultation on the project as it moves forward.
- If the project becomes obligated with state legislative Capital Programs Funds and has ground-altering activities, it should be sent to the State Archaeologist for review using our EZ-1 form.

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

Sincerely,

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





RECEIVED

DEC 21 2017

DEPT. OF ARCHAEOLOGY &
HISTORIC PRESERVATION

December 18, 2017

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.

Phase II- Nursing, Math and Music Classroom Building will be a single 50,000 square foot building constructed to the west of Phase I and acting in support of the health science, technology, engineering, arts and math (STEAM) district on campus. Phase II construction replaces three existing campus buildings (800, 2200 and 2300). Phase II is currently in the project funding request (PRR) phase. The PRR will be submitted to SBCTC in December 2017.

Both Phase I and Phase II are necessary steps in the College's master plan to allow the College to provide contemporary services. The mission-based focus is to deliver STEAM-related programs with modern lab and classroom facilities. Due to aging physical conditions, limited size, and cost to renovate existing college buildings, Phase I and Phase II became identified as replacement projects under State funding guidelines. DAHP and Shoreline have a shared interest in respecting characteristics of the historic buildings and their surrounding landscape while simultaneously recognizing the need for the college to build contemporary buildings that serve evolving needs.

During this meeting and campus site walk, Shoreline and DAHP agreed to the following steps to coordinate and communicate as project development progresses:

- Summarize the September 7, 2017 visit and discussion with a letter from the College. By documenting this discussion and agreement for future action, this fulfills SBCTC's PRR requirements for Phase II and DAHP's review toward submitting the initial funding request. This letter is that summary.
- As design funding becomes available for Phase I through an approved State Capital Budget (anticipated early 2018), Shoreline will work with DAHP to complete a Historic Inventory Report (HIR) that documents the campus history and existing campus conditions, identifying significant character and content. A third party historic preservationist consultant will complete the HIR. Our meeting referenced how Highline Community College engaged Artifacts Consulting from Tacoma, Washington in a similar fashion for their upcoming and future developments. Artifacts Consulting was also been used to analyze historic content on the State Capitol Campus.
- Once complete, the Historic Inventory Report will guide recommendations and additional discussion between DAHP and Shoreline towards establishing guidelines for future development. This will be formalized in a future Memorandum of Understanding.
- Complete and sign a Memorandum of Understanding that supports future development at Shoreline Community College.

Sincerely,



Stuart Trippel, Senior Executive Director and CFO

CC:	Jonathan Martin	Department of Enterprise Services
	Eric Aman	Schacht Aslani Architects

25 February, 2014

Stemper Architects
Attn: Jerry Osborn
4000 Delridge Way SW, Ste. 200
Seattle, WA 98106

**RE: Everett Community College (T29 R05E S17)
Preliminary Building Scan**

Dear Mr. Osborn:

Artifacts Consulting, Inc. conducted a preliminary scan and historic property records review for the following Everett Community College (EvCC) buildings. Both reside within Snohomish County parcel 29051700201800.

1. Index Hall
2. Monte Cristo Hall

Based upon our field visit, records review, and experience at other comparable community college campuses, Artifacts recommends the buildings as **potentially eligible** for listing to the National and Washington State registers of historic places as part of a multiple property listing at the state level of significance, under criteria consideration G for exceptional significance as part of the first sixteen community colleges built immediately following 1961 changes in state law lifting restrictions on community college development. EvCC is notable as having been established in 1941, prior to moving to the current campus in 1958; however the main campus build out, including the subject buildings, occurred during the 1960s through early 1970s. The buildings retain integrity of location, design, setting, materials, workmanship, feeling, and association with the overall spatial planning of the campus.

Recommended compliance approach is Washington State Department of Archaeology and Historic Preservation (DAHP) Level II Mitigation Documentation, including completion of historic property inventory (HPI) forms for each building prior to removal to comply with State Environmental Policy Act and Executive Order 0505.

Artifacts conducted a site visit, walking around and through both buildings as well as looking at other comparable buildings on the campus. A review of online historic property records through DAHP identified the *Archaeological Resources Report, Everett Transit Center Project* (2007), prepared by Landau Associates (NADB No. 1348934); however within the campus, there are no previously inventoried or register listed (National, state, or local) buildings.

Should you have any questions or concerns, please don't hesitate to contact me at 253.572.4599 x103 or Showard@artifacts-inc.com.

Sincerely,



Spencer Howard
Managing Partner

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

March 13, 2018

Mr. Keith Penner
Grays Harbor College
1600 Edward P Smith Dr.
Aberdeen, WA 98520

In future correspondence please refer to:

Project Tracking Code: 2018-03-01777
Property: Grays Harbor College Student Services Building
Re: No Historic Properties Affected

Dear Mr. Penner:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. Your communication on this action has been reviewed by Dr. Rob Whitlam and myself on behalf of the SHPO under provisions of Governor's Executive Order 05-05. Our review is based upon documentation provided in your submittal.

First, we agree with the project area of potential effect (APE) as mapped in your 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



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 your request for the project mentioned 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

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,

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



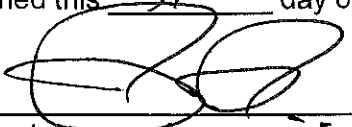
.....

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

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

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

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

Signed this 31st day of January, 2014.


Signature



Terence Hsiao
Vice President for Administrative Services

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

www.cascadia.edu

STATE OF WASHINGTON
DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

Information Request Form
Archaeological Sites

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

.....

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

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

Location of Land

Land Address: 18345 Campus Way NE

City: Bothell

County: King

Parcel(s): _____

Township: _____ Range: _____ Section: _____

2011 UW/CCC MASTER PL

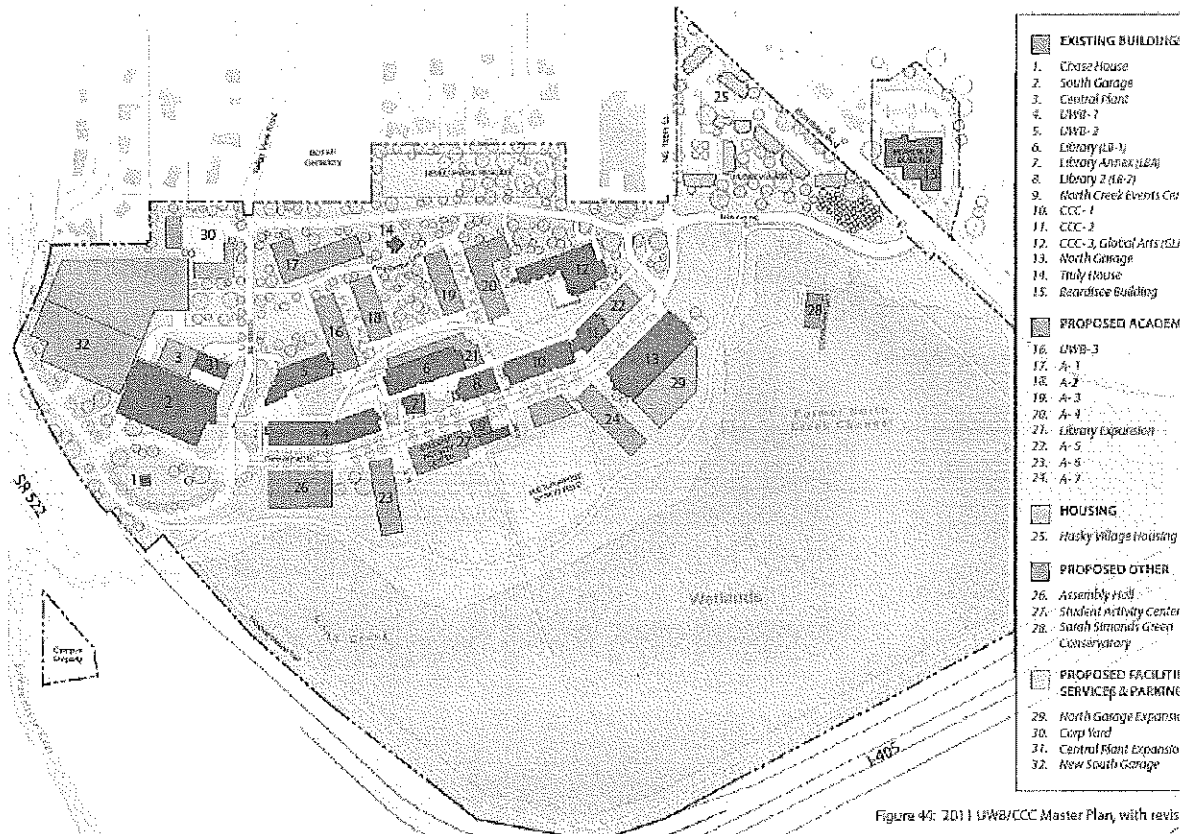


Figure 49: 2011 UW/CCC Master Plan, with revis

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

K1 647

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

1. Name of Property

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

2. Location

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

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1
<input type="checkbox"/> public-local	<input type="checkbox"/> district	—	—
<input type="checkbox"/> public-State	<input type="checkbox"/> site	—	—
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	—	—
	<input type="checkbox"/> object	—	—
		1	1
Name of related multiple property listing: <u>Historic Resources of Bothell</u>		Total Number of contributing resources previously listed in the National Register 0	

4. State/Federal Agency Certification

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

Signature of certifying official

Date

7/9/90

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

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:)

Signature of the Keeper

Date of Action

0034

6. Function or Use

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

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

7. Description

Architectural Classification
(enter categories from instructions)

Other: gable front and wing

Materials (enter categories from instructions)

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

roof wood: shingles
other

Describe present and historic physical appearance.

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

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

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

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

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

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☒ B ☒ C ☐ D

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

Areas of Significance (enter categories from instructions)

Architecture

Health/Medicine

Period of Significance

c. 1885-1895

Significant Dates

1889-1895

c. 1885

Cultural Affiliation

N/A

Significant Person

Chase, Dr. Reuben

Architect/Builder

not known

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

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

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

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

9. Major Bibliographical Reference

Evans, Jack. A Little History of Bothell, Washington. Seattle: SCW Publications, 1982.

Stickney, Amy Eunice, and Lucile McDonald. Squak Slough. Seattle: Evergreen Printing Co., 1977.

Previous documentation on file (NPS):

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

☐ See continuation sheet

Primary location of additional data:

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

Specify repository:

10. Geographical Data

Acreage of property less than one

UTM References

A 10 560780 5289440
Zone Easting Northing

C
Zone Easting Northing

B
Zone Easting Northing

D
Zone Easting Northing

☐ See continuation sheet

Verbal Boundary Description

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

☐ See continuation sheet

Boundary Justification

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

☐ See continuation sheet

11. Form Prepared By

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

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

10/560780/5289440

T. 26 N.



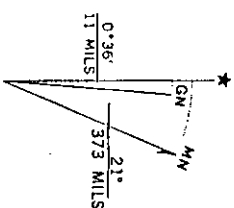
Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

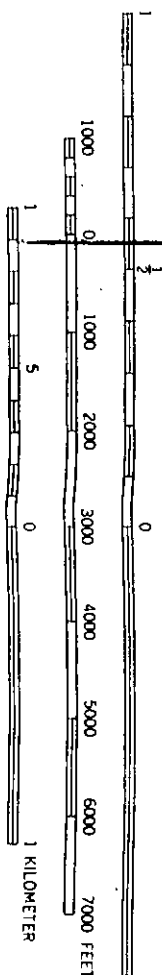
Topography by photogrammetric methods from aerial photographs taken 1952. Field checked 1953

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

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



UTM GRID AND 1981 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



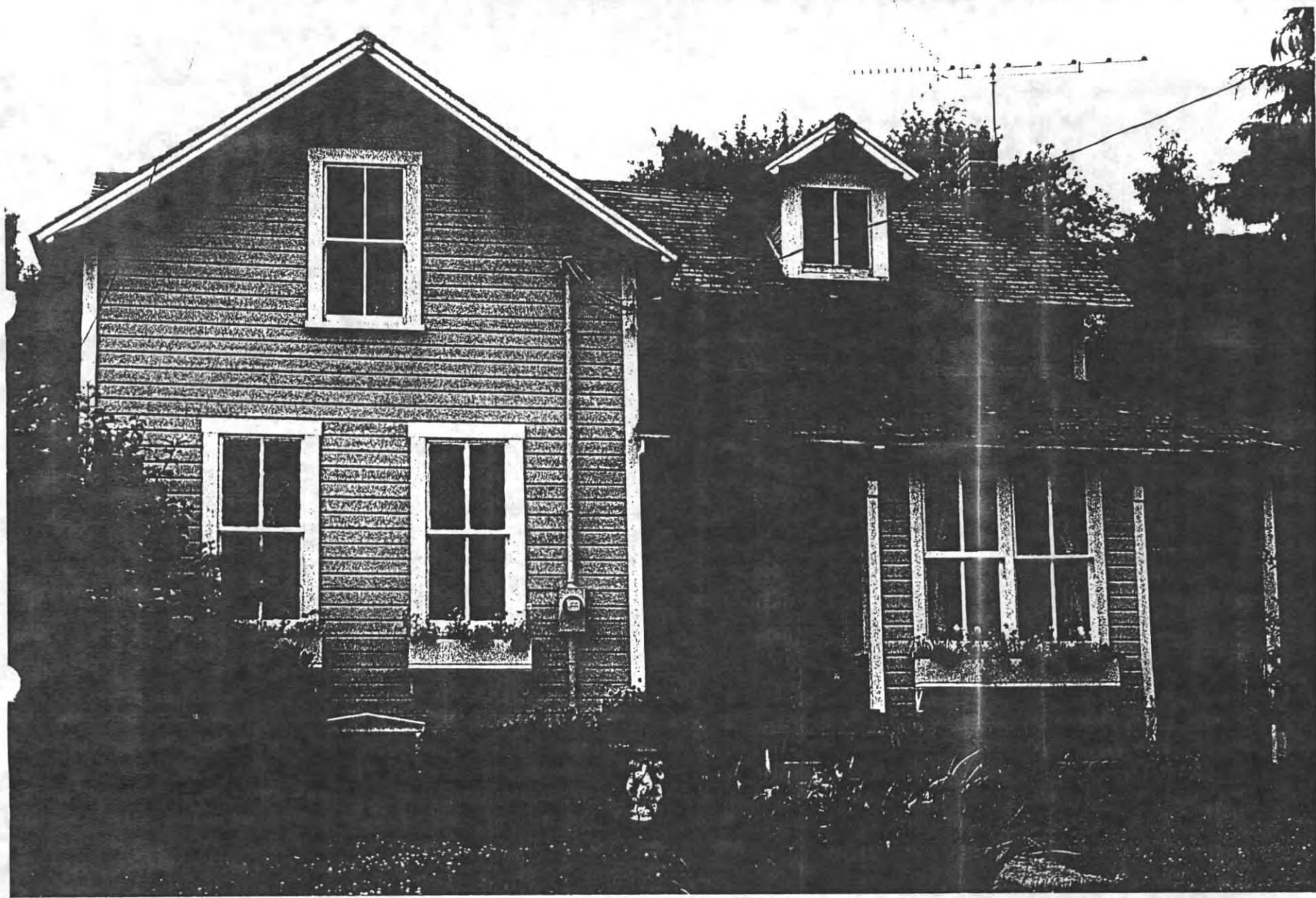
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

SCALE 1:24 000

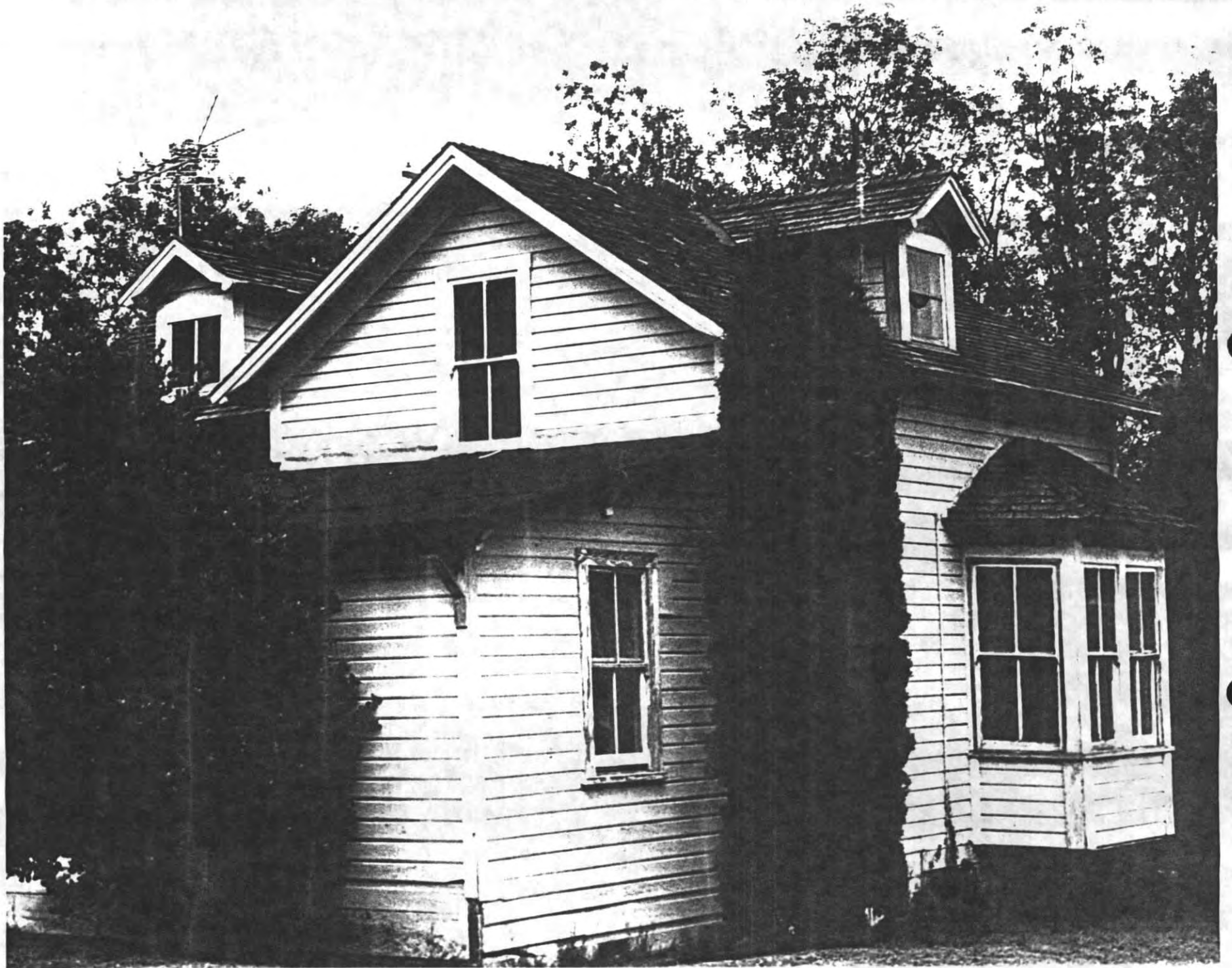
(KIRKLAND) 1 KIRKLAND 5 MI.
1579 II NW RENTON 18 MI.

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST.



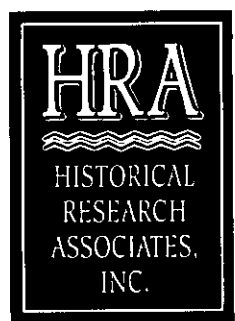






KI

NADB
Document No. 1334626



RECEIVED

AUG 18 1995

Archaeology and
Historic Preservation

MISSOULA
SEATTLE
WASHINGTON D.C.

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



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

Prepared for

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

By

Linda Goetz Stutzman
Research Archaeologist

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

August 18, 1995

HRA# 420CIS

EXECUTIVE SUMMARY

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

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

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

HRA staff surveyed the Project Area in July, 1995. The crew inventoried the upland portions of the study area by pedestrian survey using a 30-m transect interval. Where less than 50 percent of the surface was visible, the archaeologists cleared 1-m² exposures every 50 meters using a flat-bladed shovel. Within the North Creek floodplain, the crew used 10-cm-diameter manual augers to examine the subsurface for buried cultural deposits.

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

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

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1.0 INTRODUCTION

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

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

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

1.1 Project Personnel

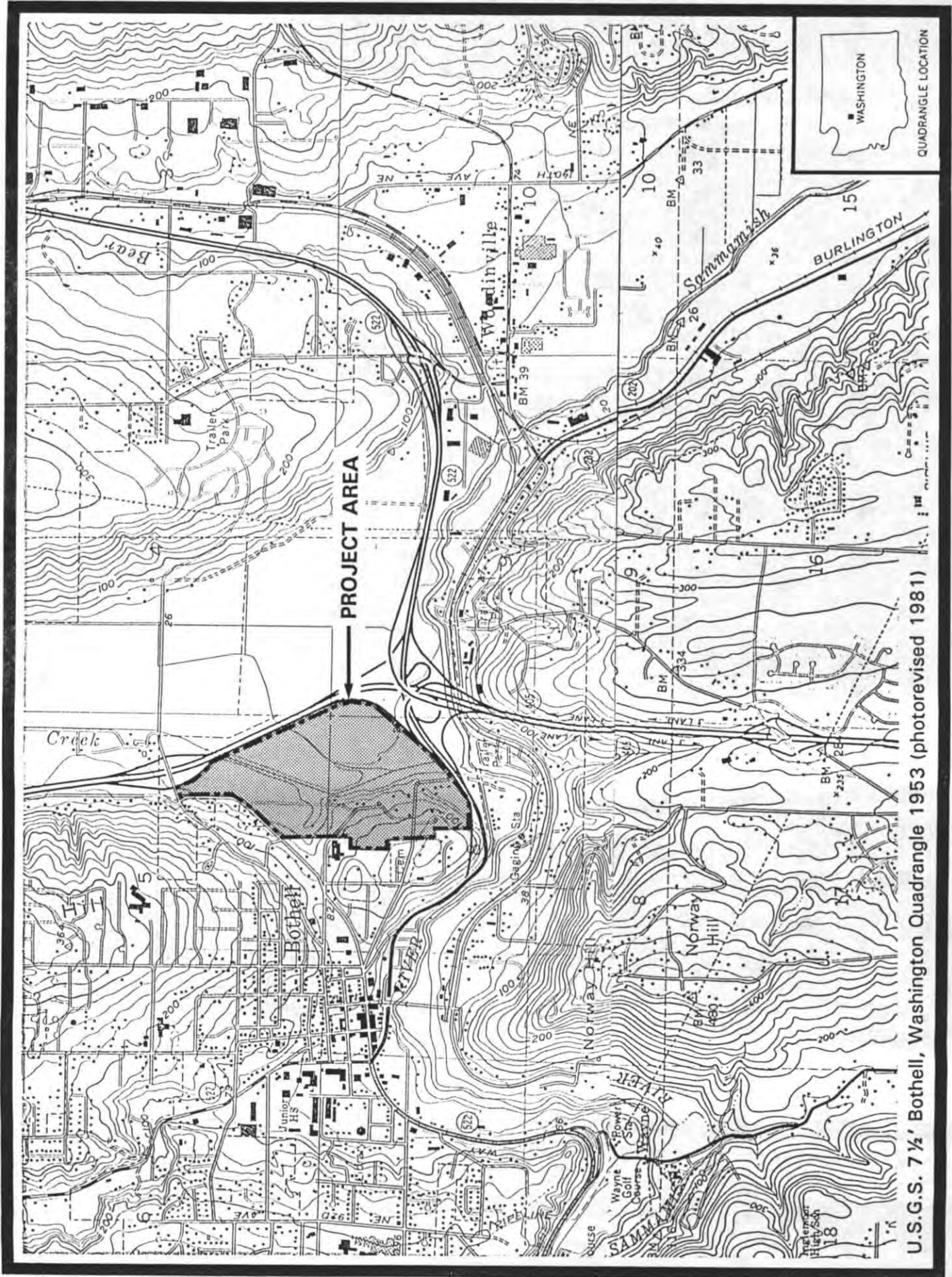
Linda Stutzman, Research Archaeologist, supervised the archaeological survey, performed the background research, and prepared the report. Dr. Gail Thompson, Vice President, served as Principal Investigator for the Project and reviewed the report.

1.2 Report Organization

This document presents the results of the Truly Farms/Stringtown site archaeological assessment. The report contains six sections, including this introduction. Section 2.0 provides an environmental overview. The prehistoric, ethnohistoric, and historic background¹ of the region are presented in Section 3.0, while Section 4.0 discusses the methods and results of the

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

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



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

Figure 1-1 Location of Project Area

2.0 ENVIRONMENTAL OVERVIEW

2.1 Geology, Hydrology, and Climate

Geology and Hydrology

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

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

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

The present topography of the Puget Lowland Province is primarily a result of glaciation. During the Vashon Stade, which reached its maximum approximately 18,000 years ago (Pielou 1991), the Cordilleran ice sheet split into two lobes at the junction of the Puget Lowland with the Strait of Juan de Fuca. The eastern lobe, known as the Puget Lobe, pushed into the area that is now Puget Sound and extended over the entire Puget basin to a depth of 4,000 feet. As it advanced, the glacier extended to the northeast front of the Olympic Mountains and effectively dammed the entire lowland. By approximately 14,000 years ago the Puget lobe had retreated from its southern terminus just south of Olympia to the vicinity of Seattle. By 13,000 years ago the glacier had thinned sufficiently to allow marine water into the Puget Lowland. The remaining ice floated, resulting in the eventual deposition of glaciomarine drift over an area of approximately 18,000 km². A series of radiocarbon dates derived from shells and wood preserved in the drift indicate that it was deposited from berg ice over the entire region nearly simultaneously, as opposed to transgressively from a retreating, calving ice front (Blunt et al. 1987). Geologists now maintain that the Cordilleran ice sheet readvanced a short distance into the northern Puget Lowland during the Sumas Stade, approximately 11,500 years ago. Radiocarbon dates indicate that the Sumas ice had again retreated by 10,000 years ago.

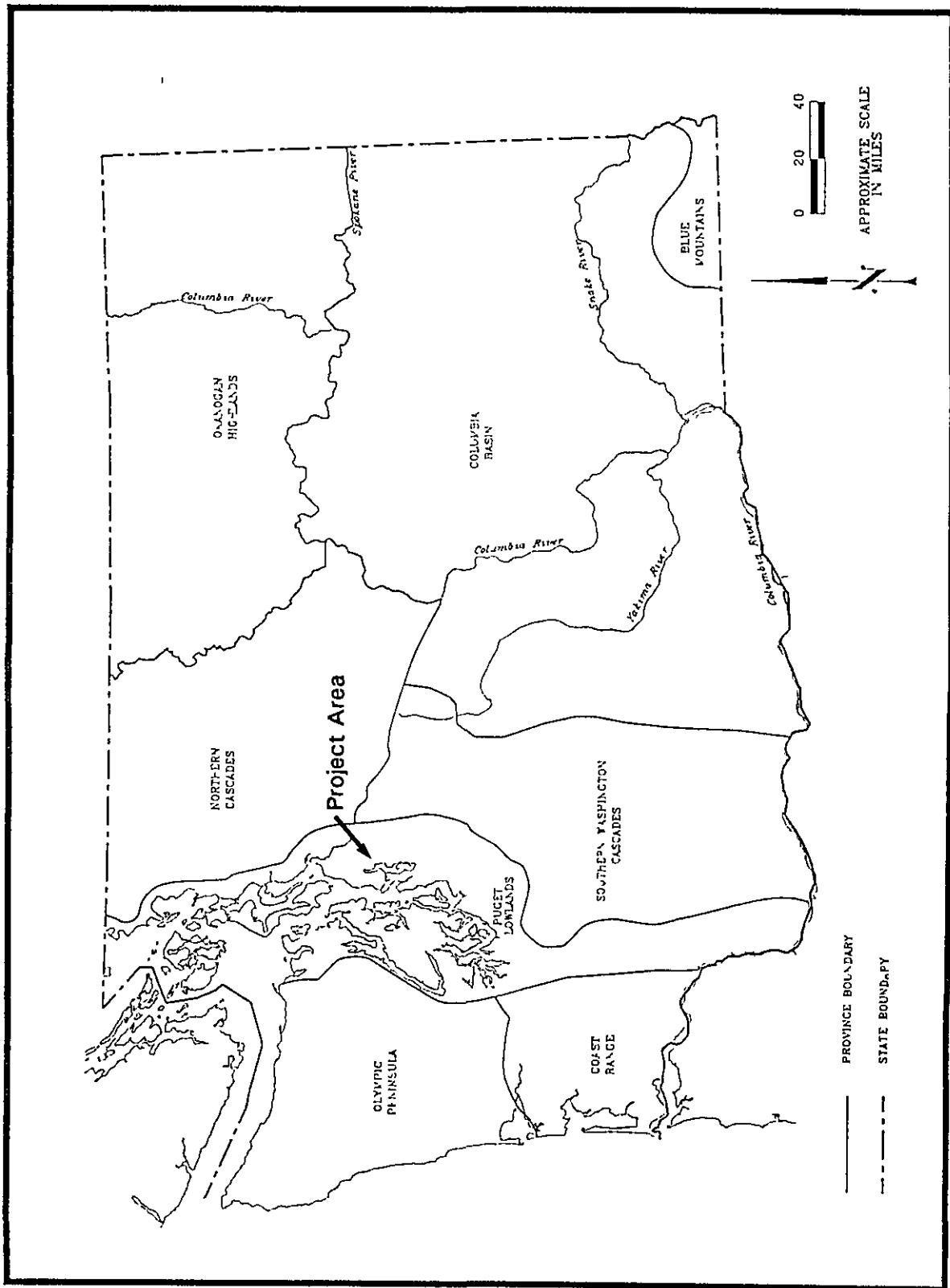


Figure 2-1 Physiographic Provinces in Washington State (based on Franklin and Dyness 1973; Rosenfeld 1993)

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

Climate

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

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

2.2 Flora and Fauna

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

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

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

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

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

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

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

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

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

3.0 CULTURAL OVERVIEW

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

3.1 Prehistory

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

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

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

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

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

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

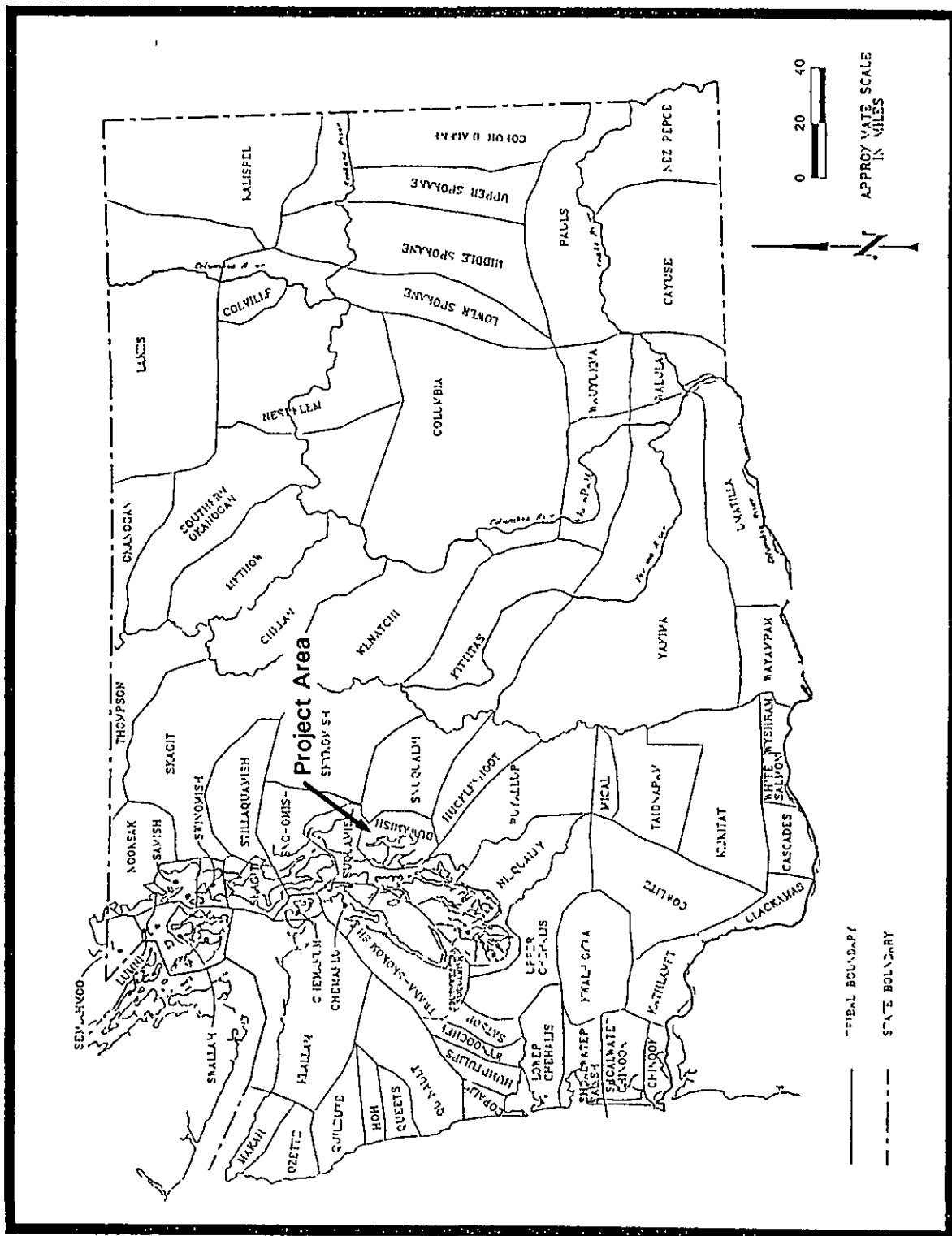
Research Issue	Early Period 8000-5000 B.P.	Middle Period 5000-1000 B.P.	Late Period 1000-250 B.P.
<i>Kidd (1964)</i>			
Land Use	generalized marine littoral and major rivers	modern shores, islands	ethnographically described: saltwater shores and rivers
Settlement	small seasonal occupation areas	seasonal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

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

3.2 Ethnohistory

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

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



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

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

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

Effects of Contact

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

Treaties

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

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

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

3.3 History

The earliest American settlers in the Puget Sound region came in 1845 (Heritage League 1990:4). By the following year the Americans were able to push the English up to the Forty-ninth Parallel. Distractions from Ireland, the demise of the fur trade, and a desire to avoid war with the United States prompted the English to relinquish most of the lands north of the Columbia. In 1853 there were nearly 4,000 non-Indian residents in the lower Puget Sound region -- and that year they convinced Congress to create Washington Territory (Schwantes 1989:95-106; Kavanaugh 1977:7). By 1889 the population was sufficient for Washington to achieve statehood. At this time, the Puget Sound area was well-known for its dairy farms as well as for logging and lumbering².

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

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

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

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

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

4.0 METHODS AND RESULTS

4.1 Background Research and Consultation

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

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

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

4.2 Field Survey

Methods

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

A crew of two HRA archaeologists surveyed the proposed campus site during July, 1995. The crew inventoried the upland portions of the study area by pedestrian survey using a 30-m transect interval. Portions of the survey area are characterized by very dense vegetation that severely limits ground visibility, making it nearly impossible to identify cultural material during surface inspection. To ease this source of inventory bias, where less than 50 percent of the surface was visible, the archaeologists cleared 1-m² exposures every 50 meters using a flat-bladed shovel (shovel scrapes). The field crew also inspected soil exposures such as heavy equipment disturbances, creek banks, windthrown trees, and molehills.

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

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

The field crew recorded archaeological resources identified during the field inventory as either sites or isolated artifacts (isolates). Following standards accepted by the Washington OAHP, HRA defines a *site* as a cultural deposit exhibiting a density of ten or more artifacts per 10-m². Deposits not meeting this criterion were recorded as *isolates*. The surveyors used copies of the project site map, pacing, and a compass to facilitate plotting the location of isolates, sites, and environmental features encountered during the course of the survey.

Results

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

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

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

5.0 SUMMARY AND MANAGEMENT RECOMMENDATIONS

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

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- Spier, Leslie
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URS Corporation

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- 1995 *Historical Resources Assessment of the University of Washington, Bothell Branch and Cascadia Community College Collocation Project at the Truly Farms/Stringtown Site, Bothell, Washington.* A report prepared for L. C. Lee & Associates, Inc., Seattle, Washington, by Historical Research Associates, Inc., Seattle, Washington.

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Wessen, G.C., and M.L. Stilson

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Cultural Resources Survey Cover Sheet

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

Date: August 18, 1995

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

Total Pgs:24 Acres:130

Site No.:
Comments:

(For Author's Review)

This Report:

- ☒ Describes the objectives & methods
- ☒ Summarizes the results of the survey
- ☒ Reports where the survey records and data are stored
- Has a Research Design that:
 - ☒ Details survey objectives
 - ☒ Details specific methods
 - ☐ Details expected results
 - ☒ Details area surveyed
 - ☒ Details how results will feedback into the planning process

OAHP Use Only

NADB Document No.: _____ OAHP Log No.: _____

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

Signed:

_____ Date: _____

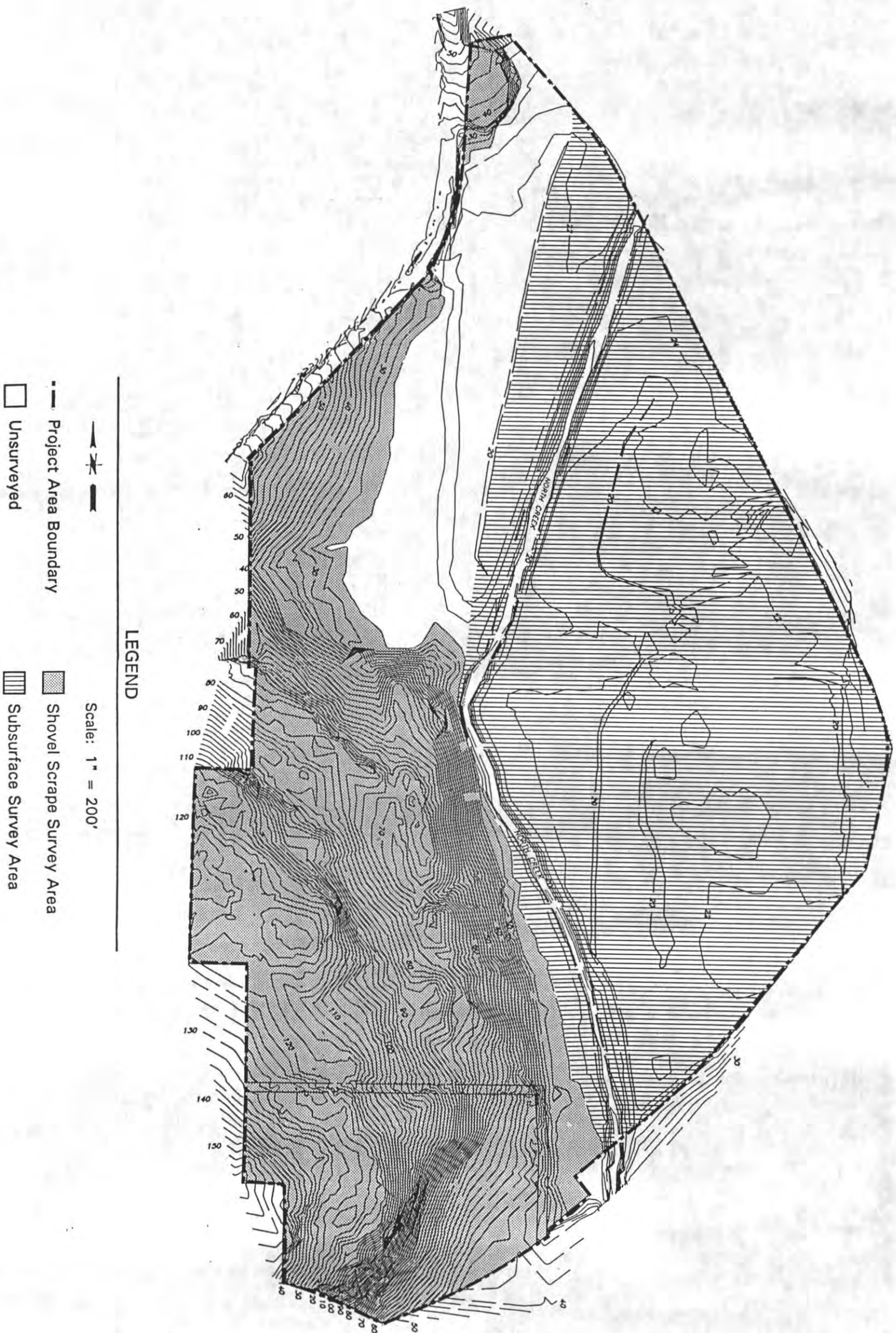


Figure 4-1 Cultural Resources Survey Area



November 20, 2017

The Honorable Michael Evans
Snohomish Tribe
11014 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

Tulalip 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

DAHP APPLICATION MATERIAL

PROJECT REVIEW SHEET – EZ1

HISTORIC & CULTURAL RESOURCES REVIEW

PROPERTY / CLIENT NAME: North Seattle College
Community and Technical Colleges

FUNDING AGENCY: Washington State Board for

Project Applicant:

North Seattle College

Contact Person:

Jason Francois, Director of Facilities

Address:

North Seattle College 9600 College Way N

City, State:

Seattle, WA

Zip: 98103

County: King

Phone/ FAX:

206.934.3701

E-Mail:

Kirsten.Jones@seattlecolleges.edu

Funding Agency:

Organization:

State of Washington Enterprise Services

Address:

1500 Jefferson St. SE

City, State:

Olympia, WA

Zip: 98501

Phone:

360.407.2200

PLEASE DESCRIBE THE TYPE OF WORK TO BE COMPLETED

(Be as detailed as possible to avoid having to provide additional information)

☒ **Provide a detailed description of the proposed project:**

Execute substantial renovation, code compliance, and seismic retrofit to existing, forty six (46) year old, four (4) level, North Seattle College library building. Existing windows to be replaced.

☒ **Describe the existing project site conditions:**

The existing building sits within the campus of North Seattle College. Exterior paths and walkways allow for circulation of students around and into the building.

☒ **Describe the proposed ground disturbing activities:**

Ground disturbances are expected only within the footprint of the building at discrete points where substantial seismic retrofit requires strengthened foundation elements of the structure.

☒ **Check if building(s) will be altered or demolished. If so please complete a DAHP Determination of Eligibility "EZ2 form" using our on-line Historic Property Inventory Database for each building, 45 years or older, effected by the proposed project.**

**PLEASE ATTACH A COPY OF THE RELEVANT PORTION OF A 7.5 SERIES
USGS QUAD MAP AND OUTLINE THE PROJECT IMPACT AREA.**

USGS Quad maps are available on-line at <http://maptech.mytopo.com/online/online/index.cfm>

Project Location

Township: 26 Range: 4 Section: 32

Address: 9600 College Way N

City: Seattle, WA

County: King



Mail this form to:

Department of Archaeology and Historic Preservation or E-mail to:
1063 S. Capitol Way, Suite 106
P.O. Box 48343
Olympia, WA 98504-8343

Robert Whitlam, Ph.D.
State Archaeologist, DAHP
(360) 586-3080
rob.whitlam@dahp.wa.gov

(Within 30 days DAHP will mail their opinion back to you.)

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 preservation

DETERMINATION OF ELIGIBILITY FORM – E22

FOR THE NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY / CLIENT NAME: North Seattle College

Address: (in rural areas also include section, 9600 College Way N

Township, and range)

City: Seattle, WA **County:** 98103

Built Date: 1969

Information source: North Seattle College

Optional Information: (property description, list of alterations, historic significance, historic use, etc...)

Funding Agency:

Manager Name:

Organization:

Address:

City, State, Zip:

Phone:

Indra Jain

State of Washington Enterprise Services

1500 Jefferson St. SE

Olympia, WA

Zip: 98501

360.407.2200

PLEASE ATTACH ONE OR TWO CLEAR PHOTOS OF BUILDING

(You may use 35mm film, Polaroid or a digital image. Photocopies of images are not acceptable)

STATE HISTORIC PRESERVATION OFFICER OPINION

(To be completed by the Department of Archaeology and Historic Preservation)

I understand that the above said agency/jurisdiction is requesting the opinion of the State Historic Preservation Officer concerning the eligibility of the listed property for inclusion in the National Register of Historic Places. This statement confirms that I have consulted with the State Historic Preservation Office (SHPO) as required by the National Historic Preservation Act of 1966.

☐ (1) In my opinion, the property is eligible for inclusion in the National Register. As such further review by the SHPO is required for any alteration to the property. Please fill out Building Rehabilitation Worksheet completely and return to the SHPO office for further review.

☐ (2) In my opinion, the property is not eligible for inclusion in the National Register. No further review is required by the SHPO.

Signed: _____
Representative of State Historic Preservation Officer

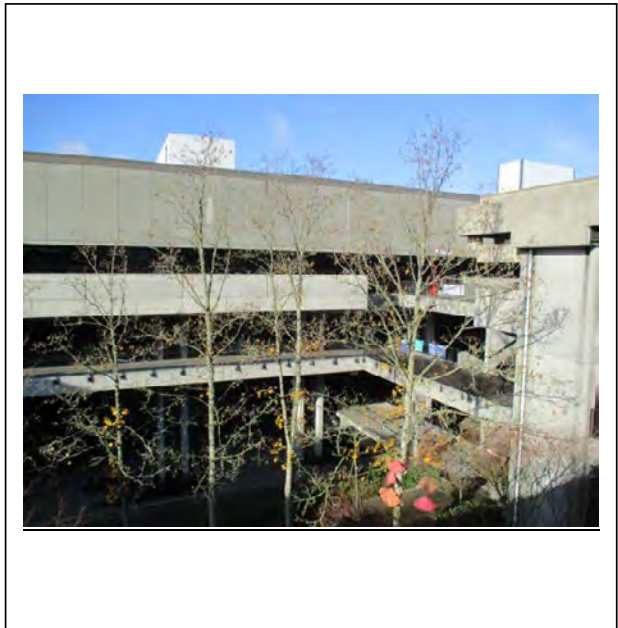
Date: _____ Log #: _____

Mail this form to:

Department of Archaeology and Historic Preservation or E-mail to:
1063 S. Capitol Way, Suite 106
P.O. Box 48343
Olympia, WA 98504-8343

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

(Within 30 days DAHP will mail their opinion back to you.)





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

December 2, 2015

Mr. Indra Jain
Architect
Department of Enterprise Services
1500 Jefferson St SE
Olympia, WA 98501

In future correspondence please refer to:

Log: 120215-10-DES

Property: Seismic retrofit and rehabilitation of North Seattle Community College Library

Re: Area of Potential Impact Concur

Dear Mr. Jain:

We have reviewed the materials forwarded to our office for the above referenced project. Thank you for your description of the area of potential impact (API) for the project. We concur with the definition of the API. We look forward to the results of your cultural resources survey efforts, your consultation with the concerned tribes, and receiving the survey report. We 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) and the Historic Property Inventory when it is available.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in conformance with GEO 05-05. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to review and comment. If 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





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

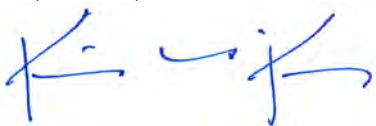
Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Edmonds Community College's intent to expand the existing Lynnwood Hall located on our campus at 20000 68th Ave W, Lynnwood, WA. 98036 . The College is seeking capital funding 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

RESPONSE LETTERS FROM DAHP



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

November 24, 2015

Mr. Shane Loper
Walla Walla Community College
500 Tausick Way
Walla Walla, Washington 99632

Re: STEM Building Replacement Project
Log No: 112415-11-OSPI

Dear Mr. Loper:

We have been contacted by Mr. Carl M. Dominguez, Schacht Aslani Architects, pursuant to Executive Order 0505. We have reviewed the information he provided for the proposed Walla Walla Community College STEM Building Replacement Project, Walla Walla County, Washington.

Given the recorded archaeological site 45 WW 269, and the area's landforms and environment that are sensitive for cultural resources in the area, we request a professional archaeological survey of the areas 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,

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





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

December 3, 2015

Mr. Shane Loper, Director of Facilities
Walla Walla Community College
500 Tausick Way
Walla Walla, Washington 99632

In future correspondence please refer to:

Log: 112415-11-WBCTC

Property: Walla Walla Community College Campus

Re: STEM Building

Dear Mr. Loper:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of the EZ 1 form regarding Walla Walla Community College's proposed STEM building. From the EZ 1 form we understand that 3 buildings will be demolished: Women's Center (200-C), the China Pavilion (200-G), and the Greenhouse (200-Q).

In follow-up to State Archaeologist Rob Whitlam's letter of November 24, 2015, I am also requesting completion of a Historic Property Inventory (HPI) form for the China Pavilion. Although less than 50 years in age, given the building's association with EXPO 74 and its use as exhibit space by the Republic of China, recording of the building in DAHP's on-line Historic Property Inventory database aids our evaluation of the building for its historical significance. Access to the HPI database for completing the HPI form can be gained by visiting our website at <http://www.dahp.wa.gov/hpi-online-system> and following the tutorials for creating a SAW Account and completing the HPI.

Thank you for the opportunity to review and comment. Our comments are made on behalf of the State Historic Preservation Officer (SHPO) under the auspices of Governor's Executive Order 0505. If you have any questions, please contact me at 360-586-3073 or greg.griffith@dahp.wa.gov.

Sincerely,

Gregory Griffith
Deputy State Historic Preservation Officer

C: Carl M. Dominguez AIA, Schacht/Aslani Architects

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



November 21, 2013

Mr. Jim Taylor
Pierce College
9401 Farwest Drive SW
Lakewood, Washington 98498

Re: Pierce College New Building Project
Log No: 112113-04-OSPI

Dear Mr. Taylor:

Thank you for contacting our department pursuant to Executive Order 05-05. We have reviewed the materials you provided for the proposed Pierce College New Building Project on the Puyallup Campus, Pierce County, Washington.

We concur with the determination of no cultural resource impacts.

We would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of Executive Order 05-05

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

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

Sincerely,



Robert G. Whitlam, Ph.D.
State Archaeologist
(360) 586-3080
email: rob.whitlam@dahp.wa.gov





**Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

January 15, 2014

Mr. Jim Taylor
Pierce College
9401 Farwest Dr. S.W.
Lakewood, WA 98498

Dear Mr. Taylor,

Thank you for the opportunity to comment on:

Pierce College New Building Project Log No.: 112113-04-OSPI

The Nisqually Tribe has concerns because of the close proximity to waterways. The site is near Bradley Lake, a seasonal stream, and two features identified as wetlands. Because of these factors, we would like to see an archaeological survey done prior to any land disturbances.

We also would like in place an inadvertent discovery plan for archaeological resources and human remains.

The Nisqually Indian Tribe wishes to be notified of any cultural resources are found.

Thank you,

Jackie Wall
THPO
(360)456-5221 Ext. 2180
wall.jackie@nisqually-nsn.gov

From: Brandon Reynon
To: [Jim Taylor](#)
Subject: RE: Cultural Resource Assessments - Pierce College
Date: Monday, January 27, 2014 10:24:56 AM
Attachments: [image001.jpg](#)

Mr. Taylor,

Yes, your understanding is correct. While we appreciate the work that NWAA (who is now called SWCA), conducted back in 2005 and 2006, surveys are only considered relevant for 5 years. With that said, those assessments will yield important information moving forward. The new assessments will give us a look into how disturbed the soil is in the location of your new projects, and determine just how much archaeological material potentially is going to be disturbed. The new assessments, from the Puyallup Tribe's perspective, only need to occur in the projects in Puyallup. The renovation project at Fort Steilacoom will only need to be conducted if the optional building addition is put into place and the utilities need to be trenched, etc. If the renovation purely stays within the existing structure, the Puyallup Tribe has no concerns or comments on that renovation.

Thank you,

Brandon Reynon
Tribal Archaeologist/Cultural Regulatory Specialist
Puyallup Tribe of Indians
253.573.7986

Everything I am is because of my Ancestors

From: Jim Taylor [mailto:JTaylor@pierce.ctc.edu]
Sent: Monday, January 27, 2014 10:10 AM
To: Brandon Reynon
Subject: RE: Cultural Resource Assessments - Pierce College

Thank you for the quick response. I would propose to bring Northwest Archaeological Associates in for these assessments. Would it be of any value to review the cultural resource assessments conducted in 2005 and 2006? These would be more relevant to the proposed renovation and new building construction projects. The athletic fields project is in a more removed location. My understanding is that, in any case, the Tribe would want to see an updated assessment conducted at each project location and we will proceed on that basis.

Thanks again and let us know if there is anything else we can do to ensure we are appropriately supporting the interests of the Puyallup Tribe in this matter.

Best regards,

Jim Taylor
Director of Facilities
Pierce College District



From: Brandon Reynon [<mailto:brandon.reynon@puyalluptribe.com>]
Sent: Monday, January 27, 2014 9:50 AM
To: Jim Taylor
Subject: RE: Cultural Resource Assessments - Pierce College

Mr. Taylor,

Thank you for contacting the Puyallup Tribe regarding the Pierce College future projects. We greatly appreciate the opportunity to comment on the proposed projects.

Fort Steilacoom Cascade Renovation: Upon review of the information provided, the Puyallup Tribe has no concerns with the project moving forward as presently planned. If however, the optional expansion that would require ground disturbance is exercised into action, ground disturbance in that area would require an archaeological assessment.

Puyallup Science & Tech and Athletic Field: After reviewing the information provided for these two projects, an archaeological assessment will need to be conducted. The area around the Puyallup campus is an area that has historically been heavily used by the Puyallup Tribe. This area is significant to our Tribal history. The potential for encountering archaeological material is high. Please keep the Puyallup Tribe informed as this project moves forward.

Thank you again for the opportunity to comment on the proposed projects.

Sincerely,

Brandon Reynon

Tribal Archaeologist/Cultural Regulatory Specialist
Puyallup Tribe of Indians
253.573.7986

Everything I am is because of my Ancestors

From: Jim Taylor [<mailto:JTaylor@pierce.ctc.edu>]
Sent: Monday, January 27, 2014 8:24 AM
To: Brandon Reynon
Subject: Cultural Resource Assessments - Pierce College

Brandon,

Pierce College is in the process of developing a series of future capital projects. In compliance with Governor's Executive Order 05-05, we have contacted the Department of Archaeology and Historic Preservation. Attached is the information provided to DAHP on our projects and responses from that office. We have also been in contact with Mystique Hurtado at the Governor's Office of Indian Affairs and have been referred to the Puyallup and Nisqually Tribes for further consultation.

The Pierce College District is part of the state community and technical college system and is comprised of two colleges: Pierce College Puyallup and Pierce College Fort Steilacoom located in the City of Lakewood. We are currently in planning stages for the next phases of capital expansion at each college.

At Pierce College Fort Steilacoom, we are planning a renovation project in one of our major buildings. This may include construction of a small adjacent structure. At Pierce College Puyallup, we have plans for a new academic building and a new athletic fields complex.

We have previously contracted Northwest Archaeological Associates to conduct a cultural resources assessment for specific projects at each of the colleges (2006 for Puyallup and 2005 for Fort Steilacoom). No items of cultural significance were documented during these previous assessments at the specific sites designated for construction.

We look forward to collaborating with the Puyallup Tribe in this matter and please let me know if I can provide any further information or whether correspondence should be directed to anyone else.

Jim Taylor

Director of Facilities

Pierce College District

(253) 964-6588



PROJECT REVIEW SHEET – EZ1

HISTORIC & CULTURAL RESOURCES REVIEW

PROPERTY / CLIENT NAME: Pierce College

FUNDING AGENCY: 699

Project Applicant: Pierce College
Contact Person: Jim Taylor
Address: 9401 Farwest Dr SW
City, State: Lakewood, WA Zip: 98498 County: Pierce
Phone/ FAX: (253) 964-6588 / (253) 964-7339
E-Mail: jtaylor@pierce.ctc.edu

Funding Agency:
Organization: State Board for Community and Technical Colleges
Address: 1300 Quince St. SE
City, State: Olympia, WA Zip: 98504
Phone: (360) 704-9400

PLEASE DESCRIBE THE TYPE OF WORK TO BE COMPLETED

(Be as detailed as possible to avoid having to provide additional information)

☒ **Provide a detailed description of the proposed project:**

This project is to construct a new major structure on the Pierce College Puyallup campus. The project will represent the fifth major building to be constructed on the site and will consist of an approximate 70,000 square foot science and technology building consisting of two to three floors. The building footprint will cover approximately 25,000-35,000 square feet depending on number of floors constructed. The project site is located immediately adjacent to other previously constructed buildings.

☒ **Describe the existing project site conditions:**

The project is located on a historically forested site in the Puyallup South Hill area that has been previously logged and consists of second and third generation tree growth. The property contains a small number of wetlands. The site is largely level and sits at an elevation of approximately 550'. The site is not located near stream beds or open bodies of water. The nearest body of water is Bradley Lake located well to the west of the project site.

☒ **Describe the proposed ground disturbing activities:**

The project will require excavation and export of soil as well as import of new soil necessary to achieve appropriate compaction. Infrastructure requirements will involve trenching for electrical, water, sewer and for storm water management. The soil conditions are typically very wet and under-drainage infrastructure and connection to detention ponds will be somewhat extensive. The building will be constructed as concrete slab on grade. It is anticipated that additional parking will be required in conjunction with this project and will probably be constructed as a parking structure on top of existing paved parking areas.

- ☐ Check if building(s) will be altered or demolished. If so please complete a DAHP Determination of Eligibility "EZ2 form" using our on-line Historic Property Inventory Database for each building, 45 years or older, effected by the proposed project.

N/A

**PLEASE ATTACH A COPY OF THE RELEVANT PORTION OF A 7.5 SERIES
USGS QUAD MAP AND OUTLINE THE PROJECT IMPACT AREA.**

USGS Quad maps are available on-line at <http://maptech.mytopo.com/online/online/index.cfm>

Project Location

Township: 19 North

Range: 4 East Section: 3

Address: 1601 39th Ave. SE

City: Payallup County: Pierce



Mail this form to:

Department of Archaeology and Historic Preservation or E-mail to:
1063 S. Capitol Way, Suite 106
P.O. Box 48343
Olympia, WA 98504-8343

Robert Whillam, Ph.D.
State Archaeologist, DAHP
(360) 586-3080
rob.whillam@dahp.wa.gov

(Within 30 days DAHP will mail their opinion back to you.)

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 preservation professional.



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 (DAHPP) 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, reading 'Russell Holter'.

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





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





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,

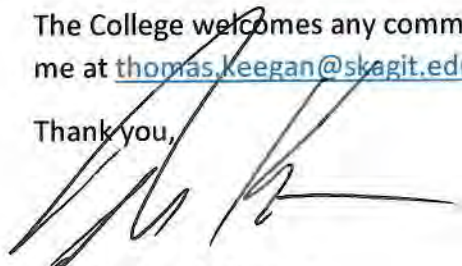
Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library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

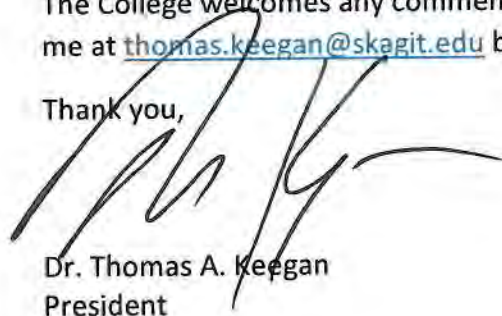
Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library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

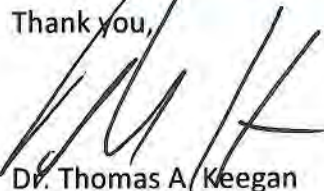
Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library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

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



APPENDIX **7.7**

Anticipated Annual M & O Costs



APPENDIX – 7.6 Anticipated Annual Impact – M&O Costs

Maintenance and Operations Costs – Anticipated Annual Impact

The new Library/Culinary Arts Building be of permanent (50-year) construction type, meeting current energy and environmental codes, and Greenhouse Gas Reduction plans. The project will result in significant energy, maintenance, and operational efficiencies when compared to other campus facilities.

Annual cost impacts include custodial, utilities, technology, capital maintenance, general repair and furniture/equipment replacement, walkways, landscaping & grounds maintenance, security and administration costs for the new space added through the project.

The operation and maintenance budget impacts for the added new space is estimated to total \$166,347 annually or \$10.10 per square foot of new area. Project impact on the college's annual operating budget is as follows:

O&M Category	FTE's	Annual Cost/Unit	Quantity / Unit	Est. Annual O&M Cost
Janitorial	0.5	\$1.77	16,470 / GSF	\$29,152
Utilities	0	\$1.83	16,470 / GSF	\$30,140
Techology - Infra. & Tech. Support	0.13	\$2.37	16,470 / GSF	\$39,034
Capital Maint./Repair	0.25	\$2.43	16,470 / GSF	\$40,022
Roads and Grounds	0	\$0.62	16,470 / GSF	\$10,211
Security	0	\$0.40	16,470 / GSF	\$6,588
Administration	0	\$0.68	16,470 / GSF	\$11,200
			total cost	\$166,347
TOTAL M & O	0.88		16,470	\$10.10 Per GSF

Replacing the existing Library with new construction will reduce the annual M & O costs for that area of the building due to increased efficiency of HVAC equipment, LED lighting, and increased envelope performance. The new construction will also reduce the need for regular maintenance and repair. The estimated savings from new construction is:

O&M Category	Annual Cost savings/Unit	Quantity / Unit	Est. Annual O&M Cost
Utilities	\$0.60	26,730 / GSF	\$16,142
Capital Maint./Repair	\$1.22	26,730 / GSF	\$32,477
		Total	\$48,619
TOTAL M & O REDUCTION		26,730	\$1.82 Reduction per GSF

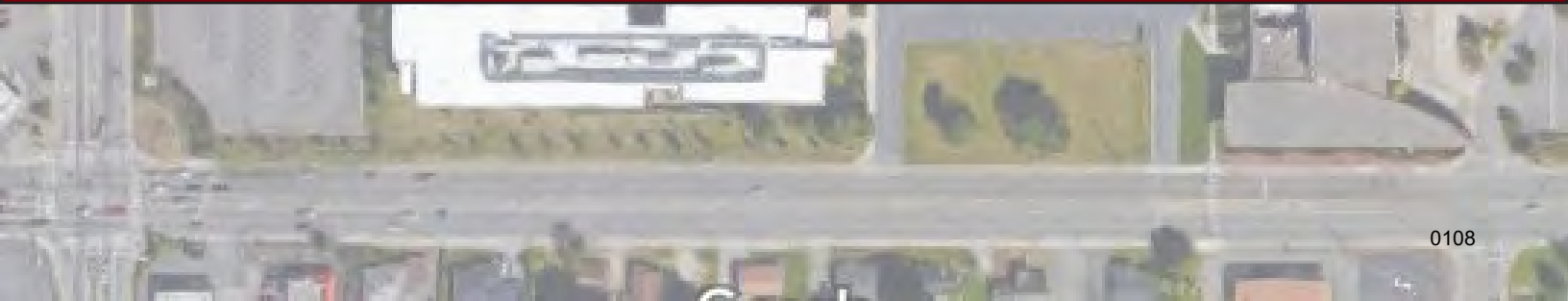
Factoring in the M & O savings over existing, the real impact for the added area is \$8.82/sf (10.1 – 1.82) or **\$145,265/year**





APPENDIX 7.8

SVC Capital Asset Model (CAM)





Preliminary for 2019-21 Project Requests

CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE

DirectLine inventory data April 2017

COLLEGE:

Skagit Valley

TYPE: Community College

Warning: do not use before ~

College breaks out assignable areas by CAM category fo
College verifies assignaable area by CAM category on the

All FTE *	FALL 2014	FALL 2024	Growth	Percent	FTE/Year
Academic	1,875	2,001	126	7%	13
Vocational	782	834	52	7%	5
Basic Skills/Dev Ed	1,326	1,415	89	7%	9
TOTAL	3,982	4,250	268	7%	27

Type 1 FTE	FALL 2014	FALL 2024	Growth	Percent	FTE/Year
Academic	988	1,055	67	7%	7
Vocational	423	452	29	7%	3
Basic Skills/Dev Ed	555	593	38	7%	4
TOTAL	1,967	2,100	133	7%	13

Type 2 FTE	FALL 2014	FALL 2024	Growth	Percent	FTE/Year
Academic	1,489	1,589	100	7%	10
Vocational	479	512	33	7%	3
Basic Skills/Dev Ed	813	868	55	7%	5
TOTAL	2,782	2,969	187	7%	19

* All funding sources, all ages, all intents (excluding community service), all enrollments (excluding DOC)

Type 1 = Day On-Campus (excludes Online)

Type 2 = Day On-Campus + Online

Preliminary for 2019-21 Project Requests
CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE
DirectLine inventory data April 2017
COLLEGE: Skagit Valley
TYPE: Community College

Warning: do not use before ~
College breaks out assignable areas by CAM category fo
College verifies assignaable area by CAM category on the

TYPE OF SPACE	FAE CODING	FTE TYPE	2016 SPACE AVAILABLE	COMMITTED CHANGES 2016-26	2026 SPACE AVAILABLE	2026 CAM ALLOWANCE	2019-21 SPACE DEFICITS SHORTAGE	2019-21 OVERAGE	SHORTAGE AS % OF 2019-21 CAM ALLOWANCE
GEN. CLASSROOM	A1	1	49,058		49,058	16,472	0	32,586	0%
BASIC SKILLS LABS (open)	A2	2	2,684		2,684	23,957	21,273	0	89%
SCIENCE LABS.	B1	1	20,407		20,407	10,023	0	10,385	0%
COMPUTER LABS. (open)	B2,B4,B5	2	13,356		13,356	15,254	1,898	0	12%
ART	C1	2	12,248		12,248	6,000	0	6,248	0%
MUSIC	C2	2	4,387		4,387	4,000	0	387	0%
DRAMA	C3	2	5,985		5,985	5,000	0	985	0%
Subtotal Instruction			108,125	0	108,125	80,706	23,171	50,591	29%
AUDITORIUM	C4	2	3,689		3,689	9,000	5,311	0	59%
LIBRARY/LRC	E1	2	31,963		31,963	44,991	13,028	0	29%
PHYS. EDUCATION	H3	2	57,365		57,365	23,890	0	33,475	0%
FACULTY OFFICE	F1	2	19,916		19,916	25,431	5,515	0	22%
Subtotal Instructional Support			112,933	0	112,933	103,312	23,854	33,475	23%
Total Instructional Space			221,058	0	221,058	184,018	47,025	84,066	26%
ADMIN./STU.SERV.	G1,G2	2	28,538		28,538	24,394	0	4,144	0%
STU.CTR.& RELATED	H1,H2	2	33,680		33,680	36,087	2,407	0	7%
C.STORES/MAINT.	I1	2	2,698		2,698	17,480	14,782	0	85%
CHILD CARE	H4	2	0		0	10,095	10,095	0	100%
Subtotal Student Service/Other			64,916	0	64,916	88,055	27,283	4,144	31%
TOTAL CAM SPACE			285,974	0	285,974	272,073	74,308	88,210	27%

TOTAL ASSIGNED	476,541
CAM/TOT. ASSIGN.	60%







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





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



HIGHLINE COLLEGE

Intensive Level Survey Documentation and Illustrated Historic Context Statement



ARTIFACTS CONSULTING, INC.

AUGUST 2016

HIGHLINE COLLEGE

WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY
AND HISTORIC PRESERVATION

DAHP PROJECT 111813-60-KI



(This page): Aerial view of Highline College. Courtesy Highline College.

(Previous page, clockwise from upper left): Courtesy Highline College.

All historic photographs illustrating this section are courtesy Highline College unless otherwise noted.



1

INTRODUCTION

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EXECUTIVE SUMMARY

The survey covered the entire campus with the following results.

- 29 intensive-level inventory forms completed and recorded in WISAARD
 - » 17 new intensive-level forms
 - » 6 previous reconnaissance-level forms updated to intensive level
 - » 6 previous intensive-level forms updated
- The period of significance for the campus is 1964–1970, encompassing the start and completion of the initial campus development (1964) and related second phase of growth (1967) that continued architectural forms and styles from the first phase, as well as last supporting additions (1970).
- 1 potential discontinuous National Register of Historic Places (NRHP) historic district at the local level of significance. The potential district is eligible under criteria A and C and includes the buildings built in 1964 and 1967 as part of the campus development that share historical associations and design features. DAHP had previously determined 10 of the buildings recommended for inclusion in the district to be NRHP eligible.
 - » 22 historic, contributing
 - » 2 historic, individual and contributing
 - » 2 non-historic, non-contributing
 - » 5 historic, not NRHP-eligible buildings
 - » 5 non-historic buildings

CREDITS AND ACKNOWLEDGEMENTS

Preparation of this report would not have been possible without the support from the following entities and individuals: Barry Holldorf, Director of Facilities and Operations at Highline College; Karen Herndon, Melissa Sell, Alla Chikh, and Lisa Skari; Phil Stairs and Midori Okazaki at Puget Sound Regional Archives; and Joan Rumsey, McGranahan Architects, project coordination.

PROJECT BACKGROUND

Highline College retained Artifacts Consulting, Inc. as subcontractor to McGranahan Architects to complete this survey and documentation of the campus. This documentation fulfills stipulations-mitigation measures required by DAHP. A memorandum of understanding (MOU) is currently in process between the Department of Archaeology and Historic Preservation (DAHP) and Highline College. This MOU stems from compliance with the Governor's Executive Order 0505. Highline College utilized capital funding through the State Legislature for the removal of buildings 5 and 11. DAHP determined these buildings to be eligible for listing to the National Register of Historic Places (NRHP) and determined that the proposed demolition would have an adverse impact.

The survey and documentation extended to the full over 77-acre campus. Refer to survey area below for details.

Artifacts personnel conducting the survey and documentation all hold a Master's of Science in Historic Preservation and have extensive survey and documentation experience. All Artifacts personnel exceed the Secretary of the Interior's Professional Qualifications Standards, used by the National Park Service, and published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. Personnel and tasks performed during the project listed below.

- Spencer Howard, managing partner, project manager, field work, research, GIS mapping, writing
- Katie Chase, partner, field work, research, writing, production
- Susan Johnson, associate, field work, research, writing, HPI forms

Copies of the inventory forms and report reside with DAHP and Highline College. Inventory forms are publicly accessible online through the Washington Information System for Architectural and Archaeological Records Data (WISAARD) at fortress.wa.gov/dahp/wisaardp3/ under DAHP project 111813-60-KI.

RESEARCH DESIGN

Research design addresses the survey area, objectives, expectations, and methodology employed in the survey and documentation process. How this information will be integrated by Highline College into their planning process is discussed at the end. This study addresses only built environment properties—no evaluation of pre-historic or historic archaeology was conducted as part of this study. All work followed the Washington State Standards for Cultural Resource Reporting.

Survey Area

The survey area extends to the full 80-acre campus site, which is the area of potential effect. Surveying the complete land holding at one time will facilitate predictability in ongoing capital planning and management by Highline College.

Thematically the survey focuses on properties built by Highline College as part of the college's establishment and development. Temporally these focus on the early 1960s through the 1970s.

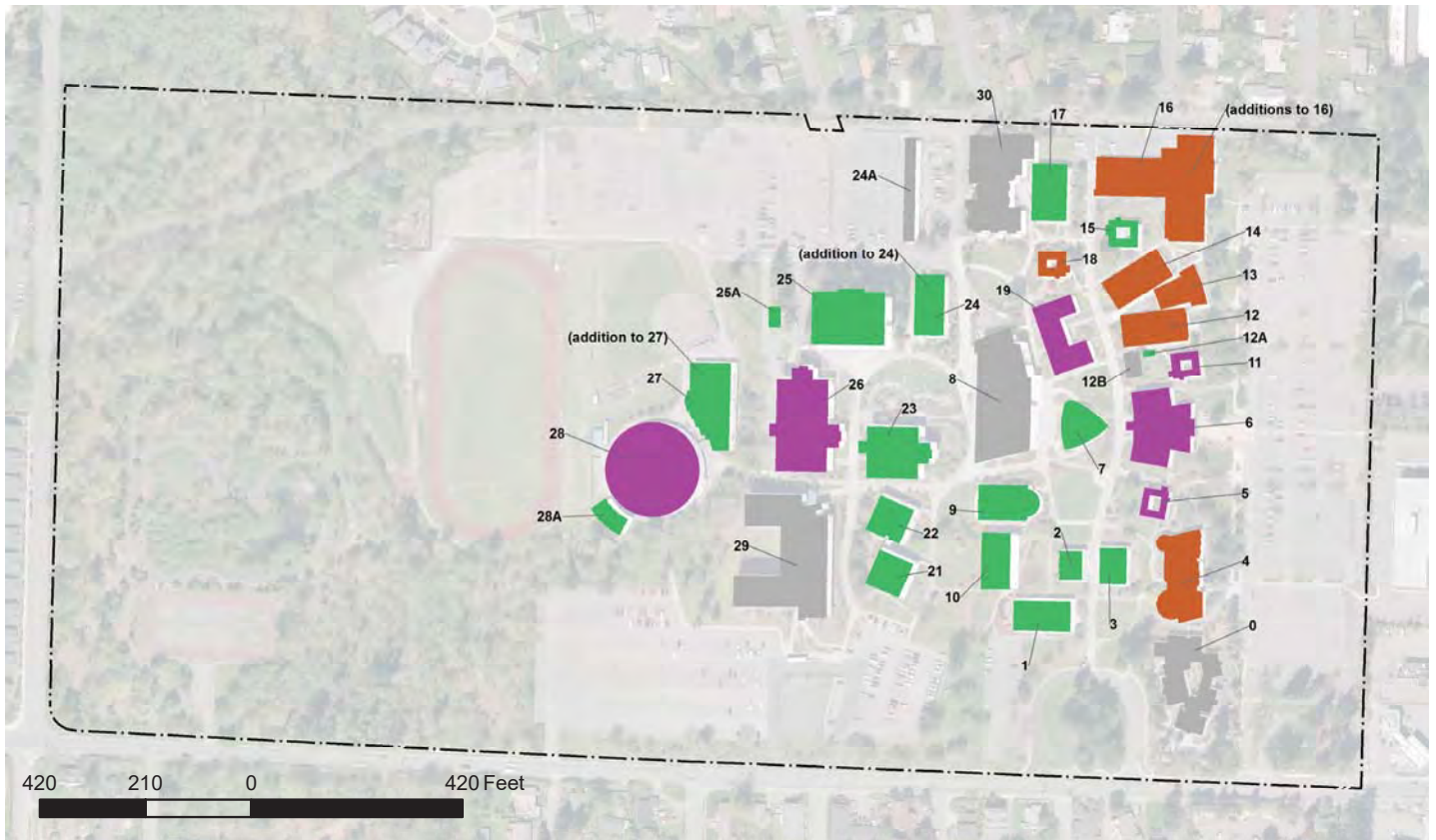
The survey area is in King County, within the Des Moines quadrangle. The site is roughly bounded by South 240th Street along the south, 20th Avenue South along the west, South 236th Street along the north, and State Route 99 along the east.

Section: 21 Township: 22 Range: 04E

There are currently no National Register of Historic Places- or Washington Heritage Register-listed built environment properties within or adjacent to the survey area. There are no recorded archaeology-related properties within or adjacent to the survey area.

Historic property inventory forms had been prepared for:

- Property ID: 673034, Building 26, reconnaissance level, recorded in 2013, 110713-08-KI DAHP determined not eligible on 11/7/2013
- Property ID: 673157, Building 28, reconnaissance level, recorded in 2013, 111913-02-COMM DAHP determined eligible on 11/19/2013
- Property ID: 670403, Building 19, reconnaissance level, recorded in 2013, 032113-04-COMM DAHP determined eligible on 11/18/2013
- Property ID: 670397, Building 6, reconnaissance level, recorded in 2013, 032113-04-COMM DAHP determined eligible on 11/18/2013



Legend

- Survey area
- DAHP WISAARD form status**
- New intensive level form completed
 - Reconnaissance level form updated to intensive
 - Intensive level form updated
 - Contemporary property, not surveyed

Base 2012 aerial
courtesy of USGS



Map 1.1. Survey Area

Boundaries for the survey and which forms were completed and uploaded to WISAARD.

- Property ID: 673155, Building 11, reconnaissance level, recorded in 2013, 111813-60-KI DAHP determined eligible on 11/19/2013
- Property ID: 673141, Building 5, reconnaissance level, recorded in 2013, 111813-60-KI DAHP determined eligible on 11/19/2013
- Property ID: 673141, Building 4, intensive level, recorded in 2012, 081612-01-FAA DAHP determined on 11/25/2013

DAHP determined the following properties eligible for NRHP listing (102912-18-FTA) on 3/14/2014; these were completed as part of an FTA project to expand light rail from SeaTac into Federal Way that inventoried more than 400 properties along the route:

- Property ID: 674172, Building 18
- Property ID: 674174, Building 16
- Property ID: 674171, Building 14
- Property ID: 674170, Building 13
- Property ID: 674169, Building 12

Cultural resource surveys around the survey area encompass roadway work, pre-historic, and historic surveys:

- NADB: 1352086, Historic Resources Survey and Inventory, Kent, reconnaissance level, recorded in 2008; ends at the city limits and does not include Highline College
- NADB: 1340493, Pacific Highway South HOV Lanes Cultural Resources Assessment, recorded in 2001; follows SR99 right of way and does not include Highline College
- NADB: 1686409, Archaeological Survey and Assessment of the Proposed Lakeridge Highline View Estates Subdivision (TPN 6929693575), Des Moines, recorded in 2015; ends at South 240th Street and does not include Highline College
- 2014 U.S. Federal Transit Administration survey along the proposed SeaTac to Federal Way light rail route. (102912-18-FTA)

Objectives

The objective is to provide a comprehensive historical context, survey, and documentation of built environment properties and their potential eligibility. This data will provide a baseline to support future planning and capital fund request applications as the college continues to grow and develop.

This survey supports the following goal in the State Historic Preservation Plan:

- Goal 3. Strengthen policies and planning processes to enhance informed and cross disciplinary decision-making for managing cultural and historic resources.
 - » A. Position historic preservation to be more fully integrated into land use decision-making processes.
 - » B. Establish policies and provide tools to improve protection of cultural and historic resources.
 - » C. Improve planning, management and funding of historic and cultural resources on state-owned and managed lands.

Expectations

We expect a concentration of potential NRHP-eligible properties grouped at the core of the campus master plan, along the east portion of the campus, with some possible outlying individual properties within the broader survey area. Given the growth and development pressure on the campus, we expect a moderate level of alterations to buildings, circulation features, and landscaping.

Methodology

Highline College provided access to scans of the original and alteration drawings for the buildings and site, as well as an AutoCAD base map for the campus. Highline College provided a substantial volume of scanned historic slides, photographs, and primary archival materials. Highline College holdings constitute the majority of primary materials on the original design of and alterations to the buildings. Other repositories visited include the state archives, state historical society, and Seattle and Tacoma Public libraries. Materials were collected and digitized to form the project archive.

Field work consisted of three Artifacts personnel digitally photographing the buildings, circulation routes, and landscape features, while completing inventory forms for the properties. For the field work, we worked from a GIS base map that we developed from the AutoCAD file. Construction dates identified through research focused on the buildings and features 38 years of age and older (built before 1979). Personnel used the GaiaGPS application in the field to track survey routes and photograph locations for circulation and site features.

Integration with Planning Process

The eligibility recommendations derived from this survey and documentation process will be used by Highline College in their project planning and capital fund requests to:

- Streamline the Governor's Executive Order 0505 compliance on future projects.
- Identify where programming and preservation goals might conflict, allowing consideration of avoidance alternatives or early discussions on mitigation to occur.



HISTORIC CONTEXT



Undated aerial photograph of Highline Campus.

SIGNIFICANCE STATEMENT

Highline College, established in 1961, is a public higher education institution located in Des Moines, Washington. It was started as a junior college within the Highline School District, with classes beginning in the fall of 1961 in facilities in Glacier High School. Today, the college encompasses an 80-acre site overlooking Puget Sound. The campus is significant as the first community college in King County and as an example of architect Ralph Burkhard's educational designs.

The campus's areas of significance are architecture and education. The period of significance for the campus is 1964–1970, the timeframe (1964-1967) within which the majority of the buildings on campus were constructed, and the last additions to the campus by Burkhard (1970). While one building, Building 7, at Highline College exhibits enough integrity to warrant individual listing, the campus as a whole appears eligible for inclusion on the National Register of Historic Places (NRHP) as a historic district under criteria A and C. The campus is significant under Criterion A for its association with post-World War II higher education in Washington, and under Criterion C as an example of the work of Ralph Burkhard, a well-respected architect who designed numerous school campuses during the post-World War II period.

The campus does not appear eligible under Criterion B as any individual's involvement with the campus would be too recent and no one person's involvement has risen to the level of exceptional significance. The campus does not appear eligible under Criterion D as it has not yielded, and does not appear likely to yield, information important to history or prehistory.

The campus maintains a moderate degree of integrity, retaining its original location, setting, feeling, association, and much of its design, materials, and workmanship. The original design for the campus included circulation networks and distinct covered walkways in addition to the buildings. Some alterations have been made to the original buildings, and new buildings have been added to the campus, but overall, these changes do not detract from the campus's significance.

HISTORICAL DEVELOPMENT

Background Information

The Highline School District established Highline College as a junior college in 1961, after receiving approval from the State Board of Education following the passage of Senate Bill 296, which allowed school districts to run junior college programs. The district created the program to expand its secondary education offerings and respond to increased population growth.

The Development of Community Colleges in the United States¹

Formal education has been a significant part of the American story since the nation's colonial days. Early on, education in the United States consisted of two divisions—primary education for young children and university education for young adults. After the nation's founding, education continued to be emphasized, and the number of public schools in the country increased. In the 1840s, elementary education became compulsory and normal schools (colleges specifically for the training of teachers) soon grew.² During the 19th century, secondary schools and college preparatory schools were added to fill the gap in education between primary school and college. College education also expanded during the 19th century, particularly with the passage of the Morrill Acts of 1862 and 1890.³ According to Arthur M. Cohen in *American Community Colleges*, the Morrill Acts led to the establishment of publicly supported universities in every state. Cohen states, “Although many were agricultural institutes or teacher-training colleges, little resembling modern universities, they did provide a lower-cost alternative to private colleges.”⁴ And as access to education increased, so did the number and types of programs

1. The background information on community colleges in the United States and in Washington State previously appeared in DAHP Level II documentation on Green River Community College and Everett Community College, also prepared by Artifacts Consulting, Inc.

2. George A. Delaney, *The Development of the Washington Community College Act of 1967*, Doctoral dissertation (Seattle, WA: Department of Education, University of Washington, 1990), 5.

3. The 1862 Morrill Act, officially titled “An Act donating Public Lands to the several States and Territories which may provide Colleges for the Benefit of Agriculture and the Mechanic Arts,” provided each state 30,000 acres of Federal land per Congressional member. The states then sold the land, using the proceeds to fund public colleges in their states, with specific emphasis on agriculture and the mechanical arts. These land grants funded sixty-nine colleges. The 1890 Morrill Act extended the funding for public universities, with an aim towards southern states to prevent racial discrimination in admissions. Full text of the 1862 Morrill Act (Public Law 37-108) available through the Library of Congress, <http://www.loc.gov/rr/program/bib/ourdocs/Morrill.html>

4. Arthur Cohen, *The American Community College* (San Francisco, CA: Jossey-Bass, 2008), 2.



Undated aerial photograph of Highline Campus, focused in on southwest quadrant.

offered. The increasing diversity in educational opportunities in the last half of the 19th century paved the way for the development of junior and technical colleges.

The junior college movement began during the second half of the 1800s, largely encouraged by university leaders who sought to clarify the type and level of education provided at the university level. Many university educators believed the freshman and sophomore years of college, when students primarily studied general education courses, should be an extension of secondary education. Junior colleges, when first founded, were meant to complement the university system rather than replace it.⁵ However, as junior colleges grew in importance and enrollment, their curriculums began to include vocational training in addition to general education. In 1920 the American Association of Junior Colleges (now the American Association of Community Colleges) was founded and in July 1923 the American Council on Education adopted accreditation standards for two-year schools. Higher education enrollment, including in junior colleges, dropped off substantially during World War II, but increased significantly following the end of the war as veterans returned and, with the passage of the G.I. Bill (which designates money for service members and veterans to pursue secondary education or training), had funds available for education. After World War II, junior colleges continued to shift more towards including occupational coursework and technical training, in addition to core lower division coursework for

5. Brinton Sprague, *The Development of General Education in Washington Community Colleges, 1915-1980*, Doctoral dissertation (Seattle, WA: College of Education, University of Washington, 1987), 1.

transfer credits.⁶ This expanded curriculum led to labeling these new institutions as “community colleges” rather than junior colleges.

Beginning in 1947, the U.S. birth rate increased by 37 percent, swelling from 2.7 million births to about 3.7 million and resulting in the generation known as baby boomers.⁷ This population growth meant more students sought higher education during the 1950s and 1960s and the number of community colleges increased to meet the demand. Additionally, community colleges were in a unique admittance position, according to Dr. William K. Ramstad, president of Shoreline Community College: “Unlike the state colleges and universities, the community colleges are required to admit any state resident who successfully has completed high school or is 18 or older.”⁸ Community colleges continued to grow and by the end of the 20th century, there were nearly 1,200 community colleges established in the United States.⁹

Washington State Community Colleges

Following the national trend, junior colleges were established in the state of Washington to provide general education offerings. Everett Junior College was Washington’s first junior college, established in 1915 with the financial support of the Everett School District. Like other early junior colleges, such as Joliet Junior College in Illinois, Everett Junior College was supported by a secondary school (high school) rather than operating as its own standalone program or tied to a four-year college. The University of Washington eventually agreed to recognize the school, and its students’ credits, with stipulations: that the junior college classes be separate from the high school classes and that all faculty possess at least a Master’s degree.¹⁰ Although Everett Junior College closed in 1923 due to the local high school’s need for that space as well as a lack of funds, eight other junior colleges were established in Washington between 1925 and 1939. These included: Centralia Junior College (1925), Mount Vernon Junior College (1926), Yakima Valley College (1928), Grays Harbor Junior College (1930), Spokane Valley Junior College (1933), Clark College in Vancouver (1933), Lower Columbia College in Longview (1934), and Wenatchee Valley College (1939).

The growth of junior colleges in the state resulted in the formation of the Washington Junior College Association in October 1933. In 1941 the first legislation in the state regarding junior colleges was passed. House Bill 102 became law on April 1, 1941. The law defined the junior

6. Sprague, 2.

7. Constantine Angelos, “County Community Colleges May Turn Away 9,000,” *The Seattle Times*, September 20, 1965, 4.

8. Angelos, “County Community Colleges May Turn Away 9,000.”

9. “Community Colleges Past to Present.” American Association of Community Colleges, <http://www.aacc.nche.edu/AboutCC/history/Pages/pasttopresent.aspx> (accessed February 4, 2014).

10. Delaney, 81.

college as “an institution above the high school level which was organized into academic and vocational curricula not to exceed two years in length.”¹¹ Furthermore, the legislation set the number of authorized junior colleges in the state to twelve and stipulated that no junior college could exist in a county with another higher education institution. Consequently, this meant the closure of Spokane Valley Junior College in 1942.

Like other colleges around the country, Washington’s junior colleges experienced a spike in enrollment following the end of World War II, with the student population increasing nine-fold between the 1944–45 and 1949–50 academic years.¹² Despite the increased enrollment, junior colleges lagged behind other higher education institutions in the state in funding, facilities, and faculty. Although the 1941 legislation established junior colleges as state-authorized institutions of education, it lacked a mechanism to allow junior colleges to build their own facilities. Additional legislation was passed in 1945 to begin to remedy this problem—House Bill 262. This bill stated that “junior colleges were to be considered as grades thirteen and fourteen of public education in the state and that two-year colleges could join the school districts in which they were located...to use school district building funds to create and improve their facilities.”¹³ Yakima Valley College became the first junior college in the state to have its own buildings, moving into their new accommodations in 1948. More two-year colleges opened during the late 1940s and through the 1950s, including Clark College in Vancouver (reopened in 1945), Bremerton Junior College (1945, name changed to Olympic College in 1947), and Columbia Basin College in Pasco (1955).

In 1961, the Washington State Legislature signed Senate Bill 296 into law, defining community colleges in the state. The law states, “A community college shall be an institution established with the approval of the state board of education and maintained and operated by a school district, offering two year post high school curricula of general education or vocational-technical education, or both.”¹⁴ This law also revoked the previous restrictions on the number and location of community colleges, instead delegating the responsibilities for approving new institutions to the State Board of Education.¹⁵ Following this legislation, 16 more community colleges were established in Washington between 1961 and 1970, many of which were concentrated in the more populous areas of Western Washington—locations previously off-limits due to the pre-existence of other higher education institutions: Peninsula Community College in Port Angeles (1961); Highline Community College in Midway (1961); Big Bend Community College in Moses Lake (1962); Olympia Vocational Technical College (1962, later renamed South Puget

11. Sprague, 81.

12. Sprague, 115.

13. Sprague, 116.

14. Washington State Legislature, Session Laws, 1961, Chapter 198 [S. B. 296], 1904. Accessed through the Washington State Legislature’s Office of the Code Reviser website, http://www.leg.wa.gov/CodeReviser/Pages/session_laws.aspx.

15. Session Laws, 1961, Chapter 198 [S. B. 296], Section 2, 1905.



Map of current (2016) community college campuses in Washington State.
Courtesy the Washington State Board for Community and Technical College.

Sound); Spokane Community College (reopened in 1963); Green River Community College in Auburn (1963); Tacoma Community College (1963); Bellevue Community College (1966); Seattle Central Community College (1966); Edmonds Community College (1967); Fort Steilacoom Community College (1967, later renamed Pierce College); North Seattle Community College (1970); Spokane Falls Community College (1970); South Seattle Community College (1970); and Whatcom Community College (1970). These new

two-year colleges brought the state's total number of community colleges to 26.

Over the next 40 years, additional community and technical colleges, as well as branch campuses of the colleges, were founded in the state. As of 2016, there are 34 community colleges throughout the state of Washington. The largest concentration of community colleges (17 of the 34 campuses) are along the I-5 corridor between Everett and Tacoma.¹⁶

Development Periods

Highline College may seem to be a relatively recent addition to the collection of higher educational institutions in the state of Washington, but it celebrated its 50th anniversary in 2011. The primary development period for Highline College is 1961–1967, which begins with the college's establishment as a community college and ends with the second phase of initial construction completed in 1967. Research and survey work identified the following development periods:

- 1867–1888: Euro-American settlement near present-day Des Moines
- 1889–1945: Early Des Moines development
- 1946–1960: Population boom and road to incorporation

16. "Washington State Community and Technical Colleges," Washington State Board for Community and Technical Colleges, <http://www.sbctc.edu/our-colleges/explore-colleges/default.aspx> (accessed May 4, 2016).

- 1961–1967: Highline College establishment and early construction
- 1968–1978: First Master Plan
- 1979–2003: Continued growth
- 2004–Present: Current conditions

The development periods related to Highline College will be summarized in subsequent sections, but expanded on in the next section, “Highline College.”

Before 1866: Prehistory to Early Contact

During this broad period of time, Native Americans of the Coast Salish or Puget Salish inhabited the Puget Sound watershed. While there is no indication that any tribes lived in the area occupied by present-day Des Moines, the Duwamish and Upper Puyallup people did utilize the area for harvesting shellfish and fishing from the many streams and creeks emptying into Puget Sound.¹⁷ Today, their descendants are members of the Muckleshoot and Duwamish tribes. Contact with Euro-Americans intensely affected the lives of the Salish people, with settlements and treaties creating conflict over land and new diseases devastating their population. In 1833, the Hudson Bay Company established Fort Nisqually and U.S. Navy Lieutenant Charles Wilkes and his crew explored the Puget Sound in 1841. King County, along with Pierce County, was formed out of Thurston County by the Oregon Ter-



July 1863 Cadastral Survey map of Township 22N, Range 4E. Highline College is located in Section 16. Courtesy Bureau of Land Management - Oregon State Office, Land Status and Cadastral Survey Records.

17. Richard T. Kennedy, ed., *One Hundred Years of the “Waterland” Community: A History of Des Moines, Washington* (Des Moines, WA: City of Des Moines, 1989), 7.

ritorial Legislature in 1852; the Territory of Washington was established out of the Territory of Oregon in 1853. The Treaty of Point Elliot (signed in 1855, ratified in 1859) guaranteed hunting and fishing rights and reservations to all tribes who had a representative sign the treaty in exchange for more than 54,000 acres of ancestral lands, which included much of King County.¹⁸ Military Road, stretching from Fort Vancouver to Seattle, was completed in 1860 and became the first road established in King County.

No extant buildings or structures from this development period were identified within this study.

1867–1888: Euro-American Settlement near present-day Des Moines

Euro-American settlers had started arriving in the surrounding regions in the 1850s, but John Moore (d. 1899) arrived in the area in 1867 and claimed 154 acres of waterfront property. In accordance with the Homestead Act of 1862, Moore received his homestead claim certificate, No. 285, in 1872, after residing on the land for five years and building a cabin. Moore's claim encompassed much of the land that would become downtown Des Moines. Moore was eventually declared insane and sent to an asylum in 1879; King County sold Moore's land to John Murray in 1881 for \$10. Murray sold the land to Fountain Chezum in 1886; by this point, a sawmill operated on the property.

No extant buildings or structures from this development period were identified within this study.

1889—1945: Early Des Moines Development

In 1889, Fountain Chezum sold the entirety of John Moore's original 154-acre claim to F.A. Basher from Des Moines, Iowa. Along with three other investors—Orin Watts Barlow, Charles M. Johnson, and John W. Kleeb—Basher established the Des Moines Improvement Company. The company filed a plat for the Town of Des Moines on the northern 120 acres of Moore's claim.¹⁹ Plats sold quickly, keeping pace with development in the Puget Sound area in the early 1890s. In 1889 residents also successfully petitioned the King County Commissioners to establish a Des Moines Election Precinct. The precinct was bounded by Puget Sound on the west, S. 192nd Street on the north, 32nd Avenue S. to the east, and S. 256th Street to the south.²⁰ This

18. Duwamish Tribe, "Point Elliot Treaty," Duwamish Tribe, <http://www.duwamishtribe.org/elliotttreaty.html> (accessed May 2, 2016).

19. Artifacts Consulting, Inc., "Covenant Beach Bible Camp," National Register of Historic Places nomination (2006).

20. Kennedy, *One Hundred Years*, 16.

area includes the present-day site of Highline College.

In addition to platting the town, the Des Moines Improvement Company took over ownership of the existing sawmill, recognizing the advantageous proximity to a deep water harbor and forest stands. The company then sold the sawmill to William Van Gasken. Other mills sprang up in the vicinity, including James Markwell's shingle mill. Together, the Van Gasken and Markwell mills represented a significant force in the local economy.²¹ The town of Des Moines continued to develop, with stores and a hotel opening downtown, and soon it enjoyed regular passenger and freight service from the Mosquito Fleet. Growth slowed in the community following the Panic of 1893, the result of a significant decline of the New York stock market. That put pressure on banks, as investors tried to cash out their accounts; banks called in their loans and limited their outward flow of cash, effectively curtailing new development and construction. Despite this economic setback, the area began to rebound in the early 1900s.

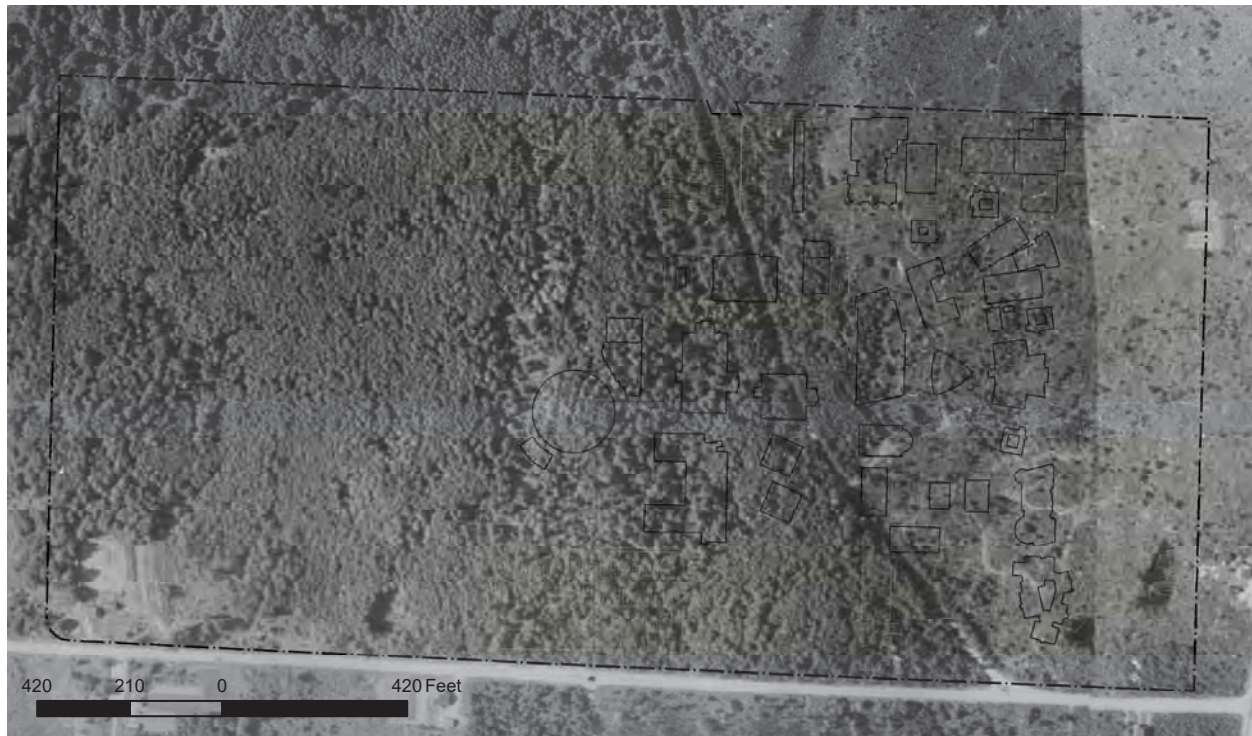


1937 aerial view of Section 16, Township 22N, Range 4E. The curved road running along the right edge of the image is Pacific Highway; S 240th Street is the straight road along the bottom edge of the image. The site of the future Highline College is in the forested area left of Pacific Highway and above S 240th Street. Courtesy King County Road Services.

Increased transportation options opened up the town and surrounding area for further development. The Seattle-Tacoma Interurban (operated by the Puget Sound Electric Railway) began electric rail service between Seattle and downtown Tacoma in 1902, running through the Green River Valley. The railway provided service to numerous communities along its route, including Renton, Kent, and Auburn. Located five miles east of developing Des Moines, the railway offered locals another way to travel through the region and inland farmers a convenient shipping method for smaller goods like milk and produce.²² The closest stations to Des Moines were

21. Ibid.

22. HistoryLink.org, "Interurban train service between Seattle and Tacoma ends on December 30, 1928," HistoryLink.org—The Free Online Encyclopedia of Washington State History, by Alan J. Stein, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=2671, 2000 (accessed May 3, 2016).



Legend

- Survey area
- Existing buildings
- Existing circulation system

Base 1937 aerial
courtesy of King County Road Services



Map 2.1. Building Overlay, 1937 Aerial

Highline College building footprints overlaid on 1937 aerial.

Kent and O'Brien.²³ The expansion and construction of roads throughout King County helped populate the Des Moines area, with the construction of Pacific Highway (State Route 99) spurring more significant development. Completed in 1928, Pacific Highway runs north–south, just east of the current Highline College campus. Farmers were able to more easily get their goods to Seattle and Tacoma and businesses began to crop up along the highway. Despite the infrastructure improvements, the land surrounding present-day Highline College remained largely undeveloped through the first few decades of the 20th century.

23. Kennedy, *One Hundred Years*, 24.



Upper left: 1938 aerial view of Boeing Field. Upper right: ca. 1938 photograph of the Boeing 314 Clipper with Mt. Rainier in the background. Both images courtesy the Washington State Archives, Digital Archives. Right: ca. 1950 photograph of the Seattle-Tacoma Airport (opened in 1949). Courtesy Des Moines Historical Society.



The area's population increased in the years leading up to World War II as workers flooded the area in response to the production efforts occurring at Boeing Airplane Co. (previously Pacific Aero Products Co.). In 1917, Boeing moved its airplane production facility from Lake Union to the former Heath Shipyard, south of Seattle and near the Duwamish River. This move had a significant impact on neighboring towns as company employees began to populate the area. The Des Moines area remained primarily rural through the 1910s and into the 1930s; the census records from 1910, 1920, and 1930 list local occupations as primarily small farmers, auto mechanics, carpenters, railroad engineers, and laborers. By the 1940 census, though, the impact of Boeing in the community could be seen as an increasing number of residents listed “airplane factory” as their industry.²⁴

1946–1960: Population Boom and Road to Incorporation

The King County population grew significantly following the end of World War II in 1946, as veterans returned home and started their families. Between 1940 and 1950, King County

24. Department of Commerce—Bureau of the Census, “Washington—King County—Des Moines,” Sixteenth Census of the United States (1940). The 1940 census records for the Des Moines enumeration district filled 32 pages. The authors counted at least 25 residents who listed their occupation as related to the airplane industry.

grew from 504,980 residents to 732,992; by 1960, 935,014 people lived in King County.²⁵ The population boom strongly impacted the Highline School District, which was formed in 1941 to serve Des Moines-area residents. Over the next few decades, the student body served by the district more than doubled.²⁶ Even with this growth, Des Moines remained unincorporated through most of the 1950s. By the end of the decade, however, annexation pressure from neighboring Kent led the community to petition for incorporation. The City of Des Moines incorporated in 1959, but the land on which Highline College stands remained in unincorporated King County.

1961–1967: Highline College Establishment and Early Construction

This period begins with the passage of Senate Bill 296 in 1961, which allowed the creation of junior colleges throughout the state. Highline College was founded the same year, and began meeting in classrooms and portables at Glacier High School. The district hired architect Ralph Burkhard to design a campus for the new college and construction began in 1963. The first round of buildings was completed in 1964 with students attending classes on the new campus in fall 1964. A second phase of construction was completed in 1967.

Highline College

The following section describes the history and development of Highline College, from its inception and initial construction through later phases of development.

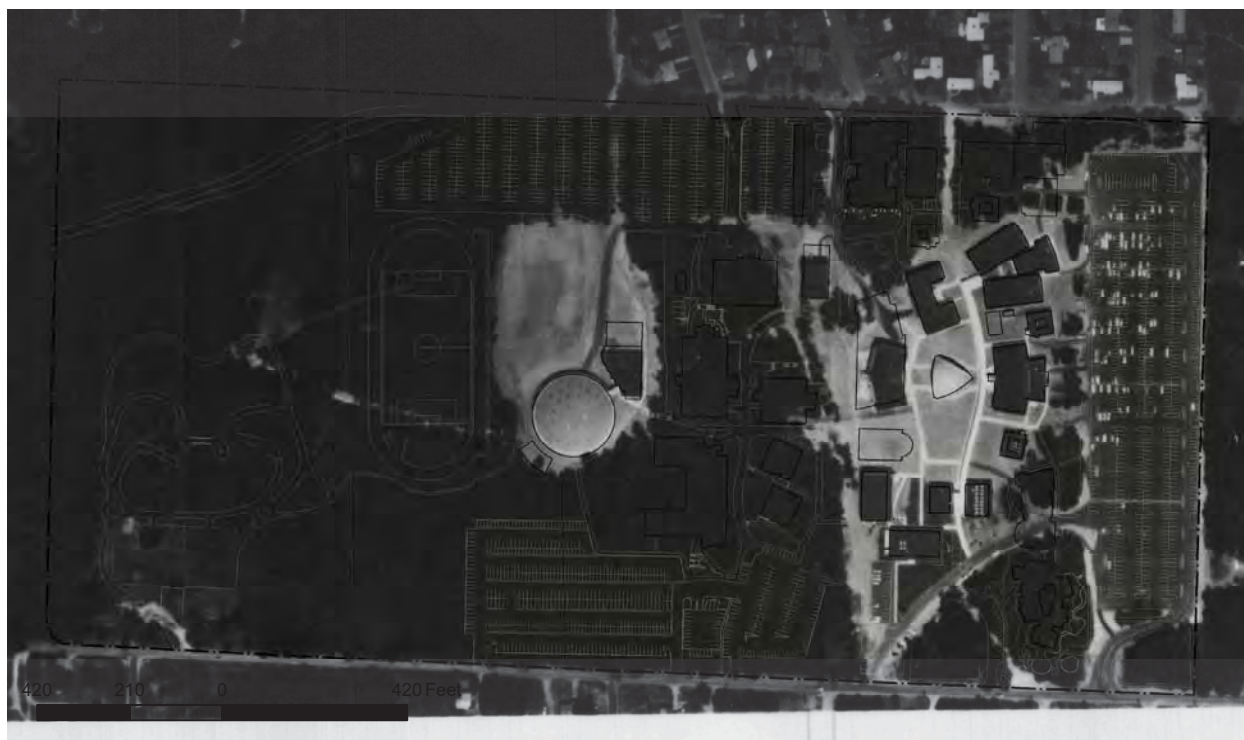
1961–1967: Highline College Establishment and Early Construction

Discussions about the possible establishment of a junior college in the Highline-Renton area began in the mid-1950s. Advocates believed an extension of the secondary education system would alleviate enrollment pressure at the University of Washington and other colleges in the region. One such advocate, State Senator Andy Hess of Burien, chairman of the State Senate Committee on Education, proposed an emphasis on vocational subjects, which would benefit local industry employers.²⁷ But even with Hess's support, junior college proponents had to overcome the state law that prohibited the establishment of a junior college in a county with a preexisting higher education institution. Although denied the opportunity to form their own




25. Washington State Office of Financial Management. <http://www.ofm.wa.gov/pop/april1/hseries/default.asp>

26. Kennedy, *One Hundred Years*, 113.

27. Ross Cunningham, "Burien Senator to Urge Junior College for South King County," *The Seattle Times*, January 23, 1957, 2.



Legend

-  Survey area
-  Existing buildings
-  Existing circulation system

Base 1965 aerial
courtesy of King County Road Services



Map 2.2. Building Overlay, 1965 Aerial

Highline College building footprints overlaid on 1965 aerial.

junior college, the Highline School District began making plans to extend their secondary education program offerings with the support of superintendent Carl Jensen, administrator Dr. Rodney Berg, and Pete Armentrout, a Boeing Airplane Co. executive.²⁸ The district established an extended secondary education program in 1959, with enrollment numbers ranging between 500 and 600 students by 1961.

In 1961, the state passed Senate Bill 296, which allowed junior colleges to form. But even with this decision allowing for new junior colleges, only two new institutions were allowed for the next biennium. A Highline junior college seemed a natural choice for one of the two new

28. Johnsrud, "Experience Bolsters Highline Junior-College Bid," *The Seattle Times*, April 17, 1961, 3.

institutions, and the school district moved forward with the presumption that they would soon have a new school, even putting forth a bond issue before voters. The district put a \$2.3 million bond issue with a \$10 million special levy before voters in May 1961 to construct a junior college campus, anticipating its application's approval from the State Board of Education. In the meantime, classes would be held in classrooms and portable facilities at the new Glacier High School.²⁹ Just prior to the vote, a King County Area Advisory Board on Junior Colleges unanimously recommended to the State Board of Education that Highline be the location for a new junior college.³⁰ Even with this support, the special levy and bond issue did not pass due to low voter turnout, and a June decision for the junior college establishment was postponed by the State Board of Education until late July. The school district continued on, though, with plans for an extended secondary program—albeit one closely aligned with a junior-college curriculum and operation.



Carl Jensen (left) and Dr. Rodney Berg (right). Courtesy *The Seattle Times*.

Through late May and June of 1961, the State Board of Education worked through proposed regulations for where new junior colleges could be located. The board adopted the following regulations:

- The school must serve students within a 25-mile commuting radius or less than an hour of travel time
- The surrounding area must have a minimum of 8,700 students in grades 1 through 12, with 2,200 in grades 9 through 12
- An annual graduating class of 450 students, minimum
- Potential for a minimum of 300 full-time students by the second year of the new junior college, increasing to 500 within five years³¹

29. Byron Johnsrud, "Highline Votes May 23 on Junior-College Bonds," *The Seattle Times*, April 16, 1961, 14.

30. Byron Johnsrud, "Highline Junior College Recommended," *The Seattle Times*, May 17, 1961, 18.

31. "Junior-College 'Ground Rules' Adopted," *The Seattle Times*, June 27, 1961, 21.



Left: Students signing up for courses at the new junior college. Courtesy *The Seattle Times*.

Above: Dr. Melvin A. Allan, first president of Highline Junior College.

The Highline School District met these regulations and the State Board of Education authorized the district to establish Highline Junior College on July 28, 1961—the first junior college in King County.³² A junior college in Moses Lake was also authorized. Of the eight other school districts in King County that applied for authorization from the board, Highline was the only district ready to open its school in fall of 1961. With authorization from the state, the school district prepared another special levy to go before its electorate in September 1961 to construct the first buildings for the new junior college campus.

The Highline School District named Dr. Rodney Berg, the district’s administrator of post-high school education, as the new junior college’s first president. Berg’s role was short-lived, however, as he was soon hired as the new president of Everett Junior College, leaving Highline by October 1, 1961.³³ Charles Carpenter from the University of Colorado at Boulder was named as acting president upon Berg’s departure.³⁴ Despite this hiccup, classes for the new junior college began on September 25th for nearly 400 students, in facilities at Glacier High School (2450 S. 142nd Street). The new college began with a teaching staff of 16 and with curriculum covering business administration, humanities, foreign languages, creative arts, and social sciences.³⁵ The vocational program was still in development, but was set to include electronics, drafting, techni-

32. “Junior College O.K’d for Highline,” *The Seattle Times*, July 27, 1961, 14.

33. Byron Johnsrud, “Highline Educator Named President of Everett J.C.,” *The Seattle Times*, August 9, 1961, 9; Bryon Johnsrud, “Highline J.C. Has Opening Day Jitters,” *The Seattle Times*, August 16, 1961, 48.

34. “Acting College Head Named at Highline,” *The Seattle Times*, October 2, 1961, 2.

35. Johnsrud, “400 Students to Begin Classes at Highline J.C. Tomorrow,” *The Seattle Times*, September 17, 1961, 18.



cal mathematics, and offset printing. In the midst of the college's first year of courses, the college named Dr. Melvin A. Allan of Western Washington State College as president of Highline Junior College. Highline quickly became a success, with enrollment increasing by 66 percent in its first year.³⁶

Left: Construction underway on the Highline campus. The lecture hall (building 7) with its distinct roof form is visible in the foreground.

Right: 1973 view of Building 6 and associated breezeway.

Planning and Construction, 1961–1967

As classes were underway at the new Highline College, the Highline School Board began seeking out a site to construct the campus. District voters passed the special levy to fund construction in September 1961. The board selected an 80-acre site outside of Des Moines city limits, just east of the town of Zenith and west of Midway. The state of Washington owned the property and Highline struck a deal to acquire the tract through a 99 year renewable lease.³⁷ The board also hired architect Ralph Burkhard to design the campus and Dr. Arnold Tjomsland, a former building expert with the State Department of Education, served as a consultant.³⁸ The school board approved plans for the campus in 1962.

Plans for the campus included an arts and crafts building, a technical arts building, multipurpose building for classrooms, library, teacher office building, business building, science and technology building, general classroom building, utilities building, swimming pool building, fieldhouse, and a student center with lounge and dining services, student offices, and counseling offices.³⁹ Construction was divided into two phases: The first phase included construction of the

36. "Enrollment Up 66 Per Cent at Highline J.C.," *The Seattle Times*, October 12, 1962, 39.

37. "State to Review Plans for Highline College," *The Seattle Times*, August 12, 1962, 32.

38. "Zenith Site Sought for Highline J.C.," *The Seattle Times*, November 17, 1961, 44; Byron Johnsrud, "Board O.K's 1st Highline College Units," *The Seattle Times*, August 1, 1962, 35.

39. Johnsrud, "Board O.K's 1st Highline College Units."



Map 2.3. Building Overlay, 1968 Aerial
Highline College building footprints overlaid on 1968 aerial.

library, fieldhouse, administration building, lecture hall, theater, and classroom and laboratory facilities for arts and crafts, sciences, and business administration. The swimming pool facility, gym, auditorium, and additional classrooms were slated for the second phase.⁴⁰ The groundbreaking ceremony for the campus occurred on August 12, 1963, with completion anticipated for the first phase of construction by fall 1964. Earley Construction Co. of Tacoma was awarded the general contract, with Pease & Sons receiving the mechanical contract and Carl T. Madsen, Inc., receiving the electrical contract.

The new campus, although not entirely complete due to construction delays—especially following a strike by the Plumbers and Pipefitters Union—opened for students in September 1964. The buildings were constructed of pre-stressed, pre-cast concrete with exposed Chehalis marble facing.⁴¹ Concrete umbrella walkways provided shelter to students and faculty walking between

40. “Junior College: Highline Groundbreaking Set,” *The Seattle Times*, August 11, 1963, 66.

41. “New Highline College to Open,” *The Seattle Times*, August 30, 1964, 58.



Upper: First graduating class from Highline Community College.

Lower: First faculty members of Highline.

buildings. Burkhard's design won a national citation for exceptional design from the American Association of School Administrators in 1966; the jury called Burkhard's design an "exciting educational environment."⁴²

The second phase of construction, for 11 additional buildings, began in summer 1966. Burkhard also designed these buildings. Knudson Construction Co., of Mountlake Terrace, served as general contractor, Totem Electric of Tacoma, installed the electrical systems, and Bergh-Griggs Co. of Tacoma, the mechanical systems. Andersen-Bjornstad-Kane was the structural engineer with Alexander H. Hargis as the mechanical and electrical engineer.⁴³ Construction was completed by 1966. In the meantime, the state legislature passed the Community College Act in 1967, creating Community College District 9 and allowing Highline to separate from the Highline School District. At this point, Highline

College became Highline Community College and part of the State Board of Community and Technical Colleges (SBCTC). Dr. Allan continued as the college's president through this entire period.

Ten buildings remain from this period.

1968–1978: First Master Plan

The college continued to grow during its first several years of operation. Between 1966 and 1970, the college's enrollment increased from 3,500 to 7,100 and faculty numbers grew from

42. "Highline College Wins Design Award," *The Seattle Times*, February 6, 1966, 36.

43. "Work Begins at Highline," *The Seattle Times*, July 3, 1966, 17.



Above: 1970 photograph of the interior of Building 1.

Right: June 1977 construction photograph of Price-designed library.



85 to 141.⁴⁴ In 1969, the college purchased property near the Des Moines marina to operate diving, sailing, marine biology, and marina management classes.⁴⁵ During this time, Dr. Allan left the college and Dr. Orville Carnahan began his tenure as president (1971–1976). Dr. Shirley B Gordon, one of the first instructors at the community college, was awarded the presidency in 1976.

In response to its own growth, the college hired the Tacoma architectural firm Robert Billsbrough Price & Associates to complete a master plan for the campus. The master plan was completed in 1971 and called for siting of buildings to take advantage of the sweeping views of Puget Sound (which, coincidentally, were better revealed once woods around the campus were cut down).⁴⁶ The architecture firm then went on to design three additional buildings for the campus, sited west and down the slope from the original Burkhard-designed campus. The first two buildings were constructed by 1976, a two-story classroom building and a three-story one. The third building, a new, six-level, 79,000-square-foot library, opened in March 1978,

44. “Highline College Reorganizes,” *The Seattle Times*, December 6, 1970, 24.

45. “Highline Buys Property Near Des Moines,” *The Seattle Times*, June 24, 1969, 46.

46. Alf Collins, “Two College Buildings are Blind,” *The Seattle Times*, March 7, 1976, G-1.



Above: The college's welding program.
Right: Students at the 1985 graduation.



constructed for \$3.4 million. The new buildings marked a significant departure in style from the Burkhard designs. A significant issue for the campus (both presently in 2016 and back in the 1970s) is its proximity to the Seattle-Tacoma International Airport and the resulting noise pollution. The designs for the new buildings had limited windows to eliminate noise infiltration and vibration inside the buildings.

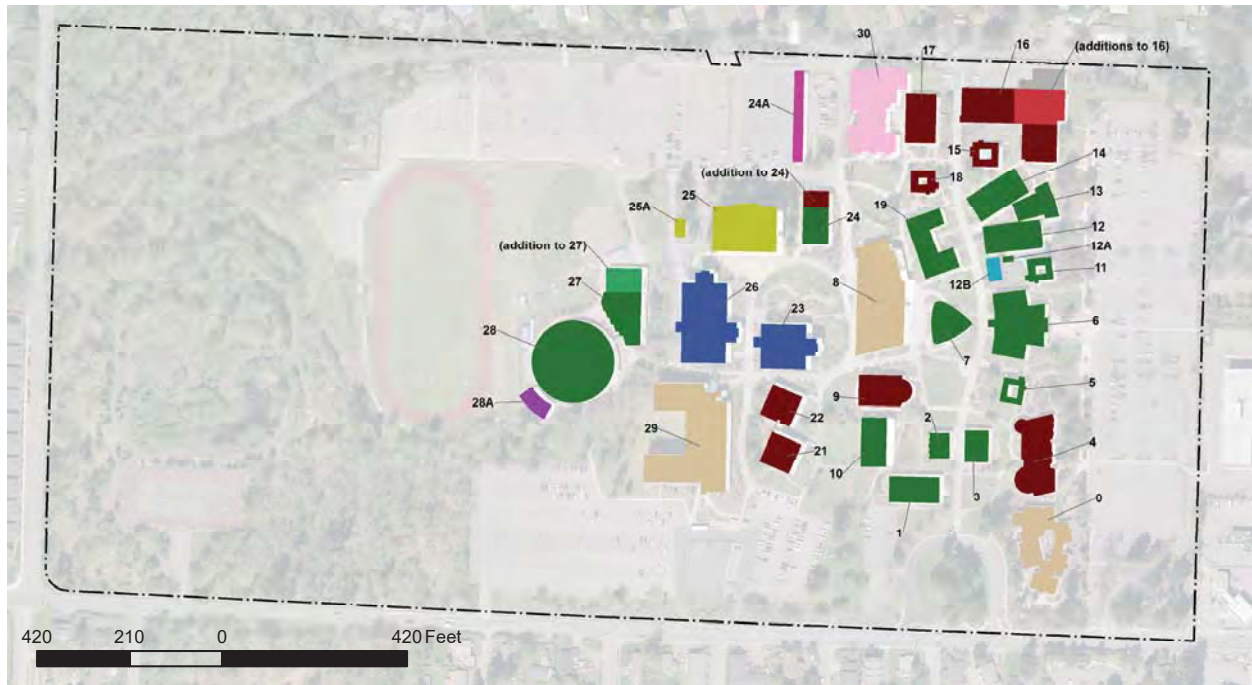
Two other buildings were constructed during this period, a chiller plant (25A) in 1978 and a maintenance/grounds building (24A) in ca. 1980.

Five buildings remain from this period.

1979–2003: Continued Growth

As Highline continued to grow and develop, so did neighboring Des Moines. Several annexations occurred between 1960 and 1988. Highline's location became incorporated within Des Moines after the 1984 South Des Moines annexation.⁴⁷ Limited construction occurred on the campus during this period. A new greenhouse was completed in 1981. Most notably, the Instructional Computing Center (Building 30) was constructed in 1990. The college spent \$3.1 million on the three-story building to house state-of-the-art computer equipment. The computing center building was remodeled in 2000. Dr. Edward M. Command replaced Dr. Shirley B.

47. Kennedy, *One Hundred Years*, 43.



Legend

Survey area	Buildings by year built	1978
1964	1980	
1967	1981	
1970-1973	1989	
1970	1992-2001	
1970 ca	2004	
1975		

Base 2012 aerial
courtesy of USGS



Map 2.4. Buildings, Dates of Construction
Highline College buildings color-coded by date of construction.

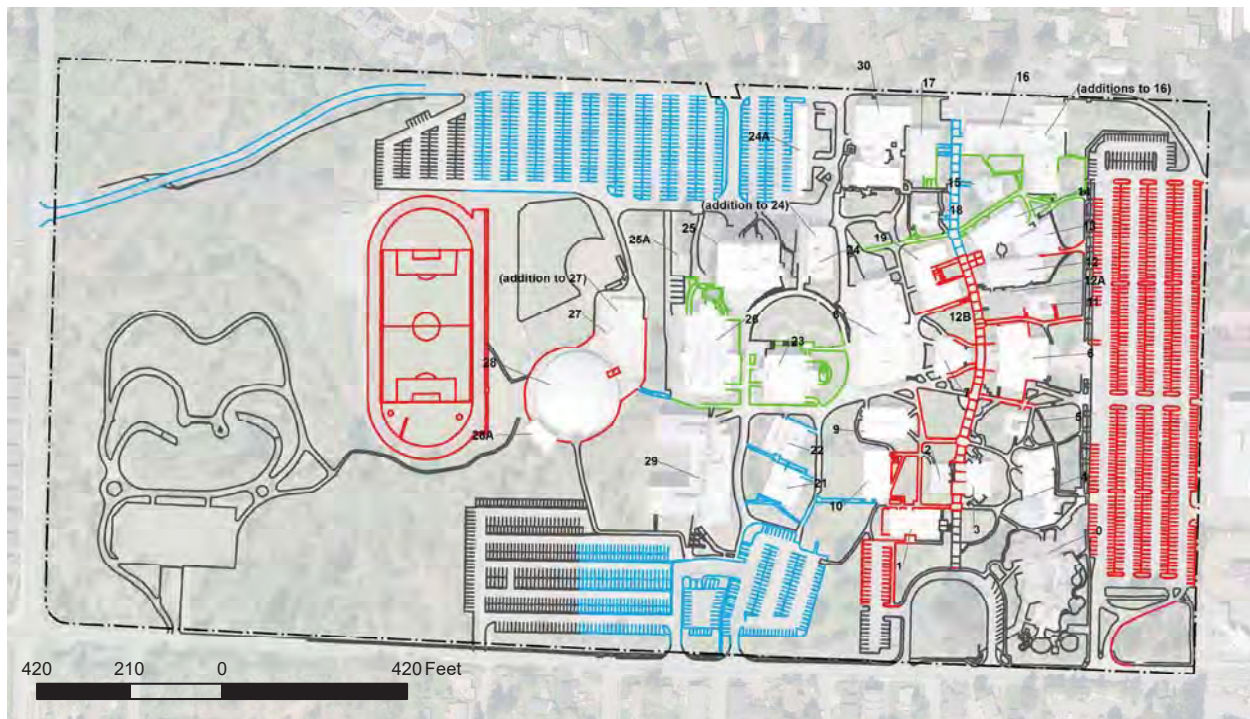
Gordon as president in 1990 and served until 2000. Dr. Priscilla J. Bell became president in 2000.

Two buildings remain from this period.

2004–Present: Current Conditions

In 2004, construction on three new buildings was completed on campus. These buildings included the Higher Education Center, Childcare Center, and the Student Union.

In 2014, the Highline Community College Board of Trustees voted to change the college's name back to Highline College. This vote came on the heels of state approval of the college's addition



Legend

- Survey area
- Existing circulation networks by year built
- 1964
 - 1967
 - 1970s
 - Contemporary (post 1979)

Base 2012 aerial
courtesy of USGS



Map 2.5. Circulation Networks, Dates of Construction

Highline College circulation networks color-coded by date of construction.

of four Bachelor or Applied Science degree programs.⁴⁸

Highline College is now one of the largest higher education institutes in the state, with more than 15,000 students and 350,000 alumni.⁴⁹

Three buildings remain from this period.

48. Highline Community College, "Highline Will Revert to Original Name," Media Release, June 13, 2014, https://communications.highline.edu/news/NRs/13-14_NRs/Highline_will_revert_to_original_name_061314.php.

49. Highline College, "Highline History," Highline College, <https://www.highline.edu/about-us/highline-history/> (accessed May 6, 2016).

Architects

Ralph H. Burkhard (1908–1993)

Ralph H. Burkhard created a successful career for himself as an award-winning architect, well-known for his educational building designs. Born on July 18, 1908 in Bar Harbor, Maine, Burkhard attended Syracuse University, receiving a bachelor's degree in architecture in 1930, and earning his master's degree in architecture in 1931 from the Massachusetts Institute of Technology (MIT). In addition to his architectural degrees, Burkhard pursued studies in structural engineering and sculpture, enrolling at the Beaux Arts Institute of Design in New York City between 1932 and 1933.

For the first decade of Burkhard's career he designed for several architecture firms, primarily working in New York, Maine, and Washington, D.C. He moved to Seattle in May of 1943 to work for the Boeing Company as a mechanical engineer on the Boeing C-97 Stratofreighter project. Burkhard set up his own architectural practice in Seattle following the end of World War II, quickly establishing himself as an innovative and modern designer. The schools he designed during his career in the Pacific Northwest include: the Mountlake Terrace High School (1959) and Melody Hill Elementary School (1958) in Mountlake; Kenmore Elementary School (1955), Bothell High School gymnasium (1957), and Arrowhead Elementary School (1957) in Bothell; Foster Junior-Senior High School (1951) in Seattle; the Education Building (1958), Nicholson Pavilion (1959), and Courson and Muzzall Halls (1966) at Central Washington University in Ellensburg; Highline College (1964–1967); and A.A. Cleveland Hall (1963) at Washington State University in Pullman.⁵⁰

Burkhard created distinctively Modern designs, earning numerous awards throughout his career, including a Seattle AIA Honor Award for Southgate Elementary School in 1951, a National Honor Award for Foster Junior-Senior High School in 1953, and other local AIA awards for



Architect Ralph Burkhard. Courtesy the Department of Architectural Licensing, via DoCoMoMo WeWa.

50. "Burkhard, Ralph H.," Pacific Coast Architecture Database (PCAD), <https://digital.lib.washington.edu/architect/architects/5587/> (accessed November 13, 2012); "Burkhard, Ralph H.," Docomomo Wewa, http://www.docomomo-wewa.org/architects_detail.php?id=80 (accessed November 13, 2012).

Clark's Cleaners in 1955 and the Nicholson Pavilion in 1959.⁵¹ His design for the gymnasium at Mountlake Terrace High School was the first major project on the West Coast to utilize triangular Glu-laminated beams.

Burkhard continued to design buildings through at least the early 1970s. A long-time resident of Burien's Normandy Park neighborhood, he passed away on December 30, 1993, at the age of 85.

Robert Billsbrough Price⁵²

Born in Tacoma, Washington in 1915, Robert Billsbrough Price was perhaps the best-known architect in the Tacoma area from the 1950s into the 1970s, primarily for his contemporary Northwest residences, education-related buildings, and assorted commercial buildings. However, Price completed a wide range of work in various modernist styles and materials.

A graduate of Stadium High School, Price attended the University of Puget Sound and began taking classes towards an architectural degree at the University of Washington. His studies were suspended during World War II, when he served in the Naval Air Corps in England, Pearl Harbor, Australia, India, and China. After the war, Price completed a bachelor's degree in architecture from the University of Washington (1946) and a master's from the Massachusetts Institute of Technology (1948).



Architect Robert Price. Courtesy the Department of Architectural Licensing, via DoCoMoMo WeWa.

After briefly working for Seattle architect James C. Gardiner, Price co-founded a new practice in Tacoma with his wife, Joan. His work spanned a variety of building types, but his schools and education-related buildings comprised the bulk of his career portfolio. Beginning with Sherman Elementary in 1954, numerous projects followed in Western Washington during the 1950s, 1960s, and 1970s. These included John S. Baker Junior High School in Tacoma (1955); George R. Curtis Junior High School in University Place (1957); Hunt Junior High School (1958), with Halprin as landscape architect; Hoyt Elementary School (designed ca. 1957, built 1958,

51. "Burkhard, Ralph H.," Docomomo Wewa.

52. Artifacts Consulting, Inc. Curran House: Historic Structure Report, commissioned by the Friends of the Curran House Committee (May 2010), 23-30. Biography on Price condensed from the Curran House report.

awards received); Puyallup Jr. High School (ca. 1959); Aberdeen Senior High School (ca. 1960); Mount Tahoma High School in Tacoma (1961, demolished 2007); Olson Physical Education Building at Pacific Lutheran University (1969); and the College Recreation Center (1972) and the Recreation Pavilion (1973) at Evergreen State College in Olympia (1973). The Price firm also designed additional buildings and/or renovations to existing ones at Evergreen, Pacific Lutheran, the University of Washington, and Western Washington University.

From 1968 to 1981, Price served as vice chairman of the King County Design Commission. He also served three years on the University of Washington's design commission. In his lifetime, Price received 59 national, regional, and local awards honoring his architectural design excellence. He belonged to numerous groups, including the Tacoma Society of Architects, the Washington State Council of Architects, the Tacoma Art League, Allied Arts, Associated General Contractors of Tacoma, and both the Washington State and Southwest Washington chapters of the AIA. He passed away in September 1981.

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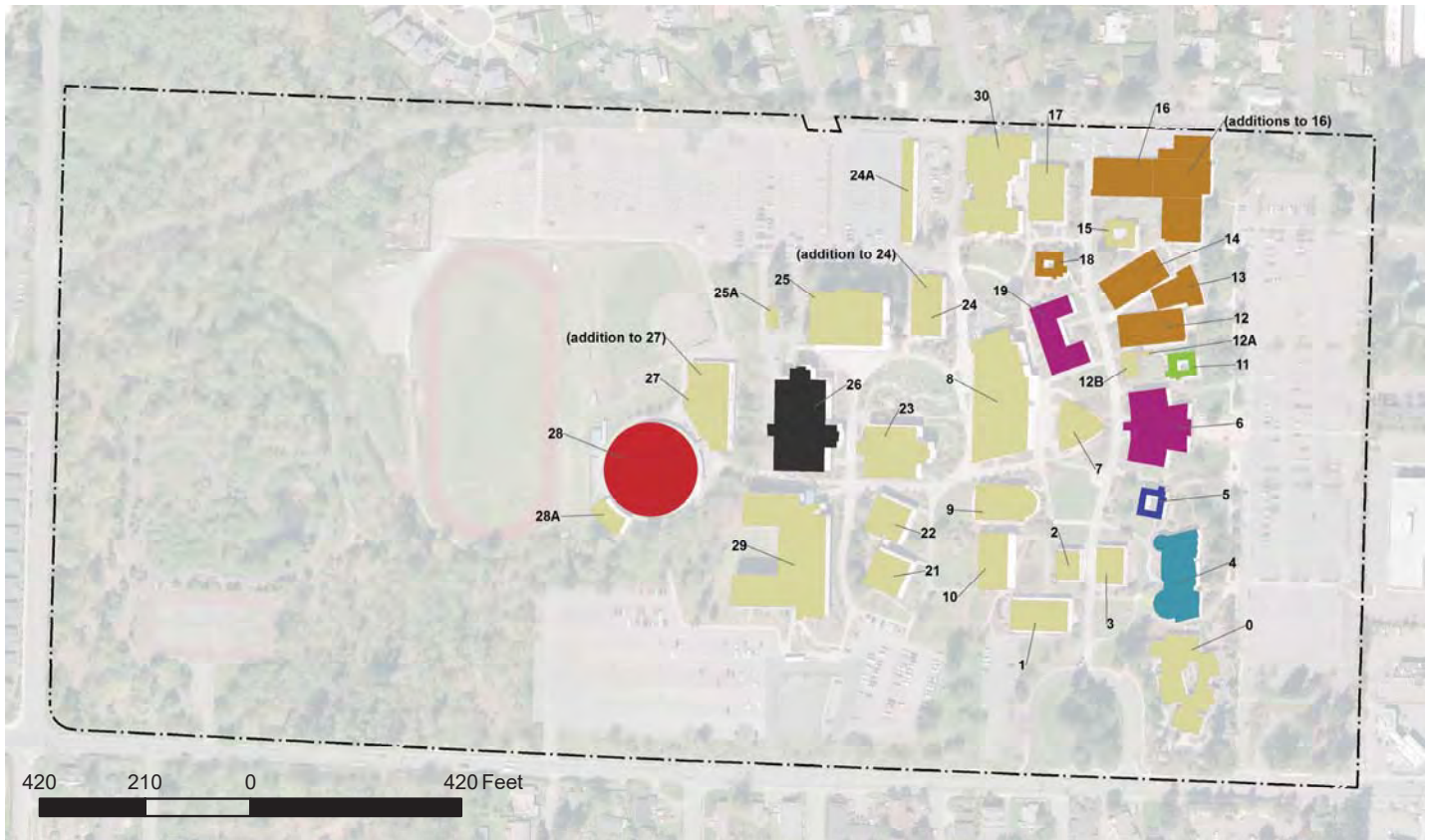
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“Zenith Site Sought for Highline J.C.” *The Seattle Times*, November 1961: 44.

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3

SURVEY RESULTS



Legend

Survey area **Previous surveys and DAHP findings. DOE = determination of NRHP eligibility**

- Not previously surveyed
- 110713-08-KI DAHP determined not eligible on 11/7/2013
- DOE 032113-04-COMM Nov 18 2013
- DOE 081612-01-FAA Nov 25 2013
- DOE 102912-18-FTA on Mar 14 2014
- DOE 111813-60-KI DAHP Nov 19 2013
- DOE 111813-60-KI Nov 19 2013
- DOE 111913-02-COMM Nov 19 2013

Base 2012 aerial
courtesy of USGS



Map 3.1. Previous Surveys

Map indicating which buildings at Highline College have been previously surveyed and the subsequent findings from the Department of Archaeology and Historic Preservation (DAHP).

FINDINGS

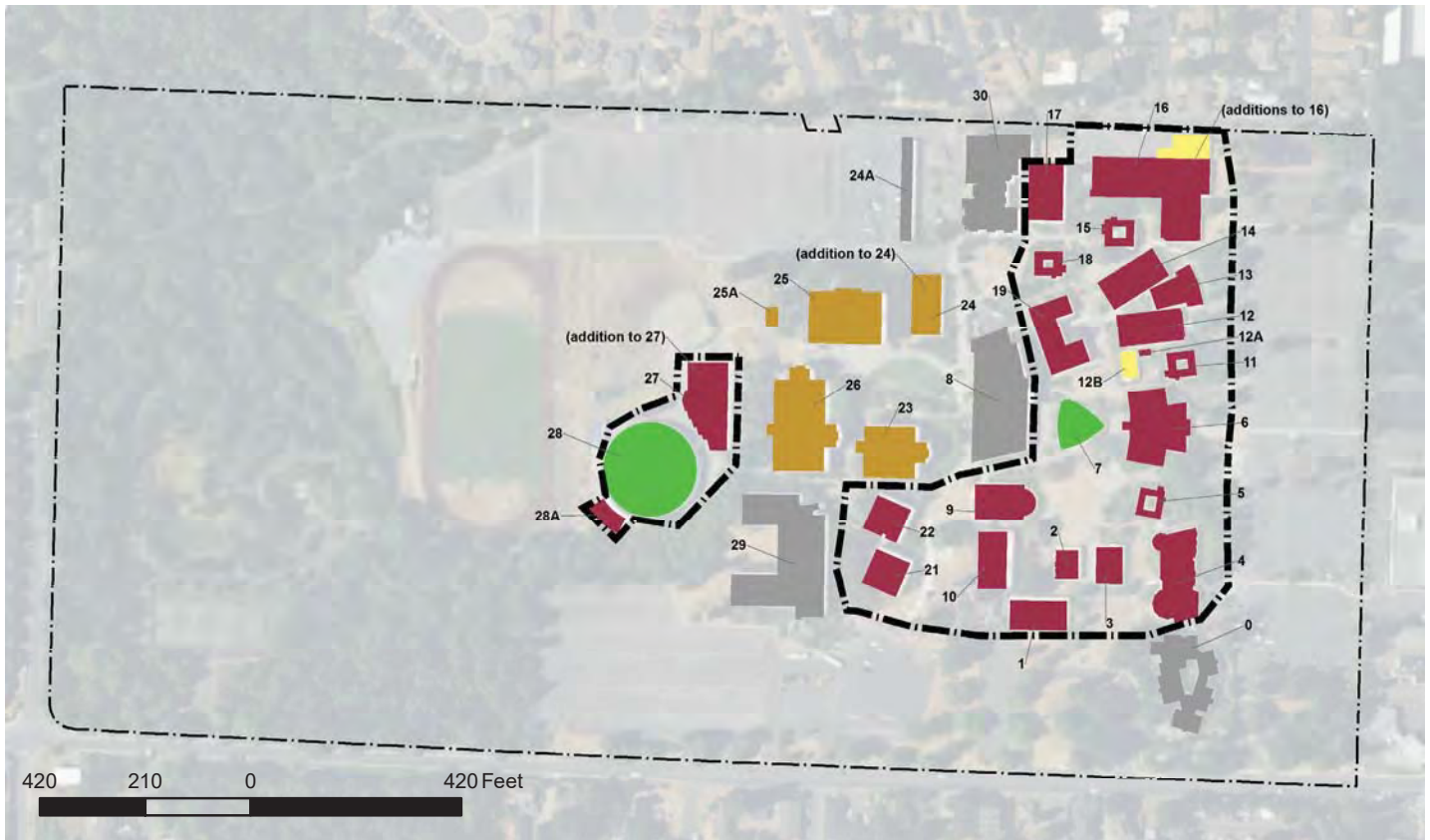
The Highline College campus has experienced multiple expansions, growing the campus westward. The original core and recreation areas each continue to convey a unity of design and provide a distinct point of entry for students entering the campus from the east parking lot.

The findings were consistent with expectations relative to integrity and quality of design and the level of architectural firms involved in the original planning and design. The following survey findings convey eligibility recommendations for the campus, based on field work and archival research.

Although the 50 year cut off as of 2016 is 1966, properties built in 1967 were treated as being 50 years of age in order to better inform future planning efforts.

Status definitions used on the map legends for buildings, circulation, and landscape features—note that all categories are recommended based on field work, archival research, and our professional experience:

- **Historic, individual and contributing**, recommended: “Historic” indicates properties built before 1979. “Individual” indicates the property is potentially individually eligible for listing to the NRHP based on either or both its architectural and historical significance and role in the development of Highline College. “Contributing” indicates the property resides within and supports the architectural and historical significance of the recommended NRHP historic district.
- **Historic, contributing**, recommended: built before 1979 and resides within and supports the architectural and historical significance of the recommended NRHP historic district.
- **Historic, not NRHP eligible**, recommended: built before 1979, not potentially individually NRHP eligible and is outside of the recommended NRHP historic district (and the intervening space between the property and district lacks sufficient integrity to extend the district to include the property).
- **Historic, non-contributing**, recommended: built before 1979 and within the potential NRHP historic district, but non-contributing due to the extent of alterations.
- **Non-historic**: Properties built in or after 1979, and not within a potential historic district.
- **Non-historic, non-contributing**: built in or after 1979, resides within but does not support architectural or historical significance of the recommended NRHP historic district.



Legend

Survey area

Recommended discontinuous NRHP district boundary

NRHP eligibility recommendations

Individually NRHP eligible, recommended

Historic, contributing to NRHP district

Historic, NRHP eligible and contributing to NRHP district

Historic, not NRHP eligible

Non-historic, non-contributing

Non-historic

Base 2015 aerial
courtesy of ESRI



Map 3.2. National Register of Historic Places Eligibility Recommendations, Buildings

National Register of Historic Places (NRHP) eligibility recommendations for Highline College buildings within the survey boundaries.



Above: Building 7, south and west facades.

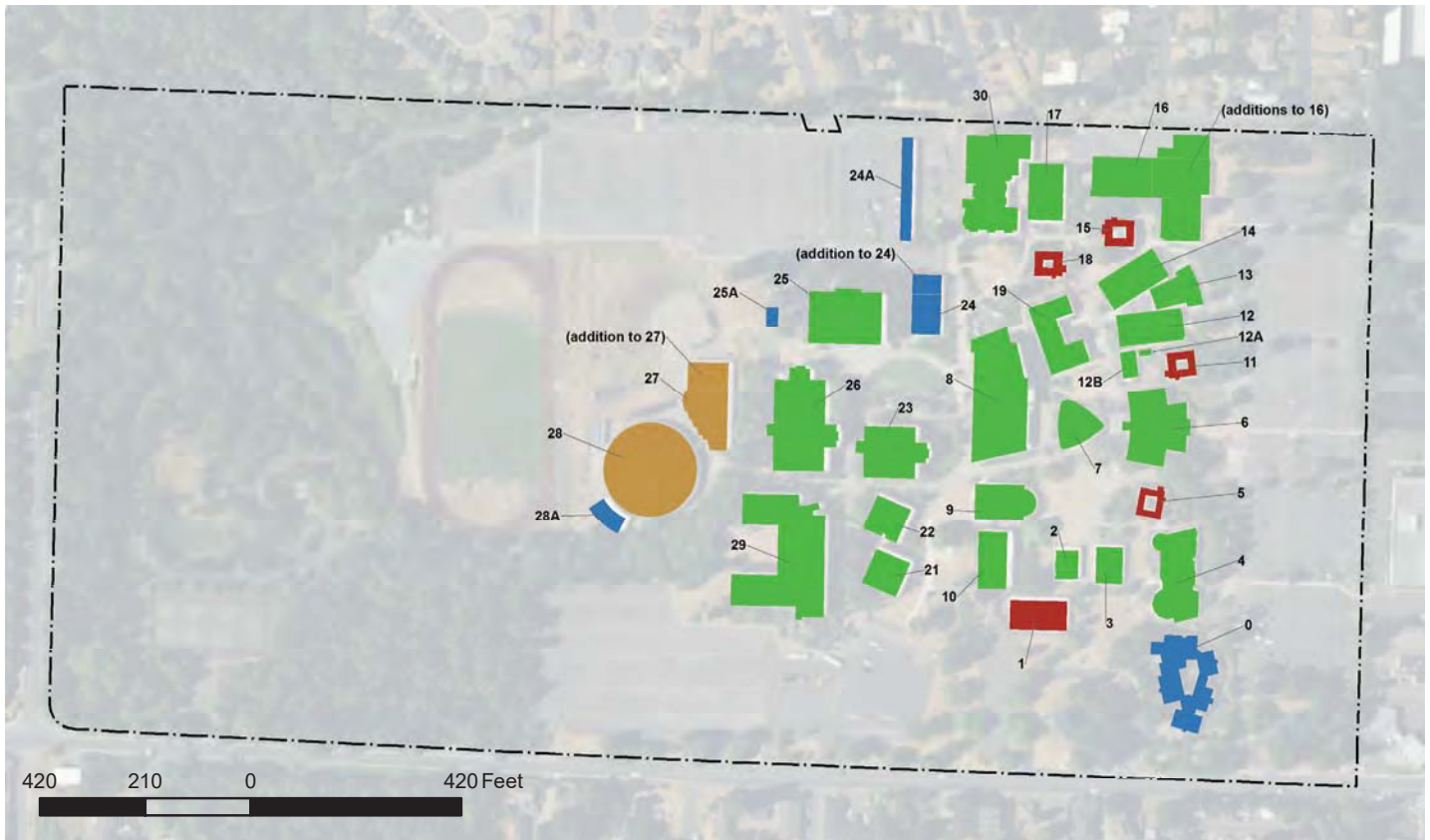
Right: Detail of panels, Building 7. All contemporary images courtesy Artifacts Consulting, Inc., 2016, unless otherwise noted.



District: The Highline College campus is recommended as potentially eligible for inclusion on the NRHP as a discontinuous district at the local level of significance under criteria A and C. The period of significance for the campus is 1964–1970, encompassing the initial construction to start the campus and the next phase of development that continued the architectural styles, materials, and design work of the first phase by architect Ralph Burkhard. This also includes buildings completed between 1968 and 1970, designed by Burkhard as supporting structures. Properties built after 1967 departed from the original design and/or did not display the same high level of materials and design quality as the original buildings, even when designed by Burkhard.

Refer to the district status map [page 48](#) for the recommended boundary and contributing properties. The two areas of this discontinuous district are the core academic and the recreation areas. Development outside of the period of significance extensively altered the space between these two areas and departed from the forms and architectural character defining to the period of significance.

- Under criterion A, area of significance of education, for its association with post-World War II higher education in Washington.
- Under Criterion C, area of significance of architecture, as an example of the work of Ralph Burkhard, a well-respected architect who designed numerous school campuses during the post-World War II period.



Base 2015 aerial
courtesy of ESRI

Legend

Survey area

Building functions

Academic
 Faculty
 Recreation
 Service



Map 3.3. Building Functions

Highline College buildings color-coded by building function (academic, recreation, faculty, and service).



Individual: Two buildings rise to the level of potential individual NRHP eligibility due to the quality of their design and construction. Refer to the map [page 48](#) for recommended properties:

Left: Building 28, looking west.

Right: Building 12, illustrates soffit detail.

- Building 7, under criteria A and C, due to its architectural design, materials, prominent location within the core of the campus, and role as the main lecture hall. This building retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.
- Building 28 and adjacent, functionally associated walkway canopy, the last remaining walkway canopy on campus, under criteria A and C, due to its architectural design, materials, prominent location within the recreation area of the campus, and role as the principal sports facility. This building retains a moderate level of integrity of location, design, setting, materials, workmanship, feeling, and association.



Legend

- Survey area
- Recommended discontinuous NRHP district boundary

NRHP eligibility recommendations

- Historic, contributing, recommended
- Historic, non-contributing
- Historic, not NRHP eligible
- Non-historic, non-contributing (shown as white lines)

Base 2015 aerial courtesy of ESRI

Map 3.4. National Register of Historic Places Eligibility Recommendations, Circulation Networks
 National Register of Historic Places (NRHP) eligibility recommendations for Highline College circulation networks within the survey boundaries.

Buildings

Buildings within the core campus and recreation area directly support the character and quality of design, setting, feeling and association that characterize Highline College. Three functional types support Highline College, academic, recreation, and service. This is a commuter oriented campus and consequently does not have residential facilities. Overall the buildings retain a moderate level of integrity of location, design, setting, materials, workmanship, feeling, and association. There have been several alterations (including extensive interior alterations and window replacements on most buildings), building removal, and contemporary infill development.

Refer to the building status map [page 48](#) and the table below [page 64](#) for recommended NRHP eligibility details.

- Historic, contributing to NRHP district:
 - » Contributing buildings designed for academic or recreation functions, within the campus established as part of the original design, with a direct role in the visual and physical character and educational role of Highline College. Many of these may have experienced alterations; however, collectively they continue to convey the original design, setting, materials, workmanship, feeling, and association that is characteristic of the period of significance.
- Historic, NRHP eligible contributing to NRHP district:
 - » Buildings designed for academic or recreation functions that could potentially achieve NRHP listing as individual properties, based on their high level of architectural significance. These buildings also contribute to a potential historic district.
- Historic, not NRHP eligible and/or non-contributing:
 - » Buildings designed for academic, recreation, or service functions, either outside of the core campus, having an indirect role in the experience and educational role of Highline College, or within the core campus but have been substantially altered.



Sidewalk leading to Building 4.

- Non-historic and/or non-contributing:
 - » Buildings added as part of subsequent development periods that departed from the original designs, materials, and locations. These can occur both within and outside of the potential historic district.

Academic: Core buildings designed and built to provide education facilities for students enrolled at Highline College. These reflect the highest level of material and design, while also being directly related to the educational mission of Highline College. They constitute the majority of properties on the campus. Refer to the Building Function map.

Faculty: Buildings designed and built to provide office and support facilities for professors teaching at Highline College. These include the administration building as well as faculty offices. These reflect a high level of materials and design, while also being directly related to the educational mission of Highline College. They are smaller in scale and serve a supporting role to the academic buildings. Refer to the Building Function map.

Recreation: Buildings designed and built to support the educational role of Highline College. Relative to the academic buildings, these exhibit comparable materials and design. They were grouped in the recreation area of the campus. Buildings and additions added as part of development periods after the period of significance echoed some of the original design elements, but did not display the same high level of materials and design employed on the original buildings. Refer to the Building Function map.

Service: Buildings designed and built to support the operation of Highline College. Relative to the academic buildings, these exhibit comparable materials and a simplified level of design for a more utilitarian character that blended into the overall campus. They tended to be located at the outer edges of the campus. Refer to the Building Function map.

Circulation

Circulation into and within the campus is a successful functional component. Those features within the core campus directly support the character and quality of design, setting, feeling, and association. As circulation features move away from the core campus, their influence on the visual and physical character becomes more indirect. The following observations and recommendations stem from a comparison of the original landscape design drawings and historic aerials. Overall circulation features retain a low level of integrity of location, design, setting, materials, workmanship, feeling, and association. There has been one alteration—adding a hip roof to a directory—along with some non-compatible efforts to replicate original brick paving (in front of the Seminar I building), and loss of circulation features and the addition of contemporary features due to development. Refer to the circulation status map [page 52](#) for recommended NRHP eligibility details.



Left: Contemporary view of walkway canopy example.

Above: Historic view of walkway canopy example.

- NRHP district contributing:
 - » The walkway canopy associated with Building 28 is recommended as potentially contributing to the NRHP district in conjunction with Building 28. If Building 28 were listed individually, the walkway canopy would be included as part of that nomination as a character-defining feature associated with the building's historic function. No other circulation features are recommended as contributing due to the extent of material and design alterations. Only fragmented sections of original concrete paving remain. The majority of walkways have received new paving and/or have had their alignments altered.
- Historic, non-contributing:
 - » Circulation within the core campus originally had a direct role in the visual and physical experience and navigation of the campus. Due to the extent of alterations, however, they are not recommended as contributing. This includes arterial and connecting walkways.
- Historic, not NRHP eligible:
 - » Circulation features outside of the recommended historic district. These were added between 1964 and 1967; however, they have been substantially altered and/or originally feature minimal utilitarian design features.

Walkways: These provide pedestrian circulation within the campus. Vehicles are restricted to the parking areas around the perimeter of the campus, making walking the primary means of circulation within the campus. Materials consist of concrete and painted metal. Alterations include the removal of the canopies, allowance of vehicle travel within the campus, and the replacement of most of the concrete surfaces. Although many of the walkways remain in their

original locations, the loss of original materials and design features influenced the recommendation for non-contributing status.

- **Arterial walkway:** This consists of the main curvilinear, north–south walkway extending from the south to the north end of the campus. Academic buildings are arranged on either side of and facing the walkway. Smaller connecting walkways extend between the building entrances and the arterial walkway. Alterations expanded arterial walkways to include an east–west route down to buildings 26 and 29; and a second north–south route on the east and west sides of building 8, extending down to the building 25, and out to the north parking lot. Also an arterial was added along east side of buildings 29 and 26 connecting to building 25.
- **Connecting walkways:** These consist of walkways linking the parking areas to the arterial walkway, and connecting from the arterial walkway to the buildings. These are smaller in scale than the arterial walkway. There are direct flights of concrete stairs with painted metal railings at steeper grade sections.
- **Walkway canopies:** These segmental concrete covers (also called umbrellas in the original drawings) built as part of the 1964 development phase provided students shelter from the rain when walking between buildings. Only the canopy between the field house (Building 28) and locker room remains, and is recommended as potentially contributing to the NRHP district and the individual NRHP eligibility of Building 28. The other covered walkways were removed between 2005 and 2016.



Parking lot example.

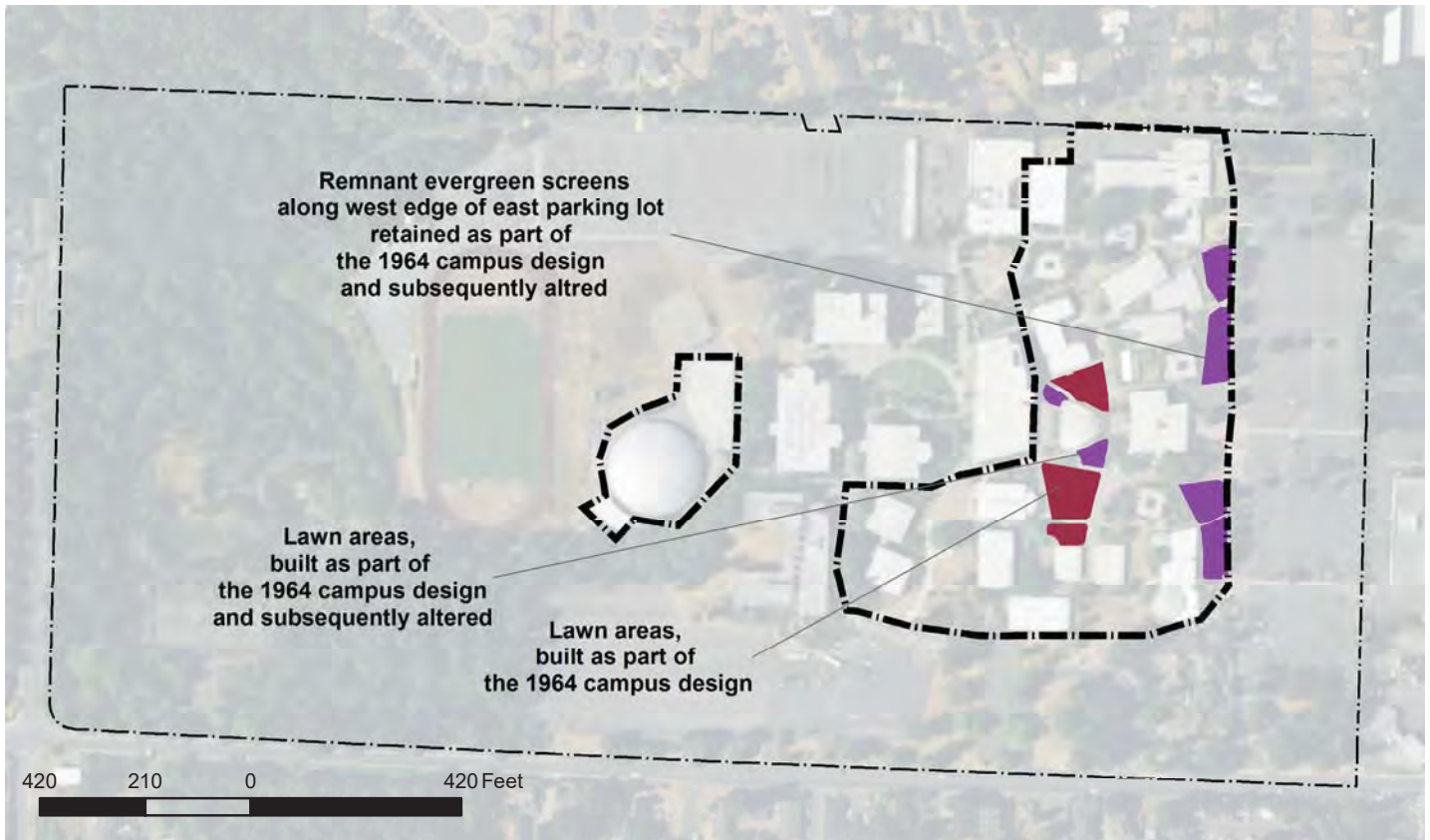
- » Originally between buildings 2 and 3, removed.
- » Originally along the arterial walkway, removed. As part of the 1964 development phase these extended north only to buildings 12 and 14. As part of the 1970s development, the walkway and associated canopy were extended north to connect with building 15.
- » Originally from the arterial walkway to the west edge of buildings 12 and 14, removed.
- » Originally between the field house and associated locker room, remains

Roads: These provide vehicular access to and within the campus and are paved with asphalt. Roads are categorized by their role and whether they existed prior to Highline College. Materials consist of asphalt and gravel. Contemporary road additions to the site include the service road along the north side of the campus added after 1968, and the U-shaped entrance loop addition off the south end of the campus. Alterations to the roads and their lack of a direct role in shaping the design of the campus layout influenced their recommended non-contributing status.

- **Direct role:** no roads having a direct influence on the campus layout and design were added as part of the Highline College construction.
- **Indirect role:** roads added as part of the Highline College construction. These provide supporting roles for Highline College. These include:
 - » West access road, added as part of the 1967 north parking lot development. This road provided vehicular access to the campus from 20th Avenue South (which was built between 1965 and 1967).
- **Existing roads:** Only one road passed through the site and another ran along what would become the south edge of the campus. The small gravel road, a former segment of what is today 25th Avenue South, existed within the site prior to Highline College development; however, this road segment was removed as part of the site development. South 240th Street existed along the south edge of the future campus site; this street would become the main connection to the campus.

Parking: The campus design placed parking along the north, south, and east sides. Pedestrian walkways from these parking areas led directly into the campus academic core. The parking areas are characterized by open asphalt expanses with rows of parking. No trees or landscaping were planted within the parking areas. Materials consist of asphalt. Due to the lack of original design features and the extent of alterations, the parking areas are not recommended as NRHP eligible or potentially contributing to the historic district.

- **East** parking lot, built as part of the 1964 phase of campus development. Accessed from the parking lot's south end via South 240th Street, and a second access road that ran diagonally out from the southwest side of the parking lot to South 240th Street. Subsequent alterations removed this diagonal access road, and expanded the lot to the north.
- **West** parking area; the north portion of this area was constructed as part of the 1964 phase of campus development. Subsequent alterations widened this parking area to the west and extended it to the south.
- **North** parking lot, built as part of the 1967 phase of campus development. The eastern two-thirds of the lot were initially built, with later expansions extending the lot west to its current size.
- **South** parking lot, built as part of the 1967 phase of campus development. The ac-



Legend

Survey area

Recommended discontinuous NRHP district boundary

NRHP eligibility recommendations

Historic, contributing to NRHP district

Historic, non-contributing

Base 2015 aerial
courtesy of ESRI



Map 3.5. National Register of Historic Places Eligibility Recommendations, Landscape

National Register of Historic Places (NRHP) eligibility recommendations for Highline College landscape elements within the survey boundaries.

cess driveway from South 240th Street and the eastern two-thirds of the lot were initially built. Subsequent expansions extended the lot to the west and added the westernmost driveway access to South 240th Street.

Landscape

Landscape is a secondary component of Highline College visual and physical character. The following observations and recommendations stem from a comparison of existing features and historic aerials predating Highline College construction. Overall landscape features retain a low level of integrity of location, design, setting, materials, workmanship, feeling, and association. There has been a loss of open lawn areas, the addition of trees and shrubs, and designed planting features within the campus. Refer to the landscape status map [page 58](#) for recommended NRHP eligibility details.



Mature tree example.

- Historic, contributing to NRHP district:
 - » Lawn within the core campus, established as part of the original 1964 design.
- Historic, non-contributing:
 - » Lawn within the core campus, established as part of the original 1964 design, but extensively altered through subsequent plantings.
 - » Existing vegetation along the west edge of the east parking lot providing the screen between the parking area and academic buildings and retained as part of the 1964 development period.
 - » Shrubs around building 1 developed as part of the 1964 development period due to the extent of alterations. (Not shown on map.)
 - » Trees within the campus planted as part of the 1964 and 1967 development periods. (Not shown on map.)

- Historic, not NRHP eligible:
 - » Trees within the campus planted as part of the 1964 and 1967 development periods. (Not shown on map.)
 - » Athletic fields developed as part of the 1964 development period. (Not shown on map.)
- Non-historic, non-contributing:
 - » Trees, lawn and shrubs planted as part of subsequent development periods that departed from the original species and structure types.



Atrium planting example.

Trees: comprise a secondary landscape element on the campus. Landscaping as part of the 1964 development instead focused on open lawn expanses between buildings.

- 1964 development phase utilized existing trees around the campus perimeter; however, within the campus, few to no trees were planted. Most notable were the retention of evergreen trees along the east side of campus between the buildings and the east parking lot to provide a visual buffer between the two functions.
- 1967 development phase introduced trees to the campus. Plantings occurred along the edges of the main lawn areas, and along the former diagonal access road at the south end of campus. This diagonal row of trees remains today, although the associated road was replaced with a U-shaped loop road as part of subsequent development.



Athletic field.

Lawn: These areas provided an important textural contrast along the concrete walkways and the marblecrete-clad buildings. They also afforded seating and activity areas for students.

- » Central lawn area, developed as part of the 1964 development phase, originally extended around all sides of building 7, and to the south to building 2. Building 9 was later constructed in a west extension of this area.
- » Lawn aprons in front of building aprons around the central core, developed as part of the 1964 development phase. These were in front of Buildings 5, 6, 11, 12, 19, 14.
- » South lawn area entry approach added post 1965 as an extension to the original lawn area south of building 1 and building 3. This added extension was part of a larger reconfiguring of the campus south entrance.

Ornamental: Few ornamental plantings were included as part of the original 1964 development period. The following areas stem from the original 1964 development period.

- South, former main campus entrance. A former access road entered the site from South 240th Street and angled diagonally across the south edge of campus to connect with the east parking area. Subsequent alterations removed this road; however, originally the southwest corner of this road, along the west parking area, featured ornamental plantings and decorative rock features.

Lighting: Provided a supporting role within the campus to illuminate walkways. As part of the 1964 development period, lights with slender metal column posts and broad flat cover fixtures were installed along walkways. Alterations replaced all of these with tall goose-neck fixtures and posts with flat projecting light fixtures.

Shrubs: These provided a supporting landscape feature on the campus. They were not widely used as part of the 1964 development phase, but grew in use over subsequent development periods. The following shrub and planting areas stem from the original 1964 development period:

- Building 1, foundation plantings around the building, and a patio extension at the west end with views out to the Puget Sound. Shrubs provided a screening feature along the north and south sides of this patio.
- Atrium planting areas in buildings 5, 11, 15, and 18. These consisted of a central planting area surrounded by an exposed aggregate walkway. Offices opened to the atrium with a balcony at the second floor level. Originally these featured skylights. Later alterations removed the skylight coverings exposing the interior. Alterations added a roof over building 15 covering the atrium.
- East parking lot, along the west edge. Shrubs were used as understory plantings below the existing trees as part of maintaining a visual screen between the parking area and the campus buildings.

Existing vegetation: Existing tree stands existed throughout the majority of the site. Development in the 1964 phase used these as screens around the perimeter, even retaining trees along the east side between the campus and the parking lot.

Sports Areas: These provide recreation facilities for Highline College students. They typically feature concrete and lawn. Sports areas include:


- **Athletic field**, north of building 28, cleared as part of the 1964 development phase to create an open field area. Subsequent alterations installed the baseball area.
- **Track**, west of building 28, developed as part of the 1967 development phase. Subsequent alterations installed the additional track and field equipment and contemporary track material.
- **Tennis courts**, added by 1991 in the southwest corner of the site, consist of four courts. Originally accessed by automobile from South 240th Street. Subsequent

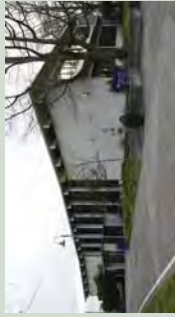


alterations between 1992 and 2002 include a series of trails, a pond off the north side of the courts, and a connecting pathway to building 28.

Development Trends

Growth and development to accommodate growing enrollment will be an ongoing stewardship concern relative to the buildings and historic landscape and circulation features. Integration of new development in a compatible manner can both support and enhance the existing historic features as well as the overall character and experience of Highline College.





Table 3.1. Highline College Buildings

ID	Name	Status	Year Built	Survey	DAHP notes	Function	Architect	Photograph
0	Childcare Center	Non-historic	2004	Not surveyed		Service	N/A	
1	Administration Building	Historic, contributing	1964	New intensive level form completed		Faculty	Burkhard, Ralph H.	
2	Art Studio (currently the Conference Center)	Historic, contributing	1964	New intensive level form completed		Academic	Burkhard, Ralph H.	
3	Crafts Building	Historic, contributing	1964	New intensive level form completed		Academic	Burkhard, Ralph H.	
4	Performing Arts Building	Historic, contributing	1967	Intensive level form updated	DOE 081612-01- FAA Nov 25 2013	Academic	Burkhard, Ralph H.	




ID	Name	Status	Year Built	Survey	DAHP notes	Function	Architect	Photograph
5	Faculty A Building	Historic, contributing	1964	Reconnaissance level form updated to intensive	DOE 111813-60-KI DAHP Nov 19 2013	Faculty	Burkhard, Ralph H.	
6	Library (currently Student Services)	Historic, contributing	1964	Reconnaissance level form updated to intensive	DOE 032113-04-COMM Nov 18 2013	Academic	Burkhard, Ralph H.	
7	Lecture Room	Historic, individual and contributing	1964	New intensive level form completed		Academic	Burkhard, Ralph H.	
8	Student Union Building	Non-historic	2004	Not surveyed		Academic	Burkhard, Ralph H.	
9	Instructional Guidance Center	Historic, contributing	1967	New intensive level form completed		Academic	Burkhard, Ralph H.	
10	Classroom A Building	Historic, contributing	1964	New intensive level form completed		Academic	Burkhard, Ralph H.	


ID	Name	Status	Year Built	Survey	DAHP notes	Function	Architect	Photograph
11	Faculty B Building	Historic, contributing	1964	Reconnaissance level form updated to intensive	DOE 111813-60-KI Nov 19 2013	Faculty	Burkhard, Ralph H.	
12	Sciences Lab, Biological Sciences	Historic, contributing	1964	Intensive level form updated	DOE 102912-18-FTA on Mar 14 2014	Academic	Burkhard, Ralph H.	
13	Science Lecture Rooms	Historic, contributing	1964	Intensive level form updated	DOE 102912-18-FTA on Mar 14 2014	Academic	Burkhard, Ralph H.	
14	Science Building	Historic, contributing	1964	Intensive level form updated	DOE 102912-18-FTA on Mar 14 2014	Academic	Burkhard, Ralph H.	
15	Faculty C Building	Historic, contributing	1967	New intensive level form completed		Faculty	Burkhard, Ralph H.	

ID	Name	Status	Year Built	Survey	DAHP notes	Function	Architect	Photograph
16	Engineering and Shops (Occupational Classrooms)	Historic, contributing	1967	Intensive level form updated	DOE 102912-18-FTA on Mar 14 2014	Academic	Burkhard, Ralph H.	
17	Classroom B Building	Historic, contributing	1967	New intensive level form completed		Academic	Burkhard, Ralph H.	
18	Faculty D Building	Historic, contributing	1967	Intensive level form updated	DOE 102912-18-FTA on Mar 14 2014	Faculty	Burkhard, Ralph H.	
19	Classroom E Building	Historic, contributing	1964	Reconnaissance level form updated to intensive	DOE 032113-04-COMM Nov 18 2013	Academic	Burkhard, Ralph H.	
21	Classroom C Building	Historic, contributing	1967	New intensive level form completed		Academic	Burkhard, Ralph H.	

ID	Name	Status	Year Built	Survey	DAHP notes	Function	Architect	Photograph
22	Classroom D Building	Historic, contributing	1967	New intensive level form completed		Academic	Burkhard, Ralph H.	
23	Service Occupations	Historic, not NRHP eligible	1975	New intensive level form completed		Academic	Price, Robert B.	
24	Boiler Plant (currently Physical Plant)	Historic, not NRHP eligible	1964	New intensive level form completed		Service	Burkhard, Ralph H.	
25	Library	Historic, not NRHP eligible	1978	New intensive level form completed		Academic	Price, Robert B.	
26	Health Occupations	Historic, not NRHP eligible	1975	Reconnaissance level form updated to intensive	110713-08-KI DAHP determined not eligible on 11/7/2013	Academic	Price, Robert B.	

ID	Name	Status	Year Built	Survey	DAHP notes	Function	Architect	Photograph
27	Locker Rooms Building	Historic, contributing	1964	New intensive level form completed		Recreation	Burkhard, Ralph H.	
28	Fieldhouse	Historic, individual and contributing	1964	Reconnaissance level form updated to intensive	DOE 111913-02-COMM Nov 19 2013	Recreation	Burkhard, Ralph H.	
NA	Walkway Canopy	Historic, contributing	1964	Included with Fieldhouse (ID 28) inventory form	Recommended as contributing to potential NRHP district	Recreation	Burkhard, Ralph H.	
29	Higher Education Center	Non-historic	2004	Not surveyed		Academic	N/A	
30	Instructional Computer Center	Non-historic	1989	Not surveyed		Academic	N/A	

ID	Name	Status	Year Built	Survey	DAHP notes	Function	Architect	Photograph
12A	Greenhouse A Building	Historic, contributing	1964	New intensive level form completed		Academic	Burkhard, Ralph H.	
12B	Greenhouse B Building	Non-historic, non-contributing	1981	Not surveyed		Academic	Bittman, Richard	
24A	Maintenance Building	Non-historic	1980	Not surveyed		Service	Price, Robert B.	
25A	Chiller Plant	Historic, not NRHP eligible	1978	New intensive level form completed		Service	Price, Robert B.	

ID	Name	Status	Year Built	Survey	DAHP notes	Function	Architect	Photograph
28A	Fieldhouse Storage	Historic, contributing	1970	New intensive level form completed		Service	Burkhard, Ralph H.	
NA	Engineering and Shops, addition	Historic, non-contributing	1970-1973	Intensive level form updated	DOE 102912-18-FTA on Mar 14 2014	Academic	Burkhard, Ralph H.	
NA	Locker Room, addition	Historic, contributing	1970 ca	Included as part of Locker Room form		Recreation	Burkhard, Ralph H.	
NA	Physical Plant, addition	Historic, not NRHP eligible	1967	Included as part of Physical Plant form		Service	Burkhard, Ralph H.	
NA	Engineering and Shops, addition	Non-historic, non-contributing	1992-2001	Included as part of Engineering and Shops form	DOE 102912-18-FTA on Mar 14 2014	Academic	N/A	



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,

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 horizontal line.

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.

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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 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", written over a horizontal line.

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,

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", is written over a light blue circular background.

Marty Mattes

Executive Director of Facilities and Operations

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

Mohler Campus | 2320 S. 19 St., Tacoma, WA 98405 | 253.680.7700

South Campus | 2201 S. 78 St., Tacoma, WA 98409 | 253.680.7400

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



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 horizontal line.

Marty Mattes

Executive Director of Facilities and Operations

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

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South Campus | 2201 S. 78 St., Tacoma, WA 98409 | 253.680.7400

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



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", with a stylized flourish extending from the end.

Marty Mattes

Executive Director of Facilities and Operations

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

Mohler Campus | 2320 S. 19 St., Tacoma, WA 98405 | 253.680.7700

South Campus | 2201 S. 78 St., Tacoma, WA 98409 | 253.680.7400

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



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,



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,



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 10, 2018

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

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

Dear Mr. Lewandowski:

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

- **Olympic College Shop Building Renovation**

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

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

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

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

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

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

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

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

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

Sincerely,





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





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

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



EVERETT COMMUNITY COLLEGE

Glacier Hall (Arts Building)
Maintenance Building (Heating-Maintenance Building)
Monte Cristo Hall (Science Building)
Pilchuck Hall (Technical Building)
Baker Hall
Index Quad (Index and Liberty Halls)

2000 Tower Street
Everett, 98201
Snohomish County
Washington

PHOTOGRAPHS
SCANNED HISTORIC PHOTOGRAPHS
SCANNED ORIGINAL DRAWINGS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

DAHP LEVEL II MITIGATION DOCUMENTATION
Washington State Department of Archaeology and Historic Preservation
1063 South Capitol Way, Suite 106
P.O. Box 48343
Olympia, WA 98504-8343

BAKER HALL

Built in 1961, Baker Hall primarily houses classrooms for Everett Community College.⁸ This building exhibits the Modern style and is in keeping with the other mid-century buildings extant on campus. Located at the north edge of campus, Baker Hall is due east of Olympus Hall, north of the student union, and west of Monte Cristo Hall. Baker Hall orients to the south, facing the center of campus. A golf course lies to the north of Baker Hall.

The two-story, rectangular plan building rises from a poured concrete foundation. The long sides of the plan stretch east-west; the short east and west facades are mostly solid red brick veneer, except for an emergency exit and two ventilation louvers in the east wall. A flat roof, surrounded by a low parapet, caps the building and slopes gently down from the front (south) towards the rear (north) and the metal gutters attached to the north wall at the roofline. There are no appreciable eave overhangs. Originally, galvanized metal coping topped the parapet on all sides. Galvanized metal also formed the fascia on the south facade. Plywood sheathing and rigid insulation over a thin truss system supported the original built-up roofing.

The building's framing system is a combination of reinforced concrete combined with wide flange steel beams. A structural concrete slab supports the first floor, covered with floor tiles and added layers of carpeting. The second floor features two layers of plywood decking below the floor tile and other added treatments. Cavity masonry walls form the west and east elevations, along with the first floor portion of the south elevation. Red brick veneer clads the east and west ends of the building, wrapping to the north side at the northeast corner. The front (south) facade features a pale yellow brick and stucco at the first floor and contemporary finishes at the rebuilt second floor. The rear (north) facade is clad with glass and stucco panels.

The main entrances to Baker Hall are all located in the south facade, at both floors. There is a single secondary, restricted pedestrian entry in the north facade – a metal door to the Mechanical Room. Typically, the doors in the south facade are single or double contemporary doors, accessing interior hallways and classroom clusters. The restrooms also open onto the south end of the building. There is a pair of double, hollow metal security doors in the east facade, serving as an emergency exit from the lecture hall at that end.

Semi-open stairwells at the west and east ends of the building, consisting of concrete steps and metal pipe handrails with metal mesh balustrades, provide circulation between the two floors. Originally, decorative concrete block screen walls shielded the stairwells on the south side and wrapping the southwest corner, with the current red brick walls to the east/west and north. The concrete block screen walls have been removed and contemporary metal screen panels installed at the southwest corner, at the west stairwell. The added elevator at the southeast corner also accesses both floors.

Most of the original windows are extant on Baker Hall. Along the north facade, horizontal ribbons of metal framed, multi-lite windows extend almost the full length of the building at the first and second floors. Most of the ribbons' lites are fixed, with occasional hopper lites providing ventilation. The wall space below and above the window ribbons is perforated with metal louvers of various sizes and ages. Along the south facade, a shorter height ribbon extends along much of the upper extent of the first floor, exhibiting a combination of fixed and operable metal framed lites. Windows at the south facade's second floor have been replaced with contemporary metal framed, fixed sashes. There are no windows in the east and west facades.

INTERIOR

Originally, the interior spaces typically exhibited suspended T-bar acoustic tile ceilings, except for the exposed glulam beam ceiling in the east end lecture hall. Acoustic tile ceilings are still common throughout the building but a major remodel in 1987 extensively altered interior spatial arrangement and finishes.

⁸ Original drawings are dated 12/1/1960, by Hall and Dykeman, Architects.

ALTERATIONS

Baker Hall retains a moderate level of physical integrity, particularly on the north, east and west facades. The south facade, which is the most visible from campus, is also the most altered. The overall footprint of the building is mostly intact (with the exception of an added elevator shaft and mechanical space, southeast corner), as are most of the original windows. The windows which are present on the north facade as well as at the south facade's first story match the original design drawings and are typical of the 1960s. Windows and walls at the second story's south facade have been replaced. The rebuild of the second floor extended the plan slightly to the south, enclosing the space of the original recessed second floor walkway. This alteration pushed the second floor covered walkway further south, outside the original building footprint and directly over the attached first story covered walkway. A standing seam metal shed roof was added to protect the new extent of the covered walkway at the second story.

The stairwells at the east and west ends of the building have recent tile work and contemporary metal handrails. Few original doors remain.

The following are the known changes, in chronological order:

1974 Remodel project converted select faculty offices to classrooms. Removal and addition of partition walls at first and second floors. Design by Dykeman & Ogden, Architects, dated August 5, 1974.

1987 Extensive remodel project, resulting in extensive interior changes along with moderate exterior alterations. Most interior and exterior doors were removed and replaced with contemporary types. At least half of the interior partition walls removed. All along the south side of the second floor, the existing wood stud walls were removed and new spaces rebuilt with different entry configurations and larger, fixed metal windows. Removed the concrete block screen wall from the open stairwells at the east and west ends of the south facade, at the first and second floors. Tile flooring at stairwells, bathrooms, and select vestibules and hallways changed. Electrical panel(s) relocated. Some louvers added to north and south facades. Along the south edge of the upper covered walkway, new fixed aluminum and glass storefront units installed, interspersed with horizontal aluminum extruded louvers. ING & Associates, architects; Summit Technology, structural engineers; Spurgeon & Associates, mechanical engineers; and, AER Engineers, electrical engineers.

2001 Designs for an added northeast corner storage room and gazebo were never implemented

The third phase of development followed in the mid-1960s. Two buildings from this phase of construction were documented in this survey (although they are now uniformly referred to as one building):

INDEX QUAD (INDEX AND LIBERTY HALLS)

Built in stages between 1966 and ca. 1975, Index Quad primarily houses classrooms, laboratories, and offices for Everett Community College.⁹ This building complex includes four distinct structures, or wings. The original two wings (east and west) exhibit the Modern style, in keeping with the other mid-century designs extant on campus. The two later wings (north and south) echo materials employed previously but display different massing and composition. Located at the southeast corner of campus, Index Quad is due east of the library and west of Shuksan Hall. Paved parking areas flank the complex on the north and south sides.

All four of the buildings, referred to as wings, which comprise Index Quad are single story structures set on poured concrete foundations. Cladding consists of brick veneer, concrete panels and pebbledash panels. Breezeways connect the four parts of Index Quad. Two rectangular plan buildings on the west and east sides are oriented towards

⁹ The original east and west wing original drawings are dated September 1, 1966, by Harold W. Hall, Architect. South and north wing designs dated August, 1974, drawn by Dykeman & Ogden, Architects.



Historic Inventory Report

Location

Field Site No. **DAHP No.**

Historic Name: Baker Hall

Common Name: Baker Hall

Property Address: 2000 Tower St, Everett, WA 98201

Comments:

Tax No./Parcel No. 29051700201800

Plat/Block/Lot

Acreage <1

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	17			Snohomish	MARYSVILLE

Coordinate Reference

Easting: 1223003

Northing: 979717

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: Everett Community College DAHP Level II **Date Recorded:** 04/24/2014

Field Recorder: Susan Johnson & Katie Chase, Artifacts Consulting

Owner's Name: Everett Community College

Owner Address: 801 Wetmore Avenue

City: Everett

State: WA

Zip: 98201

Classification: Building

Resource Status:

Other (HABS, HAER)

Comments:

DAHP Level II

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



Historic Inventory Report

Description

Historic Use: Education - College		Current Use: Education - College	
Plan: Rectangle	Stories: 2	Structural System: Mixed	
Changes to Plan: Slight		Changes to Interior: Extensive	
Changes to Original Cladding: Moderate		Changes to Windows: Moderate	
Changes to Other: Extensive			
Other (specify): doors			
Style:	Cladding:	Roof Type:	Roof Material:
Modern	Veneer - Brick	Flat with Parapet	Unknown
	Veneer - Stucco		
	Veneer		
	Glass		
Foundation:	Form/Type:		
Concrete - Poured	Other		

Narrative

Study Unit	Other
Education	
Architecture/Landscape Architecture	
Date of Construction:	Builder:
1961 Built Date	
1974 Remodel	
1987 Remodel	
	Engineer:
	Architect: Hall & Dykeman

Property appears to meet criteria for the National Register of Historic Places:No

Property is located in a potential historic district (National and/or local): Yes - Local

Property potentially contributes to a historic district (National and/or local): Yes



Historic Inventory Report

Statement of Significance:

Baker Hall is recommended as potentially eligible for listing to the National Register of Historic Places at the local level of significance under criteria A and C as a contributing resource to a historic district. The historic district encompasses the buildings from the original master planning and build out of the Everett Community College campus. The district (Glacier, Baker, Maintenance, and Monte Cristo) is recommended as eligible under criteria C as representing a “significant and distinguishable entity whose components may lack individual distinction [...]” This group of buildings also represents a major work of a local Everett architect, Harold W. Hall. The district is recommended as eligible united under criteria A as the local response to the community’s push to have a higher education facility, and more specifically, community college planning and development. Individually, the building is **not recommended as eligible for listing to the National Register of Historic Places due to the lack of individual distinction and extent of previous alterations.**

The initial statewide push, between the mid-1950s through the early 1970s, to establish community colleges was in direct response to the post-war population boom and associated pressures on existing higher education institutions. Many of Washington state’s earliest community college campuses, including Everett’s, were **designed quickly** with anticipation of growth and change to the built environment, due to projected (and soon realized) increases in enrollment and the expansion of their curriculum to new study areas. **Because these community colleges were developing quickly, the building designs do not reflect the permanence typical of university campuses.** Rather, they embody the emerging styles and materials of the period, specifically the Modern style. The buildings in this study were all designed with interior spaces and exterior cladding (e.g., pebbledash panels) that would allow for flexibility of layout as well as future expansion and updates. The pace of enrollment growth at community colleges and curriculum development translated to building alterations within only a few decades post construction. **Individually, at an architectural and historical significance level, the buildings lack individual distinction.** Collectively, as part of a master planned campus that developed as part of this major growth period they convey the restrictions, functional needs, and anticipated growth of community colleges.

Baker Hall was constructed in 1961 to create additional classroom space on the growing Everett Community College campus. As of 2014, the building continues to house primarily classrooms.

Description of Physical Appearance:

Built in 1961, Baker Hall primarily houses classrooms for Everett Community College. This building exhibits the Modern style and is in keeping with the other mid-century buildings extant on campus. Located at the north edge of campus, Baker Hall is due east of Olympus Hall, north of the student union, and west of Monte Cristo Hall. Baker Hall orients to the south, facing the center of campus. A golf course lies to the north of Baker Hall.

The two-story, rectangular plan building rises from a poured concrete foundation. The long sides of the plan stretch east-west; the short east and west facades are mostly solid red brick veneer, except for an emergency exit and two ventilation louvers in the east wall. A flat roof, surrounded by a low parapet, caps the building and slopes gently down from the front (south) towards the rear (north) and the metal gutters attached to the north wall at the roofline. There are no appreciable eave overhangs. Originally, galvanized metal coping topped the parapet on all sides. Galvanized metal also formed the fascia on the south facade. Plywood sheathing and rigid insulation over a thin truss system supported the original built-up roofing.

The building’s framing system is a combination of reinforced concrete combined with wide flange steel beams. A structural concrete slab supports the first floor, covered with floor tiles and added layers of carpeting. The second floor features two layers of plywood decking below the floor tile and other added treatments. Cavity masonry walls form the west and east elevations, along with the first floor portion of the south elevation. Red brick veneer clads the east and west ends of the building, wrapping to the north side at the northeast corner. The front (south) facade features a pale yellow brick and stucco at the first floor and contemporary finishes at the rebuilt second floor. The rear (north) facade is clad with glass and stucco panels.



Historic Inventory Report

The main entrances to Baker Hall are all located in the south facade, at both floors. There is a single secondary, restricted pedestrian entry in the north facade – a metal door to the Mechanical Room. Typically, the doors in the south facade are single or double contemporary doors, accessing interior hallways and classroom clusters. The restrooms also open onto the south end of the building. There is a pair of double, hollow metal security doors in the east facade, serving as an emergency exit from the lecture hall at that end.

Semi-open stairwells at the west and east ends of the building, consisting of concrete steps and metal pipe handrails with metal mesh balustrades, provide circulation between the two floors. Originally, decorative concrete block screen walls shielded the stairwells on the south side and wrapping the southwest corner, with the current red brick walls to the east/west and north. The concrete block screen walls have been removed and contemporary metal screen panels installed at the southwest corner, at the west stairwell. The added elevator at the southeast corner also accesses both floors.

Most of the original windows are extant on Baker Hall. Along the north facade, horizontal ribbons of metal framed, multi-lite windows extend almost the full length of the building at the first and second floors. Most of the ribbons' lites are fixed, with occasional hopper lites providing ventilation. The wall space below and above the window ribbons is perforated with metal louvers of various sizes and ages. Along the south facade, a shorter height ribbon extends along much of the upper extent of the first floor, exhibiting a combination of fixed and operable metal framed lites. Windows at the south facade's second floor have been replaced with contemporary metal framed, fixed sashes. There are no windows in the east and west facades.

Interior

Originally, the interior spaces typically exhibited suspended T-bar acoustic tile ceilings, except for the exposed glu-lam beam ceiling in the east end lecture hall. Acoustic tile ceilings are still common throughout the building but a major remodel in 1987 extensively altered interior spatial arrangement and finishes.

Alterations

Baker Hall retains a moderate level of physical integrity, particularly on the north, east and west facades. The south facade, which is the most visible from campus, is also the most altered. The overall footprint of the building is mostly intact (with the exception of an added elevator shaft and mechanical space, southeast corner), as are most of the original windows. The windows which are present on the north facade as well as at the south facade's first story match the original design drawings and are typical of the 1960s. Windows and walls at the second story's south facade have been replaced. The rebuild of the second floor extended the plan slightly to the south, enclosing the space of the original recessed second floor walkway. This alteration pushed the second floor covered walkway further south, outside the original building footprint and directly over the attached first story covered walkway. A standing seam metal shed roof was added to protect the new extent of the covered walkway at the second story. The stairwells at the east and west ends of the building have recent tile work and contemporary metal handrails. Few original doors remain.

The following are the known changes, in chronological order:

1974 Remodel project converted select faculty offices to classrooms. Removal and addition of partition walls at first and second floors. Design by Dykeman & Ogden, Architects, dated August 5, 1974.



Historic Inventory Report

1987 Extensive remodel project, resulting in extensive interior changes along with moderate exterior alterations. Most interior and exterior doors were removed and replaced with contemporary types. At least half of the interior partition walls removed. All along the south side of the second floor, the existing wood stud walls were removed and new spaces rebuilt with different entry configurations and larger, fixed metal windows. Removed the concrete block screen wall from the open stairwells at the east and west ends of the south facade, at the first and second floors. Tile flooring at stairwells, bathrooms, and select vestibules and hallways changed. Electrical panel(s) relocated. Some louvers added to north and south facades. Along the south edge of the upper covered walkway, new fixed aluminum and glass storefront units installed, interspersed with horizontal aluminum extruded louvers. ING & Associates, architects; Summit Technology, structural engineers; Spurgeon & Associates, mechanical engineers; and, AER Engineers, electrical engineers.

2001 Designs for an added northeast corner storage room and gazebo were never implemented

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Historic Inventory Report

Photos



South facade, partial
2014



South facade, partial
2014



West end
2014



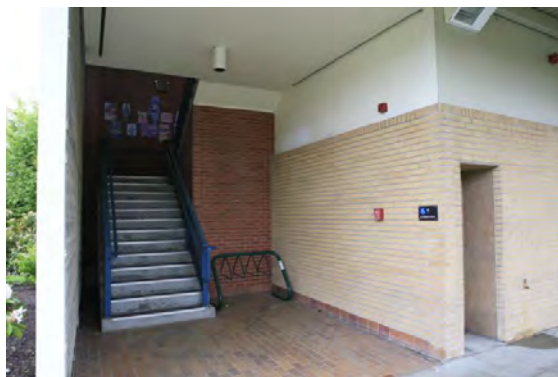
Northwest corner
2014



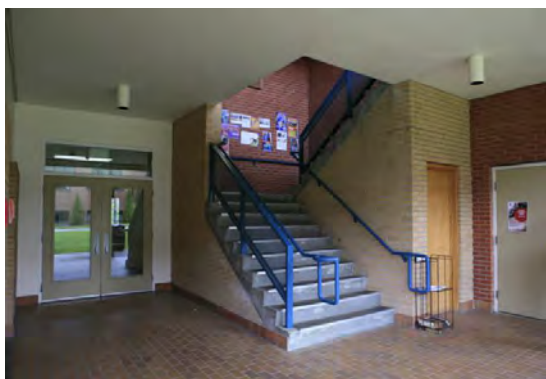
Historic Inventory Report



Northeast corner
2014



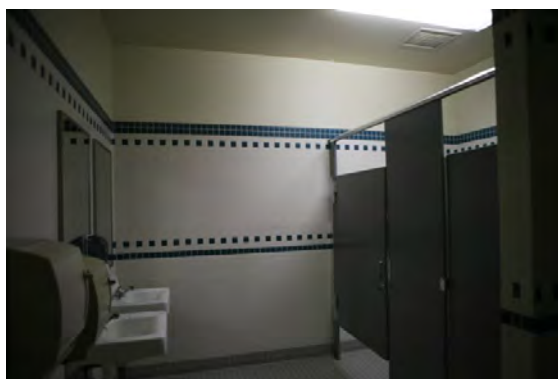
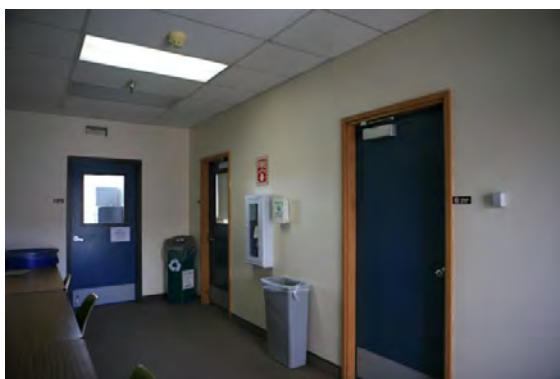
West end of south facade, showing west stairs
2014



East end of south facade, showing east stairs
2014



Exterior corridor along south facade, second floor level
2014





Historic Inventory Report

Typical interior view
2014

Typical restroom
2014



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". The signature is fluid and cursive, with the first name "Pat" and last name "Sisneros" clearly legible.

Pat Sisneros
Vice President, College Services

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,



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" and last name "Sisneros" clearly distinguishable.

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, appearing to read "Pat Sisneros", is written over a faint, larger version of the same signature.

Pat Sisneros
Vice President, College Services

November 15, 2017

Snohomish Tribe
Snohomish Tribe of Indians
Attn: The Honorable Michael didahalqid 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,



Pat Sisneros
Vice President, College Services



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,

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:

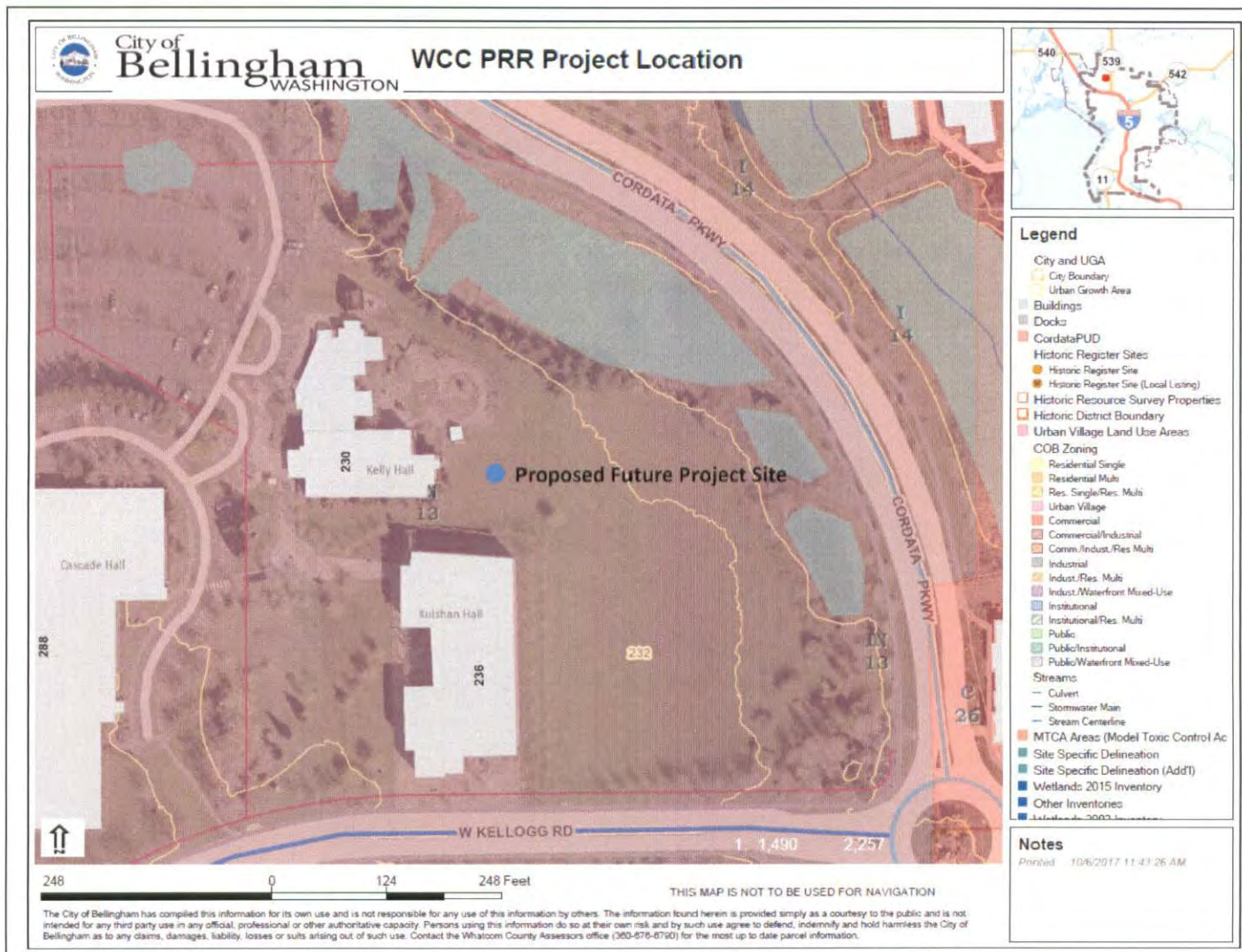
Township: T38N

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,

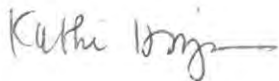
Pursuant to Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Whatcom Community College's intent to build a new 51,000 sq. ft. academic building on our main campus in Bellingham, Washington. The new facility will include instructional classrooms,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

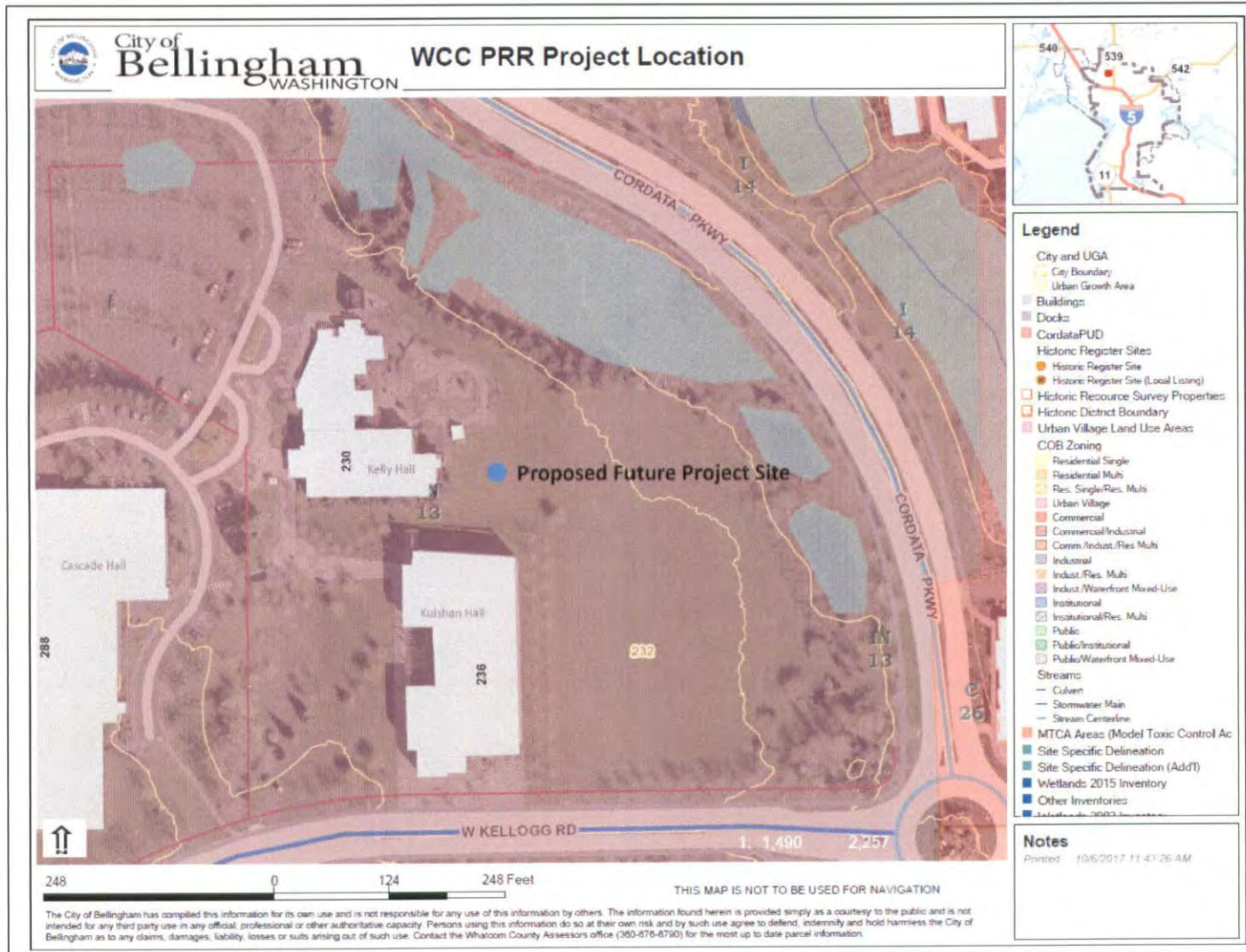
Township: T38N

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

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.

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





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 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,

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,

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,

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,

Bob Williamson
VP of Administrative Services

Clark College *The Next Step*

WISAARD

Washington Information System for
Architectural & Archaeological Records Data

MAP

SEARCH

PROJECT

RESOURCE

PERSON/ORG

DAHP PROJECT: 2017-12-08778

Peninsula College Advanced Technology Center PRR - Building Q

PROJECT DETAILS

PROJECT

Setup

ACTIVITY #1

Resources

Activity #1: EZ2

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 #. resource to the grid below. 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

Enter a value

Refresh table

Clear



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 (believed 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



SEATTLE CENTRAL COLLEGE

One of the Seattle Colleges

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

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



Capital FTE Summary

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS004

Date Run: 8/31/2020 1:32PM

FTEs by Job Classification

Job Class	Authorized Budget		2021-23 Biennium	
	2019-21 Biennium			
	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>
Staff for Major Projects			10.6	12.0
Staff for Minor Work			5.0	5.0
Staff for Preventive Facility Maintenance and Building S			67.1	67.1
Total FTEs			82.7	84.1

Account

Account - Expenditure Authority Type	Authorized Budget		2021-23 Biennium	
	2019-21 Biennium			
	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>
057-1 State Bldg Constr-State			2,531,456	2,809,433
060-1 Comm/Tech Cap Proj A-State			8,235,264	8,235,264
Total Funding			10,766,720	11,044,697

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. Major Project staff are for college project management consistent with OFM's budget instructions. 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.

Capital FTE Summary
2021-23 Biennium
 *

Report Number: CBS004
Date Run: 8/31/2020 1:32PM

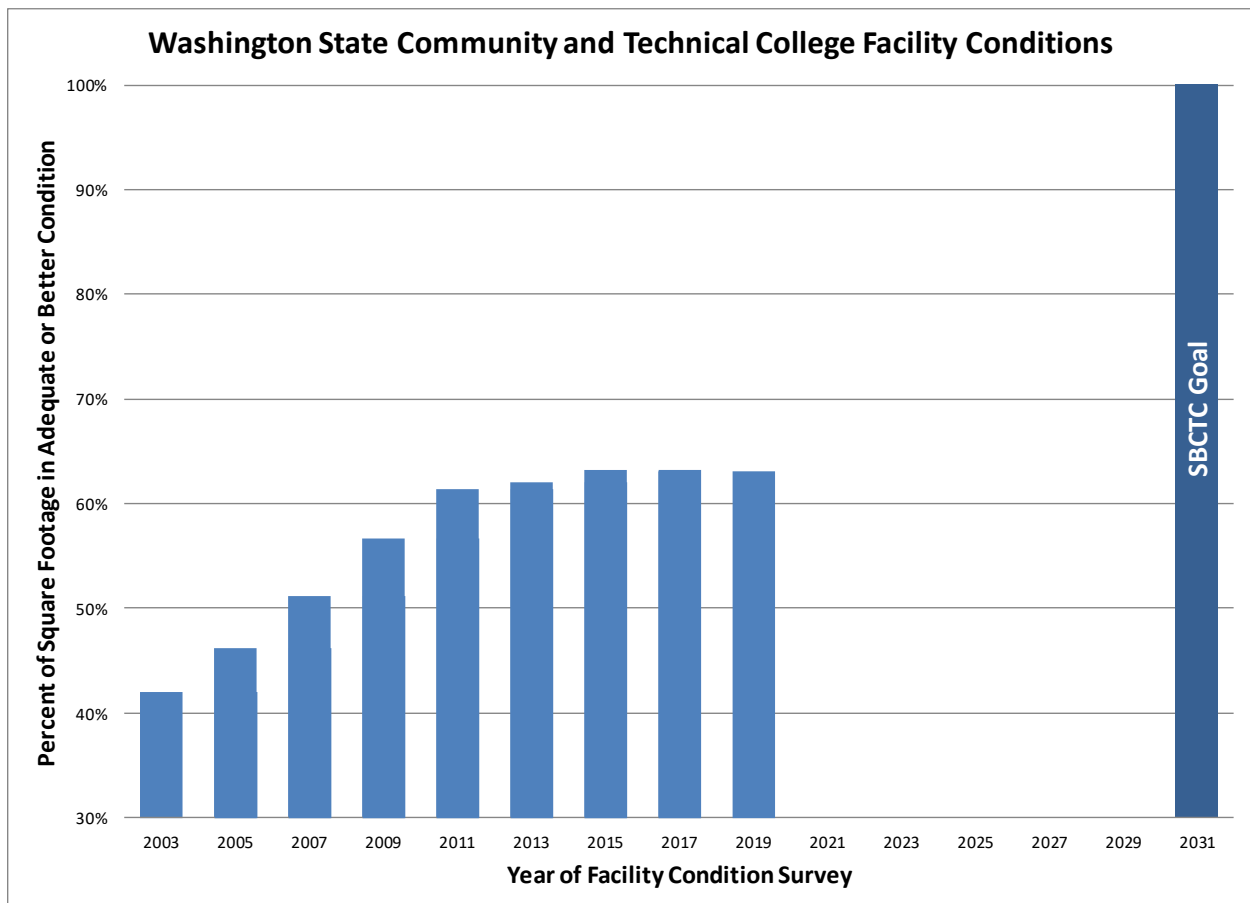
<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

SBCTC 2021-23 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 2021-23 minor works preservation project requests include \$81 million in specific repairs. This is an increase of 10% over the amount of repairs requested for 2019-21 plus \$34 million in the new minor infrastructure replacement project list. The repairs in the 2021-23 request are the highest priority items among the \$139 million in deficiencies identified in the 2019 facility and infrastructure condition surveys. 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 renovation, 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 not use 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. 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.
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.
4. The prioritizing criteria for minor works projects is based on the severity score methodology as applied to each deficiency by the State Board surveyor.
5. Each biennium, building and site conditions are assessed, deficiencies are identified and a new list is generated.

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.
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.



SBCTC - Fund 060 Cashflow Projection for 2021-23 10Sep20

<u>SBCTC BUILDING ACCOUNT (060-1)</u>	FY20	FY21	2019-21	FY22	FY23	2021-23
	Actual	Projected	Projected	Projected	Projected	Projected
BEGINNING BALANCE (including reserves)	2,941,849	15,473,984	2,941,849	0	13,361,882	0
Adjustments-Timing/Accruals	(733,849)		(733,849)			
RECEIPTS:	-4.071%	-7.639%	-7.677%	6.068%	6.514%	5.173%
Tuition - Building Fees	41,340,399	38,182,457	79,522,856	40,499,237	43,137,413	83,636,650
Other Revenue Income			-			-
TOTAL RECEIPTS	41,340,399	38,182,457	79,522,856	40,499,237	43,137,413	83,636,650
			-			-
EXPENSE RESERVE			-			-
REVENUE RESERVE			-			-
			-			-
BALANCE PLUS RECEIPTS LESS RESERVES	44,282,248	53,656,441	81,730,856	40,499,237	56,499,295	83,636,650
			-			-
			-			-
DISBURSEMENTS:			-			-
Debt Service	11,099,438	10,755,614	21,855,053	10,928,000	10,928,000	21,856,000
Debt Reserve			-			-
2017-19 Operating Budget Fund Swap	825,000	825,000	1,650,000	825,000	825,000	1,650,000
2021-23 Operating ML Adjustment for Debt Service			-	(513,000)	(513,000)	(1,026,000)
TOTAL DISBURSEMENTS	11,924,438	11,580,614	23,505,053	11,240,000	11,240,000	22,480,000
			-			-
EXPENDITURES:			-			-
Major, Intermediate & Minor Capital Projects			-			-
2019-21 Reappropriation Authorities	-	-	-			-
2019-21 New Appropriations	19,908,385	48,091,615	68,000,000			-
2019-21 Allotment adjusted due to lower than projected revenue - June 2020	(3,024,560)		(3,024,560)			-
2019-21 Future Allotment Adjustment		(6,749,637)	(6,749,637)			
2021-23 Requested Reappropriation Authorities			-	2,192,472	832,088	3,024,560
2021-23 Requested New Appropriation Authorities			-	13,704,883.03	43,295,117	57,000,000
			-			
TOTAL EXPENDITURES	16,883,825	41,341,978	58,225,803	15,897,355	44,127,205	60,024,560
ENDING BALANCE	15,473,984	733,849	0	13,361,882	1,132,090	1,132,090
(as % of expenditures)			0.0%			1.4%

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:02PM

Project Number: 40000320

Project Title: Preventive Facility Maintenance and Building System Repairs

Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

The fund swap first occurred in Section 799 of SSB 5401 during the 2003-05 biennium to offset a corresponding reduction in the Operating budget. There is a summary of the swap and the individual college allocations attached to this request. The absence of a new capital appropriations bill makes it clear this funding should be moved back to the base of the Operating budget. If at all possible, we would prefer to have the Building Fee be freed up for capital purposes when the funding is moved. If not, please consider using a recurring exception to the purpose of the Building Fee account in the Operating budget every biennium as has been done in the Capital budget since 2003. An example of this exception language is also attached to this request. Please see our 2018 supplemental operating request for more details.

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		2021-23 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			
		2023-25	2025-27	2027-29	2029-31
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

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000320	40000320
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

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

Description

Starting Fiscal Year: 2022

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 (Attached Appendix A provides the guidelines for use of the preservation funds by colleges).

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
060-1	Comm/Tech Cap Proj A-State	26,113,000				26,113,000
	Total	26,113,000	0	0	0	26,113,000
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	
060-1	Comm/Tech Cap Proj A-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

SubProjects

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000322

SubProject Title: Emergency Reserve Fund

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000322

SubProject Title: Emergency Reserve Fund

Starting Fiscal Year: 2022

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: 2022

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Project Description

1

Starting Fiscal Year: 2022

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: 2022

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Project Description

1

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Project Description

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000327

SubProject Title: Bates Technical College

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

Starting Fiscal Year: 2022

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: 2022

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: 2022

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: 2022

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: 2022

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000332

SubProject Title: Centralia College

Project Description

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

Starting Fiscal Year: 2022

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: 2022

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: 2022

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: 2022

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: 2022

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000337

SubProject Title: Everett Community College

Project Description

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

Starting Fiscal Year: 2022

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: 2022

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: 2022

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: 2022

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: 2022

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000342

SubProject Title: Lower Columbia College

Project Description

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

Starting Fiscal Year: 2022

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: 2022

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: 2022

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: 2022

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: 2022

Project Class: Preservation

Agency Priority: 2

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000347

SubProject Title: Pierce College Puyallup

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: 2022

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: 2022

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: 2022

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: 2022

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: 2022

Project Class: Preservation

Agency Priority: 2

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000352

SubProject Title: South Puget Sound Community 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: 2022

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: 2022

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: 2022

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: 2022

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: 2022

Project Class: Preservation

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000357

SubProject Title: Walla Walla 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: 2022

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: 2022

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: 2022

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

City: Auburn

City: Bellevue

City: Bellingham

City: Bellingham

City: Bothell

City: Bremerton

City: Centralia

City: Des Moines

County: Grays Harbor

County: King

County: King

County: Whatcom

County: Whatcom

County: Snohomish

County: Kitsap

County: Lewis

County: King

Legislative District: 019

Legislative District: 047

Legislative District: 041

Legislative District: 042

Legislative District: 042

Legislative District: 001

Legislative District: 026

Legislative District: 020

Legislative District: 033

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

Location

SubProject Number: 40000337

SubProject Title: Everett Community College

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: Statewide	County: Statewide	Legislative District: 098
City: Statewide	County: Statewide	Legislative District: 098
City: Statewide	County: Statewide	Legislative District: 098
City: Statewide	County: Statewide	Legislative District: 098
City: Tacoma	County: Pierce	Legislative District: 027
City: Tacoma	County: Pierce	Legislative District: 028
City: Vancouver	County: Clark	Legislative District: 049
City: Walla Walla	County: Walla Walla	Legislative District: 016
City: Wenatchee	County: Chelan	Legislative District: 012
City: Yakima	County: Yakima	Legislative District: 015

Project Type

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000322

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

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Growth Management impacts

No impacts to growth management.

Growth Management impacts

No impacts to growth management.

Growth Management impacts

No impacts to growth management.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000337

SubProject Title: Everett 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

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

No impacts to growth management.

Growth Management impacts

No impacts to growth management.

Growth Management impacts

No impacts to growth management.

Growth Management impacts

No impacts to growth management.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000352

SubProject Title: South Puget Sound 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000322

SubProject Title: Emergency Reserve Fund

<u>Funding</u>		<u>Expenditures</u>		<u>2021-23 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>New Approps</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	441,000			441,000
060-1	Comm/Tech Cap Proj A-State	550,000			550,000
060-1	Comm/Tech Cap Proj A-State	701,000			701,000
060-1	Comm/Tech Cap Proj A-State	1,119,000			1,119,000
060-1	Comm/Tech Cap Proj A-State	301,000			301,000
060-1	Comm/Tech Cap Proj A-State	461,000			461,000
060-1	Comm/Tech Cap Proj A-State	192,000			192,000
060-1	Comm/Tech Cap Proj A-State	346,000			346,000
060-1	Comm/Tech Cap Proj A-State	974,000			974,000
060-1	Comm/Tech Cap Proj A-State	510,000			510,000
060-1	Comm/Tech Cap Proj A-State	788,000			788,000
060-1	Comm/Tech Cap Proj A-State	780,000			780,000
060-1	Comm/Tech Cap Proj A-State	832,000			832,000
060-1	Comm/Tech Cap Proj A-State	314,000			314,000
060-1	Comm/Tech Cap Proj A-State	805,000			805,000
060-1	Comm/Tech Cap Proj A-State	719,000			719,000
060-1	Comm/Tech Cap Proj A-State	484,000			484,000
060-1	Comm/Tech Cap Proj A-State	496,000			496,000
060-1	Comm/Tech Cap Proj A-State	680,000			680,000
060-1	Comm/Tech Cap Proj A-State	590,000			590,000
060-1	Comm/Tech Cap Proj A-State	257,000			257,000
060-1	Comm/Tech Cap Proj A-State	553,000			553,000
060-1	Comm/Tech Cap Proj A-State	292,000			292,000
060-1	Comm/Tech Cap Proj A-State	518,000			518,000
060-1	Comm/Tech Cap Proj A-State	1,122,000			1,122,000
060-1	Comm/Tech Cap Proj A-State	579,000			579,000
060-1	Comm/Tech Cap Proj A-State	559,000			559,000
060-1	Comm/Tech Cap Proj A-State	557,000			557,000
060-1	Comm/Tech Cap Proj A-State	662,000			662,000
060-1	Comm/Tech Cap Proj A-State	1,296,000			1,296,000
060-1	Comm/Tech Cap Proj A-State	764,000			764,000
060-1	Comm/Tech Cap Proj A-State	623,000			623,000
060-1	Comm/Tech Cap Proj A-State	649,000			649,000
060-1	Comm/Tech Cap Proj A-State	439,000			439,000
060-1	Comm/Tech Cap Proj A-State	359,000			359,000
060-1	Comm/Tech Cap Proj A-State	801,000			801,000
Total		26,113,000	0	0	0
					26,113,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000322

SubProject Title: **Emergency Reserve Fund**

[illegible]

Operating Impacts

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000322

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

No Operating Impact

No Operating Impact

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No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:03PM

Project Number: 40000321

Project Title: Minor Works - Preservation

SubProjects

SubProject Number: 40000354

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

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000321	40000321
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

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

Description

Starting Fiscal Year: 2022

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	3,771,000				3,771,000
060-1	Comm/Tech Cap Proj A-State	8,087,000				8,087,000
	Total	11,858,000	0	0	0	11,858,000

Future Fiscal Periods

	<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000362

SubProject Title: Bellingham Technical College

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000362

SubProject Title: Bellingham Technical College

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Bellingham Technical College - Roof repairs at the Main Campus (250A)

Project Description

- 1) Building T (250-T; UFI A09961) - Resurface and repair the roofing to extend its useful life. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency R02). Item cost: \$167,000.
- 2) Building U (250-U; UFI A00708) - Resurface and repair the roofing to extend its useful life. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency R03). Item cost: \$119,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Big Bend Community College - Roof repairs at the Main Campus (180A)

Project Description

- 1) Allied Health (180-170; UFI A08441) - Replace the failing roofing. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency R01). Item cost: \$690,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

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

Project Description

- 1) Building R (080-Bldg; UFI A09705) - Repair the leaking roof to extend its useful life. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency R01). Item cost: \$41,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

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

Project Description

- 1) Bothell Phys Plant (300-4016; UFI A01138) - Repair the leaking roofing near the parapet walls. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency R02). Item cost: \$31,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000366

SubProject Title: Centralia College

Agency Priority: 3

Project Summary

Centralia College - Roof repairs at the East Campus (121B)

Project Description

1) Centralia College East (121-Cce; UFI A00829) - Replace the failing roofing. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency R01). Item cost: \$107,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

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

Project Description

- 1) Library Building (190-00L; UFI A07081) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency R01). Item cost: \$645,000.
- 2) Hawk Union Building (190-00H; UFI A08496) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency R02). Item cost: \$198,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

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

Project Description

- 1) Woodway Hall (230-Wwy; UFI A01301) - Recondition and repair the roofing to extend its useful life. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency R01). Item cost: \$634,000.
- 2) Meadowdale Hall (230-Mdl; UFI A06716) - Recondition and repair the roofing to extend its useful life. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency R03). Item cost: \$190,000.
- 3) Cedar Building (230-Cdr; UFI A10031) - Recondition, repair or replace sections of the failing roofing. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency R02). Item cost: \$1,077,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Everett Community College - Roof repairs at the Main Campus (050A)

Project Description

- 1) Nippon Business Institute (050-AX2; UFI A10288) - Replace the failing roofing. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency R01). Item cost: \$76,000.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000369

SubProject Title: Everett Community College

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Grays Harbor College - Roof repairs at the Main Campus (020A)

Project Description

- 1) Manspeaker Instructional (020-2000; UFI A04686) - Replace roof anchors that have degraded and recently failed stress testing. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency R01). Item cost: \$36,000.
- 2) Manspeaker Instructional (020-2000; UFI A04686) - Repair the roofing around the scuppers to ensure a water-tight condition. Also repair water damage related to the leaks. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency R02). Item cost: \$38,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Green River Community College - Roof 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 roofing. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency R04). Item cost: \$128,000.
- 2) Maintenance Center (100-21; UFI A06022) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency R03). Item cost: \$98,000.
- 3) Occupation Education "B" (100-11; UFI A08202) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency R02). Item cost: \$103,000.
- 4) Student Affairs Building (100-16; UFI A01382) - Replace the deteriorated and discolored skylights. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency R01). Item cost: \$137,000.
- 5) Physical Education (100-5; UFI A06045) - Repair the failing roofing around the scuppers. Also repair the water damage in these areas. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency R05). Item cost: \$68,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Highline College - Roof repairs at the Main Campus (090A)

Project Description

- 1) Classroom D Building (090-22; UFI A00113) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency R01). Item cost: \$61,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000373

SubProject Title: Lake Washington Institute of Technology

Project Summary

Lake Washington Institute of Technology - Roof repairs at the Main Campus (260A)

Project Description

1) West Building (260-WES; UFI A09481) - Repair and recondition the oldest portions of the roofing. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency R01). Item cost: \$256,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Lower Columbia College - Roof repairs at the Main Campus (130A)

Project Description

1) Administration (130-Adm; UFI A05230) - Replace the failing translucent skylight over the atrium and an adjacent degraded 4' by 4' skylight. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency R02). Item cost: \$45,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

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

Project Description

- 1) Bremer Student Center (030-BSC; UFI A08412) - Replace the deteriorated gutters on the east portion of the building. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency R02). Item cost: \$36,000.
- 2) Multiple Buildings (030A) - Replace the failing downspouts in the BSC, Business/Tech. and Engineering buildings. Also repair the associated water damage. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency R03). Item cost: \$38,000.
- 3) Johnson Library Shelton (030-TJL; UFI A03363) - Repair the leaking sections of roofing and provide flashing to ensure a water-tight condition. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency R01). Item cost: \$44,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Renton Technical College - Roof repairs at the Courthouse Annex (270B)

Project Description

- 1) Courthouse Annex (270-O; UFI A01369) - Recondition the deteriorated roofing to extend its useful life and replace the failing parapet flashing. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency R01). Item cost: \$151,000.

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000376

SubProject Title: Renton Technical College

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

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

Project Description

- 1) Broadway/Edison (062-BE; UFI A02501) - Recondition the lower section of degraded roofing over phase two of the building to extend its useful life. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency R01). Item cost: \$1,145,000.
- 2) Bookstore (062-BS; UFI A01833) - Recondition the deteriorated roofing to extend its useful life. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency R02). Item cost: \$85,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

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

Project Description

- 1) Multiple Buildings (070A) - Repair the failing roofing on building 2100 and near the mechanical units on building 2900 to extend their useful life (FCS R02). Item cost: \$151,000.
- 2) Foss (070-50; UFI A06886) - Replace the failing roofing (FCS R03). Item cost: \$939,000.
- 3) Vocational Arts Facility (070-20; UFI A03730) - Repair and recondition the roofing near the parapet walls and mechanical curbs to extend its useful life (FCS R01). Item cost: \$180,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

South Puget Sound Community College - Roof repairs at the Main Campus (240A)

Project Description

- 1) Center For Student Success (240-22; UFI A08700) - Repair the built-in gutters on the east side of the building (FCS R02). Item cost: \$179,000.
- 2) Transitions Studies (240-28; UFI A09052) - Replace the failing ridge cap and provide adequate flashing to maintain a water-tight roof during storm events (FCS R01). Item cost: \$75,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

South Seattle College - Roof repairs at the Main Campus (064A) and the Duwamish Campus (064B)

Project Description

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects**SubProject Number: 40000380****SubProject Title: South Seattle College**

- 1) Culinary Arts Bldg (Cab) (064-CAB; UFI A09411) - Repair and recondition the deteriorated roofing to extend its useful life (FCS R02). Item cost: \$270,000.
- 2) Bldg B (064-DWB; UFI A02010) - Repair and recondition the deteriorated lower section of roofing to extend its useful life (FCS R01). Item cost: \$252,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 3**Project Summary**

Spokane Community College - Roof repairs at the Main Campus (171A)

Project Description

- 1) Learning Resources Center (171-16; UFI A07767) - Repair and recondition the deteriorated south portion of the roofing (FCS R02). Item cost: \$297,000.
- 2) Heavy Equipment / Maintenance (171-19; UFI A02485) - Repair and recondition the deteriorated roofing to extend its useful life (FCS R03). Item cost: \$238,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 3**Project Summary**

Spokane Falls Community College - Roof repairs at the Main Campus (172A)

Project Description

- 1) Student Union Building (172-17; UFI A02310) - Repair and recondition the roofing on the building addition and penthouse to extend its useful life. (FCS R02). Item cost: \$737,000.
- 2) Technical Arts (172-19; UFI A03711) - Replace the lower section of deteriorated roofing (FCS R04). Item cost: \$774,000.
- 3) Library (172-2; UFI A09692) - Repair and recondition the lower section of roofing to extend its useful life (FCS R01). Item cost: \$45,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 3**Project Summary**

Tacoma Community College - Roof repairs at the Main Campus (220A)

Project Description

- 1) Tahoma - Opgaard Student Center (220-11; UFI A07930) - Repair and recondition the deteriorated roofing to extend its useful life (FCS R02). Item cost: \$91,000.
- 2) Nisqually (220-1; UFI A02786) - Replace the deteriorated mansard roofing (FCS R03). Item cost: \$300,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 3**Project Summary**

Walla Walla Community College - Roof repairs at the Clarkston Campus (200B) and the Main Campus (200A)

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000384

SubProject Title: Walla Walla Community College

Project Description

- 1) Dietrich Activity Center (200-A; UFI A00144) - Replace the deteriorated dome roof bolt packs that are used to secure the roof panels (FCS R01). Item cost: \$68,000.
- 2) Main Building (200-D; UFI A02150) - Repair the roofing over rooms 201 and 202 to extend its useful life (FCS R02). Item cost: \$72,000.
- 3) China Pavilion (200-G; UFI A05789) - Repair the deteriorated roofing to extend its useful life. (FCS R03). Item cost: \$60,000.
- 4) Clarkston Health Science (200-Chs; UFI A01930) - Replace the roof rib joints to ensure a water-tight seal (FCS R04). Item cost: \$30,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Wenatchee Valley College - Roof repairs at the North Campus (150B)

Project Description

- 1) Distance Learning Center (150-Nsc9; UFI A20883) - Repair the failed foundation on the east perimeter of the building. Repair damage caused by the failed foundation (FCS R02). Item cost: \$52,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Whatcom Community College - Roof repairs at the Main Campus (210A)

Project Description

- 1) Heiner Center (210-666; UFI A07067) - Repair and recondition the deteriorated roofing to extend its useful life. (FCS R01). Item cost: \$261,000.
- 2) Kelly Hall (210-444; UFI A01167) - Repair and recondition the deteriorated roofing, scuppers, downspouts, windows and flashing transitions to extend its useful life (FCS R02). Item cost: \$193,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 3

Project Summary

Yakima Valley College - Roof repairs at the Main Campus (160A)

Project Description

- 1) Hopf Union Building (160-009; UFI A03561) - Repair the deteriorated roofing to extend its useful life (FCS R02). Item cost: \$75,000.
- 2) Skills Center (160-029; UFI A09333) - Repair and recondition the center portion of failing roofing to extend the life of the roofing (FCS R01). Item cost: \$75,000.

Location

City: Aberdeen

City: Auburn

County: Grays Harbor

County: King

Legislative District: 019

Legislative District: 047

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Report Number: CBS002

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Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

Location

SubProject Number: 40000364

SubProject Title: Bellevue College

City: Bellevue

City: Bellingham

City: Bellingham

City: Bothell

City: Bremerton

City: Centralia

City: Des Moines

City: Everett

City: Kirkland

City: Longview

City: Lynnwood

City: Moses Lake

City: Olympia

City: Pasco

City: Renton

City: Seattle

City: Seattle

City: Shoreline

City: Spokane

City: Spokane

City: Tacoma

City: Walla Walla

City: Wenatchee

City: Yakima

County: King

County: Whatcom

County: Whatcom

County: Snohomish

County: Kitsap

County: Lewis

County: King

County: Snohomish

County: King

County: Cowlitz

County: Snohomish

County: Grant

County: Thurston

County: Franklin

County: King

County: King

County: King

County: King

County: Spokane

County: Spokane

County: Pierce

County: Walla Walla

County: Chelan

County: Yakima

Legislative District: 041

Legislative District: 042

Legislative District: 042

Legislative District: 001

Legislative District: 026

Legislative District: 020

Legislative District: 033

Legislative District: 038

Legislative District: 045

Legislative District: 019

Legislative District: 032

Legislative District: 013

Legislative District: 022

Legislative District: 016

Legislative District: 011

Legislative District: 034

Legislative District: 043

Legislative District: 032

Legislative District: 003

Legislative District: 006

Legislative District: 028

Legislative District: 016

Legislative District: 012

Legislative District: 015

Project Type

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Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

Project Type

SubProject Number: 40000362

SubProject Title: Bellingham Technical College

Facility Preservation (Minor Works)

Facility Preservation (Minor Works)

Facility Preservation (Minor Works)

Facility Preservation (Minor Works)

Facility Preservation (Minor Works)

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Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000362

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

None

Growth Management impacts

None

Capital Project Request

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Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000376

SubProject Title: Renton 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

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	286,000				286,000
057-1	State Bldg Constr-State	690,000				690,000
057-1	State Bldg Constr-State	41,000				41,000
057-1	State Bldg Constr-State	31,000				31,000
057-1	State Bldg Constr-State	107,000				107,000
057-1	State Bldg Constr-State	843,000				843,000
057-1	State Bldg Constr-State	1,773,000				1,773,000
Total		3,771,000	0	0	0	3,771,000

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000368

SubProject Title: Edmonds Community College

Funding

		Expenditures		2021-23 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	New Approps
060-1	Comm/Tech Cap Proj A-State	128,000			128,000
060-1	Comm/Tech Cap Proj A-State	76,000			76,000
060-1	Comm/Tech Cap Proj A-State	74,000			74,000
060-1	Comm/Tech Cap Proj A-State	534,000			534,000
060-1	Comm/Tech Cap Proj A-State	61,000			61,000
060-1	Comm/Tech Cap Proj A-State	256,000			256,000
060-1	Comm/Tech Cap Proj A-State	45,000			45,000
060-1	Comm/Tech Cap Proj A-State	118,000			118,000
060-1	Comm/Tech Cap Proj A-State	151,000			151,000
060-1	Comm/Tech Cap Proj A-State	1,230,000			1,230,000
060-1	Comm/Tech Cap Proj A-State	1,270,000			1,270,000
060-1	Comm/Tech Cap Proj A-State	254,000			254,000
060-1	Comm/Tech Cap Proj A-State	522,000			522,000
060-1	Comm/Tech Cap Proj A-State	535,000			535,000
060-1	Comm/Tech Cap Proj A-State	1,556,000			1,556,000
060-1	Comm/Tech Cap Proj A-State	391,000			391,000
060-1	Comm/Tech Cap Proj A-State	230,000			230,000
060-1	Comm/Tech Cap Proj A-State	52,000			52,000
060-1	Comm/Tech Cap Proj A-State	454,000			454,000
060-1	Comm/Tech Cap Proj A-State	150,000			150,000
Total		8,087,000	0	0	8,087,000

Future Fiscal Periods

		2023-25	2025-27	2027-29	2029-31
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

Capital Project Request

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Date Run: 8/28/2020 5:00PM

Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000368

SubProject Title: Edmonds Community College

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
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				
Total		0	0	0	0

Operating Impacts

Capital Project Request

2021-23 Biennium

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Project Number: 40000361

Project Title: Minor Repairs - Roof

SubProjects

SubProject Number: 40000362

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

No Operating Impact

No Operating Impact

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No Operating Impact

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000361	40000361
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

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

Description

Starting Fiscal Year: 2022

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	32,466,000				32,466,000
060-1	Comm/Tech Cap Proj A-State					
	Total	32,466,000	0	0	0	32,466,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
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.

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000309

SubProject Title: Bates Technical College

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000309

SubProject Title: Bates Technical College

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Bates Technical College - Facility repairs at the Downtown Campus (280A), the South Campus (280B) and the Central Mohler Campus (280F)

Project Description

- 1) D.C. East Annex - Bldg. C (280-3; UFI A04062) - Replace the main water heater tank, transformer and pumps that serve the whole building. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F02). Item cost: \$106,000.
- 2) S.C. Bldg. B (280-5; UFI A00368) - Replace the obsolete HVAC units that are at the end of their useful life. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F03). Item cost: \$597,000.
- 3) C.C. Communications Technology Building - Bldg A (280-10; UFI A03194) - Replace the failing fire alarm panel that is no longer supported by the equipment vendor. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F01). Item cost: \$307,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

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

Project Description

- 1) Multiple Buildings (080A) - Replace the obsolete switchgear and transformers in buildings A, C and D to avoid disruptions to the buildings use. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency F03). Item cost: \$439,000.
- 2) B Building (080-Bldgb; UFI A08542) - Replace the obsolete switchgear and transformers to avoid disruptions to the building use. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency F02). Item cost: \$512,000.
- 3) C Building (080-BLDGC; UFI A02990) - Replace the degraded elevator cab and obsolete controls. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency F01). Item cost: \$329,000.
- 4) C Building (080-BLDGC; UFI A02990) - Replace five failing HVAC air handler units and related controls. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency F04). Item cost: \$818,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Bellingham Technical College - Facility repairs at the Main Campus (250A) and the Main Campus (250C)

Project Description

- 1) Multiple Buildings (250A) - Replace the windows in buildings C, M and K that have failed. . This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F01). Item cost: \$75,000.
- 2) Multiple Buildings (250A) - Replace digital HVAC control panels that are at the end of their useful life and no longer supported by the vendor. . This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000311

SubProject Title: Bellingham Technical College

(Deficiency F03). Item cost: \$167,000.

3) Marine Drive Annex (250-Mda; UFI A05710) - Tuck-point, clean and seal the exterior masonry to create a water-tight envelope. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F04). Item cost: \$30,000.

Starting Fiscal Year: 2022

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 obsolete boilers with degraded controls and tubes. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F05). Item cost: \$236,000.

2) Allied Health (180-170; UFI A08441) - Repair the concrete canopies to ensure that they remain structurally intact. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F06). Item cost: \$67,000.

3) Multiple Buildings (180A) - Replace the failing windows in buildings 1700, 3000, 1500 & 1000. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F01). Item cost: \$119,000.

4) Pe/Comm. Activity Center (180-200; UFI A03569) - Replace the failing heaters located near the entry foyer. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F03). Item cost: \$39,000.

5) Comp Science (180-150; UFI A06737) - Replace the failing concrete entrance canopy. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F04). Item cost: \$111,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

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

Project Description

1) Multiple Buildings (121A) - There are several heat pumps in multiple buildings (CDC, LAX, Technology, Hansen) that have required a high level maintenance and are near the end of their useful life. The six worst units should be replaced. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F05). Item cost: \$148,000.

2) Multiple Buildings (121A) - Several windows in the CDC and WAH buildings have failed and should be replaced. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F06). Item cost: \$44,000.

3) Washington Hall (121-Wah; UFI A08675) - The Victaulic pipe joints leak when the system is shut down in the summer because seals are beginning to fail in some areas. The problem is not systemic yet. The pipes should continue to be monitored and be repaired with new fittings in the future. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F03). Item cost: \$67,000.

4) Washington Hall (121-Wah; UFI A08675) - The toilet anchors are failing and the units are pulling out of the walls. The walls should be repaired and new anchors need to be installed. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F07). Item cost: \$36,000.

5) Kirk Library (121-Lib; UFI A07720) - The facility staff are concerned that the HVAC unit is near the end of its useful life. One compressor has failed. The unit still functions as designed, but repairs are becoming more frequent. The unit should be reconditioned to extend its useful life. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F02). Item cost: \$60,000.

6) Kirk Library (121-Lib; UFI A07720) - The contactors are failing in the panels and replacement parts are not available. The contactors cause an arc flash when they engage. The panels should be replaced. This deficiency is fully described in the 2019

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Report Number: CBS002

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000313

SubProject Title: Centralia College

Centralia College Facility Condition Survey (Deficiency F04). Item cost: \$51,000.

7) Technology Center (121-Tec; UFI A06178) - The siding on the west, north and south sides of the building has deteriorated. Water does not penetrate the building envelope, but the siding is rotting. The siding should be replaced to ensure a water-tight envelope.. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F08). Item cost: \$266,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Clark College - Facility repairs at the Main Campus (140A)

Project Description

- 1) Greenhouse (140-Grh; UFI A05797) - The air handling units have degraded and now operate with reduced function. The units require a high level of maintenance. The units and associated heating and cooling components should be replaced. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F05). Item cost: \$42,000.
- 2) Multiple Buildings (140A) - The facilities building, Gaiser Hall, Central mechanical building, Science building, Library and Deisel buildings have pneumatic controls. These controls are near the end of their useful life. Half of these controls should be replaced. The removed components should be used for spare parts for the remaining systems. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F01). Item cost: \$319,000.
- 3) Multiple Buildings (140A) - Many isolation valves in several buildings have failed and the facility staff have to enter a confined space to shut off the whole building to work on plumbing. Buildings with these valves are Bauer, Library, Gaiser and Scarpelli. The valves should continue to be monitored and be replaced in the future. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F03). Item cost: \$101,000.
- 4) Multiple Buildings (140A) - The college indicated that there are many buildings that have failing damper actuators. The dampers have been fixed in the open position and will not shut if a fire alarm is triggered. These dampers should be replaced. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F06). Item cost: \$112,000.
- 5) Multiple Buildings (140A) - The fire control panels in ten buildings on campus are no longer supported by the manufacturer and are near the end of their useful life. Parts to repair these panels are no longer available, so repairs are no longer possible. These panels still function but should be replaced to maintain system use. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F10). Item cost: \$369,000.

Starting Fiscal Year: 2022

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) Communications (290-11; UFI A03622) - The boilers are nearing the end of their useful life. There were no leaks at the time of the survey and the units still functioned. The college just purchased spare parts. The coils should last for a few more years. The boilers should continue to be monitored and be replaced in the following biennium. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F01). Item cost: \$424,000.
- 2) Dental/Nwcths/Labs/Classrooms (290-14; UFI A00602) - The acoustic ceiling and grid system has become very worn and discolored. There are many tiles that have staining and broken edges. the grid appears discolored and slightly warped. The ceiling grid and tiles should be replaced. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F09). Item cost: \$225,000.
- 3) Technology (290-16; UFI A09483) - The HVAC controls are at the end of their useful life. The controls are no longer reliable or supported by the vendor. The controls should be replaced. This deficiency is fully described in the 2019 Clover Park

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000315

SubProject Title: Clover Park Technical College

Technical College Facility Condition Survey (Deficiency F05). Item cost: \$180,000.

4) Technology (290-16; UFI A09483) - The heat pumps require a high level of maintenance and are near the end of their useful life. Several of the units have had compressors, fan motors and coils that have failed. One-third of the units that are in the worst condition should be replaced. . This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F06). Item cost: \$240,000.

5) Resource Center (290-15; UFI A08250) - The boiler is near the end of its useful life. The components have degraded and become very unreliable. The boiler should be replaced with a significantly smaller unit that serves just two bathrooms. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F10). Item cost: \$31,000.

6) Machine Trades (290-25; UFI A01268) - The configuration of the boilers create lack of flow, however, they still function. The system has prematurely developed significant rust. There has been a high level of maintenance to keep the boilers functioning. The boilers should be replaced. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F02). Item cost: \$387,000.

7) Machine Trades (290-25; UFI A01268) - The black iron hydronic pipe that circulates water to the HVAC coils has degraded. The inside of the pipe has flaked away and turned to abrasive debris in the line. This causes friction on the coils and leads to leaks and costly repairs. The piping should be replaced. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F08). Item cost: \$61,000.

8) Personal Care Services (290-8; UFI A08189) - The heat pumps have required a higher level of maintenance to maintain function. Several units have had compressors and fan motors that have failed. These units should be replaced. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F07). Item cost: \$299,000.

9) South Hill Campus (290-SHC; UFI A09957) - The boiler heat exchangers are degrading and rotting out. Both exchangers have been replaced within the last six years to extend the life of the boilers. The controls are part of the original equipment. The boilers should be monitored and be replaced in the future. . This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F03). Item cost: \$150,000.

10) South Hill Campus (290-SHC; UFI A09957) - The controls for the HVAC are no longer supported by the vendor and cannot be repaired. The controls still function, but are sometimes difficult to adjust. The controls should be replaced in the future. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F04). Item cost: \$359,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Columbia Basin College - Facility repairs at the Main Campus (190A)

Project Description

1) Utilities Building (190-00U; UFI A00266) - The cooling tower leaks at panel seams. Some repairs have been made to maintain function. The unit still functions and should continue to be monitored for required repairs or replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F01). Item cost: \$736,000.

2) Utilities Building (190-00U; UFI A00266) - The chiller has components that are nearing the end of their useful life, but much of the chiller shell is in good condition. The chiller has required a higher level of maintenance due to the failing components. The chiller should be reconditioned by replacing components that are in the worst condition. . This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F05). Item cost: \$112,000.

3) Storage Building (190-00Z; UFI A02732) - The wood siding has deteriorated and some areas show significant rot. The degraded portion of the siding should be replaced. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F04). Item cost: \$75,000.

4) Library Building (190-00L; UFI A07081) - The lighting controls have begun to preform unexpectedly when dimmers are engaged. The controls still function. Some lights dim slightly differently than others, but the cause is not known. The controls should continue to be monitored. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000316

SubProject Title: Columbia Basin College

Survey (Deficiency F02). Item cost: \$223,000.

5) Library Building (190-00L; UFI A07081) - The HVAC unit heat exchanger is failing because of age and chemical corrosion. The cost to clean and repair the exchanger exceeds 50% of the exchanger replacement cost. The heat exchanger should be replaced and a filtration system should be added to the system to avoid similar corrosion to the system in the future. . This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F03). Item cost: \$223,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

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

Project Description

- 1) Alderwood Hall (230-ALD; UFI A05756) - Replace valves and hoses. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F04). Item cost: \$88,000.
- 2) Alderwood Hall (230-ALD; UFI A05756) - Replace damaged pipe(s). This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F07). Item cost: \$53,000.
- 3) Utility (230-UTY; UFI A04725) - Replace valves. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F05). Item cost: \$80,000.
- 4) Utility (230-UTY; UFI A04725) - Rebuild chiller replacing bearings, obsolete parts and controls. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F08). Item cost: \$300,000.
- 5) Gateway Hall (230-Gwy; UFI A10107) - Replace controls and modernize equipment for improved function and reliability. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F01). Item cost: \$338,000.
- 6) Utility (230-UTY; UFI A04725) - Provide drain route away from electrical equipment. This repair was not identified or highly ranked in the Facility Condition Survey, but is a high priority for the college. Item cost: \$77,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Everett Community College - Facility repairs at the Main Campus (050A)

Project Description

- 1) Nippon Business Institute (050-AX2; UFI A10288) - The college was concerned about the age of the furnace. The residential-style system appeared to function correctly during the survey. The furnace should continue to be monitored and be replaced in the future. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F07). Item cost: \$64,000.
- 2) Shuksan (050-ITC; UFI A10553) - The chiller is nearing the end of useful life, however, the college has not had to make significant repairs to the components yet. The system should continue to be monitored and be repaired in the future. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F03). Item cost: \$239,000.
- 3) Parks/Terrey (050-LSC; UFI A00051) - The pneumatic HVAC controls require a high level of maintenance to maintain function of the equipment. Control parts are at the end of their useful life and replacements are becoming more difficult to find. The controls should be replaced. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F01). Item cost: \$336,000.
- 4) Parks/Terrey (050-LSC; UFI A00051) - Many exterior windows have failed. The failed window glazing should be replaced. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F06). Item cost:

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000318

SubProject Title: Everett Community College

\$38,000.

5) Parks/Terrey (050-LSC; UFI A00051) - The boiler heat exchanger and burner assembly have failed. The boiler requires a high level of maintenance and should be replaced. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F08). Item cost: \$247,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Grays Harbor College - Facility repairs at the Main Campus (020A), the Riverview Ed. Center (020C) and the Columbia Ed. Center (020E)

Project Description

1) Physed (020-500; UFI A02269) - The three-ton HVAC units are near the end of their useful life and have limited reliability. Several compressors and other components have been replaced. The units should be replaced. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F01). Item cost: \$96,000.

2) Physed (020-500; UFI A02269) - The light fixtures have deteriorated and are shorting out or having ballast failures. The college has had to repair roughly 50 percent of the fixtures. The fixtures should be replaced. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F05). Item cost: \$36,000.

3) Lib (020-1500; UFI A09264) - The variable air volume actuators are at the end of their useful life. Several have failed and were replaced. The actuators should be replaced. There is also a failed 2.5-ton heat pump that has failed and should be replaced. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F03). Item cost: \$88,000.

4) Multiple Buildings (020A) - There are several buildings with masonry and metal panel envelopes that allow water to penetrate into the building. Some areas have become damaged due to the water infiltration. These portions of failed envelopes and associated damage should be repaired. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F07). Item cost: \$36,000.

5) Multiple Buildings (020A) - HVAC controls in 1900 building have failed and should be replaced to regain HVAC automated function. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F12). Item cost: \$45,000.

6) Bishop (020-1600; UFI A05956) - The stage rigging still functions, but some of the safety equipment, brakes and guides have deteriorated over time. The ropes and pulleys have exceeded their useful life and should be replaced. The other major components should be repaired to extend its useful life. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F06). Item cost: \$75,000.

7) Bishop (020-1600; UFI A05956) - The HVAC units are nearing the end of their useful life and have required frequent repairs to maintain function. The units should continue to be monitored and be replaced in the future. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F10). Item cost: \$120,000.

8) Voktek (020-700; UFI A09725) - The exterior brick and mortar have deteriorated and allow water to penetrate the building envelope. There is some interior damage. The brick should be cleaned, sealed and repaired. The water damage should also be repaired. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F02). Item cost: \$33,000.

9) Riverview Education Ctr (020-2200; UFI A04555) - The fire alarm panel is near the end of its useful life. The panel is no longer supported by the vendor and frequently displays faults. The panel should be replaced. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F09). Item cost: \$30,000.

10) Columbia Education Center (020-2600; UFI A01306) - The HVAC units have degraded due to the exposure to salt water in the air. Three of the larger units are functioning in emergency power mode because of failed compressors. One of the smaller units has failed completely. The last unit has degraded and require frequent repairs. The three larger units should be replaced. The other units should be monitored for future replacement. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F11). Item cost: \$67,000.

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000319

SubProject Title: Grays Harbor College

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Green River Community College - Facility repairs at the Main Campus (100A)

Project Description

- 1) Administration (100-20; UFI A07509) - The water line has become badly corroded. The lines are restricted and leak. The domestic water lines should be replaced. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F04). Item cost: \$68,000.
- 2) Maintenance Center (100-21; UFI A06022) - The unit ventilators have failed and should be replaced. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F05). Item cost: \$274,000.
- 3) Technology Center (100-45; UFI A05999) - There are multiple failures within the cooling tower including pan leaks and the sump pump. The unit should be repaired. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F02). Item cost: \$121,000.
- 4) Technology Center (100-45; UFI A05999) - The building lighting controls are no longer supported by the vendor. The controls have become less reliable. This type of control is located in multiple buildings on campus. The controls should be replaced in this building and be retained for parts for the other buildings. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F03). Item cost: \$180,000.
- 5) Student Affairs Building (100-16; UFI A01382) - The individual stair step structural pans have rotted and warped. The steps are bolted through the stringers. The steps and stringers should be replaced. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F07). Item cost: \$53,000.

Starting Fiscal Year: 2022

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 controls in the worst condition in buildings 2, 7, 17, 23 & 30 that are no longer supported by the vendor. Components that are removed should be retained to repair similar systems on campus. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F01). Item cost: \$744,000.
- 2) Multiple Buildings (090A) - Replace obsolete fire alarm panels in buildings 5, 11, 15, 18, 23 and 24 that are no longer supported by the vendor. Also replace notifier panels in 10 other buildings are also no longer supported by the vendor. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F02). Item cost: \$329,000.
- 3) Multiple Buildings (090A) - Replace the failed concrete joint material that seals windows, tilt-up panels and the platforms. Also repair the concrete platforms that have spalled due to rusting rebar. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F04). Item cost: \$195,000.
- 4) Higher Education Center (090-29; UFI A06060) - Recondition the chiller and cooling tower and provide a water treatment system to avoid future corrosion of the system. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F03). Item cost: \$374,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

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Report Number: CBS002

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000389

SubProject Title: Lake Washington Institute of Technology

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 mechanical units MU2 through MU5. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F02). Item cost: \$52,000.
- 2) East Building (260-EAS; UFI A02059) - Replace the two rooftop kitchen exhaust units and two makeup air mechanical units have become mechanically unreliable. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F03). Item cost: \$180,000.
- 3) East Building (260-EAS; UFI A02059) - Replace four of the remaining eight obsolete HVAC units. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F04). Item cost: \$395,000.
- 4) East Building (260-EAS; UFI A02059) - Replace the failed domestic water control valves. Also repair the failing water supply loop on the northeast side of the building. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F09). Item cost: \$203,000.
- 5) West Building (260-WES; UFI A09481) - Replace the failing elevator pump and motor. Also repair the hydraulic riser shaft. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F10). Item cost: \$68,000.
- 6) Technology Center (260-TEC; UFI A05661) - Repair the water damage on the 1st and 4th floor circulation areas. Enclose and seal the areas to prevent damage from water intrusion. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F07). Item cost: \$837,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Lower Columbia College - Facility repairs at the Main Campus (130A)

Project Description

- 1) Alan Thompson Library (130-LIB; UFI A03674) - Replace the failing elevator cab and controls. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F02). Item cost: \$236,000.
- 2) Don Talley Building (130-DTV; UFI A06718) - Replace the deteriorated accordion wall and locking mechanism. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F03). Item cost: \$48,000.
- 3) Administration (130-Adm; UFI A05230) - Replace the two failing, five-ton HVAC units. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F04). Item cost: \$89,000.
- 4) Administration (130-Adm; UFI A05230) - Repair the stucco wall to stop the water infiltration. Also repair the associated water damage. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F05). Item cost: \$45,000.
- 5) Rose Center For The Arts (130-Rca; UFI A02802) - Repair the cracked sections of terrazzo tile flooring with radiant heating. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F01). Item cost: \$41,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

North Seattle College - Facility repairs at the Main Campus (063A)

Project Description

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000391

SubProject Title: North Seattle College

- 1) Chiller Building (063-CB; UFI A08630) - Replace the failed chiller starting transformer. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F04). Item cost: \$31,000.
- 2) Multiple Buildings (063A) - Replace the sprinkler system dry valves that are in the worst condition. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F07). Item cost: \$68,000.
- 3) Instructional Building (063-lb; UFI A04706) - Replace the failing bathroom exhaust fans. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F01). Item cost: \$61,000.
- 4) Instructional Building (063-lb; UFI A04706) - Replace the degraded fresh air and mixing dampers. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F05). Item cost: \$216,000.
- 5) Oce&E (063-Oc; UFI A10701) - Replace the obsolete boiler with a failed heat exchanger and exhaust sytem. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F06). Item cost: \$121,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

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

Project Description

- 1) Bremer Student Center (030-BSC; UFI A08412) - Replace the obsolete kitchen boiler. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F02). Item cost: \$45,000.
- 2) Multiple Buildings (030A) - Replace the obsolete elevator controls to extend the life of the elevator in the Business and Technology buildings. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F03). Item cost: \$297,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Peninsula College - Facility repairs at the Main Campus (010A) and the Forks Campus (010C)

Project Description

- 1) Multiple Buildings (010A) - Replace the obsolete HVAC controls located in multiple buildings (B, C and D) that are no longer supported by the equipment vendor. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F02). Item cost: \$63,000.
- 2) Multiple Buildings (010A) - Replace the rotting sections of siding on portions of the gym building, J building and Q building. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F04). Item cost: \$297,000.
- 3) Theatre/Student Union (010-00J; UFI A04882) - Replace the mechanically unreliable walk-in cooler with warped panels. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F07). Item cost: \$60,000.
- 4) Theatre/Student Union (010-00J; UFI A04882) - Replace the failing acoustic ceiling tile that is glued to the drywall ceiling. The glue and the tile must be abated for asbestos. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F08). Item cost: \$302,000.
- 5) Maint/Ship-Rec/Storage (010-00T; UFI A00467) - Replace the failing overhead doors. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F06). Item cost: \$60,000.
- 6) Forks Branch Campus (010-0Fk; UFI A21034) - Replace the failing siding that will no longer hold a finish. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F03). Item cost: \$163,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Capital Project Request

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000394

SubProject Title: Pierce College Fort Steilacoom

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) - Repair the hydronic heat multi-zone unit and the 20-ton DX cooling units to extend their useful life. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F01). Item cost: \$207,000.
- 2) Cascade Bldg (111-S1; UFI A08348) - Repair the two gas fired HVAC units (RTU3 & RTU4) and the 18-ton DX cooling unit to extend their useful life. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F02). Item cost: \$121,000.
- 3) Cascade Bldg (111-S1; UFI A08348) - Replace the chiller that is in the worst condition. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F04). Item cost: \$270,000.
- 4) Cascade Bldg (111-S1; UFI A08348) - Repair the failing portions of the stucco walls. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F05). Item cost: \$670,000.
- 5) Rainier Building (111-S9; UFI A01570) - Replace the degraded exterior operable blinds that have failed. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F07). Item cost: \$106,000.
- 6) Health Education Cntr (111-S3; UFI A03199) - Replace the interruptible power system that is no longer supported by the equipment vendor. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F03). Item cost: \$46,000.

Starting Fiscal Year: 2022

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) - Replace the obsolete fire control panel and associated components. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F03). Item cost: \$150,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Renton Technical College - Facility repairs at the Main Campus (270A)

Project Description

- 1) Campus Center (270-I; UFI A04253) - Replace four of the oldest air handlers that are in the worst condition. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F09). Item cost: \$195,000.
- 2) Chuck Demoss Building (270-J; UFI A05747) - Repair the failing exterior stucco in the breezeway at Buildings H and J. Also repair the failing Building L exterior stucco. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F08). Item cost: \$91,000.
- 3) Multiple Buildings (270A) - Replace the unreliable and leaking water heaters in Buildings J, D, O and A. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F01). Item cost: \$53,000.
- 4) Allied Health (270-B; UFI A00284) - Replace the obsolete boiler serving the hydronic system in Building B. This deficiency is

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Project Title: Minor Repairs - Facility

SubProjects**SubProject Number: 40000396****SubProject Title: Renton Technical College**

fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F02). Item cost: \$225,000.

5) Allied Health (270-B; UFI A00284) - Repair the failing floor structure and replace the flooring to provide a flat, cleanable surface. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F06). Item cost: \$91,000.

6) Technology Resource Cntr (270-C; UFI A05103) - Replace the failed glazing units. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F07). Item cost: \$53,000.

7) Basic Studies Center (270-D; UFI A05049) - Recondition the rooftop multizone HVAC units, air dampers and controls to extend the useful life of the system. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F04). Item cost: \$300,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 4**Project Summary**

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

Project Description

1) Broadway/Edison (062-BE; UFI A02501) - Recondition the degraded elevators 1 and 2 cars and equipment to extend their useful life. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F01). Item cost: \$1,188,000.

2) Broadway/Edison (062-BE; UFI A02501) - Recondition the degraded phase 1 cooling tower to extend its useful life. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F06). Item cost: \$151,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 4**Project Summary**

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

Project Description

1) Multiple Buildings (070A) - Replace the failing Fan Powered Units, Variable air valve in-duct fans, control valves, hydronic balancing valves and HVAC small motors in buildings 9000, 4000, 2000, 1400 & 2300. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F02). Item cost: \$300,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 4**Project Summary**

Skagit Valley College - Facility repairs at the Main Campus (040A)

Project Description

1) Ford Hall (040-54; UFI A05075) - Replace the unreliable and degraded rooftop chiller. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F04). Item cost: \$179,000.

2) Gary Knutzen Cardinal Center (040-30; UFI A09143) - Replace the deteriorated and contaminated walk-in freezer shell and the adjacent failing walk-in refrigerator. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F03). Item cost: \$97,000.

3) Norwood Cole Library (040-70; UFI A05680) - Replace the failing chiller and controls. This deficiency is fully described in the

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects**SubProject Number: 40000399****SubProject Title: Skagit Valley College**

2019 Skagit Valley College Facility Condition Survey (Deficiency F07). Item cost: \$174,000.

4) Multiple Buildings (040A) - Replace the obsolete and unsupported fire alarm panels in Ford Hall, Diesel shop, ECEAP, Hayes, CFLC and Boiler House. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F01). Item cost: \$326,000.

5) Multiple Buildings (040A) - Repair the failed building expansion joints and other envelope areas where water can migrate into the building. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F02). Item cost: \$149,000.

6) Nelson Hall (040-82; UFI A07932) - Replace the failing AC units. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F08). Item cost: \$167,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 4**Project Summary**

South Puget Sound Community College - Facility repairs at the Main Campus (240A)

Project Description

1) Allied Health/Tech Ed (240-34; UFI A05032) - Replace the failing cooling towers. This repair was not identified or highly ranked in the Facility Condition Survey, but is a high priority for the college. Item cost: \$958,000.

2) Allied Health/Tech Ed (240-34; UFI A05032) - Replace the failing heat pumps. This repair was not identified or highly ranked in the Facility Condition Survey, but is a high priority for the college. Item cost: \$81,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 4**Project Summary**

South Seattle College - Facility repairs at the Main Campus (064A)

Project Description

1) Robert Smith (064-RSB; UFI A08446) - Replace the sections of damaged or deteriorated ceiling. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F02). Item cost: \$181,000.

2) Robert Smith (064-RSB; UFI A08446) - Replace two of the obsolete 10-ton HVAC units that are in the worst condition. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F03). Item cost: \$195,000.

3) Technology Center (064-TEC; UFI A01706) - Replace the failing rooftop HX3 heat exchanger. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F01). Item cost: \$213,000.

Starting Fiscal Year: 2022**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 failed bay windows. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F03). Item cost: \$54,000.

2) Environmental Sciences (171-8; UFI A09615) - Replace the deteriorated multi-zone air handler. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F09). Item cost: \$223,000.

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000402

SubProject Title: Spokane Community College

- 3) Student Center (171-6; UFI A06460) - Replace the deteriorated cab and controls to extend the useful life of the elevator. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F13). Item cost: \$292,000.
- 4) Multiple Buildings (171A) - Replace the obsolete and un-supported pneumatic HVAC controls that are in the worst condition in the Main, Walter Jenkins Sports Center, Lair Student Center and Learning Resource Center buildings. Retain the spare parts to make repairs on campus. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F11). Item cost: \$444,000.
- 5) Colville Center, Owned (171-617; UFI A06470) - Replace the obsolete boilers and provide adequate water treatment to avoid pre-mature corrosion in the system. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F04). Item cost: \$621,000.
- 6) Industrial Training Ctr (171-608; UFI A00002) - Replace the deteriorated welding booth exhaust fans. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F06). Item cost: \$80,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Spokane Falls Community College - Facility repairs at the Main Campus (172A)

Project Description

- 1) Technical Arts (172-19; UFI A03711) - Replace the failing chiller, cooling tower, pumps, piping and associated tanks. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F01). Item cost: \$956,000.
- 2) Human Services (172-16; UFI A08600) - Replace the deteriorated rooftop multi-zone air handler unit that is in the worst condition. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F05). Item cost: \$370,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Tacoma Community College - Facility repairs at the Gig Harbor Ctr (220C) and the Main Campus (220A)

Project Description

- 1) Gig Harbor/Peninsula Center (220-00D; UFI A01020) - Replace the failing boiler and controls. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F07). Item cost: \$119,000.
- 2) Tahoma - Opgaard Student Center (220-11; UFI A07930) - Replace the three pairs of failing storefront doors. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F06). Item cost: \$46,000.
- 3) Pearl Wanamaker (220-7; UFI A01540) - Repair the walkway and walls to stop the water infiltration. Repair the water damaged areas. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F05). Item cost: \$46,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Walla Walla Community College - Facility repairs at the Clarkston Campus (200B) and the Main Campus (200A)

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000405

SubProject Title: Walla Walla Community College

Project Description

- 1) Multiple Buildings (200A) - Replace the failed windows on the east and west end of the Technology Center, on the north side of the library and on the south side of D building. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F01). Item cost: \$45,000.
- 2) Multiple Buildings (200A) - Replace seven of the deteriorated heat pumps that are in the worst condition in the Daycare, John Deere, Agriculture 1, Agriculture 2, Vocational Tech and the Deitrich buildings. . This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F05). Item cost: \$435,000.
- 3) Multiple Buildings (200A) - Replace the failing HVAC controls in the building D, John Deere, Agriculture 1 and Agriculture 2 buildings. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F06). Item cost: \$225,000.
- 4) Main Building (200-D; UFI A02150) - Replace the failing and unserviceable hood fans serving the kitchen. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F08). Item cost: \$90,000.
- 5) Main Building (200-D; UFI A02150) - Repair the unreliable fire flow switch and provide an adequate system to ensure proper flow detection. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F11). Item cost: \$30,000.
- 6) Health Ed Bldg. (200-H; UFI A01752) - Replace the failing condensing unit. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F02). Item cost: \$149,000.
- 7) Vocational Technical (200-J; UFI A05479) - Replace the failing Welding Shop air handler and exhaust system. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F03). Item cost: \$253,000.
- 8) Technology Center (200-F; UFI A07510) - Replace the degraded variable air volume control boxes that are in the worst condition. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F09). Item cost: \$120,000.
- 9) Cntr For Enology & Vitclt (200-T; UFI A09609) - Replace the failed circulation pump isolation valve. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F12). Item cost: \$44,000.
- 10) Multiple Buildings (200B) - Replace the degraded light fixtures on the Health Science, Main building, Maintenance Shop and the Fitness Center. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F13). Item cost: \$38,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Wenatchee Valley College - Facility repairs at the Main Campus (150A) and the North Campus (150B)

Project Description

- 1) Multiple Buildings (150A) - Replace the two failing HVAC units and split HVAC system in Wenatchee Hall and the Smith Gym. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F01). Item cost: \$315,000.
- 2) Multiple Buildings (150A) - Replace the failed windows in Batjer, Van Tasse, Weels Hall and Knights Hall. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F02). Item cost: \$45,000.
- 3) Multiple Buildings (150A) - Replace six failing electric heaters in the Van Tasse and Gym buildings. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F11). Item cost: \$45,000.
- 4) Van Tassell (150-VTC; UFI A00894) - Replace the degraded rooftop HVAC unit. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F09). Item cost: \$45,000.
- 5) Batjer (150-BTJ; UFI A04052) - Replace the unreliable vehicle exhaust fan. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F07). Item cost: \$45,000.
- 6) Batjer (150-BTJ; UFI A04052) - Replace the six deteriorated or failing swamp coolers. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F10). Item cost: \$90,000.
- 7) Eller/Fox (150-Efs; UFI A00748) - Replace the delaminated countertops, casework and toilet partitions. This deficiency is fully

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000406

SubProject Title: Wenatchee Valley College

described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F03). Item cost: \$45,000.

8) Gray House (150-Ho1; UFI A07871) - Repair or replace the failed building structure. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F04). Item cost: \$45,000.

9) Wells (150-Wel; UFI A04977) - Replace the two failing boilers that serve both Wells Hall and the Library. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F05). Item cost: \$296,000.

10) Industrial Technology (150-Int; UFI A00152) - Replace the two failing makeup air units on the roof. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F06). Item cost: \$45,000.

11) Old West Side High School (150-Ah1; UFI A25186) - Replace the obsolete HVAC, duct work, blower motors and capacitors. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F08). Item cost: \$119,000.

12) Multiple Buildings (150B) - Repair the failing stucco building soffits and envelopes in various locations on several buildings on campus. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F12). Item cost: \$30,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Whatcom Community College - Facility repairs at the Main Campus (210A)

Project Description

1) Syre Student Center (210-333; UFI A08457) - Replace the failing lighting control panels. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F03). Item cost: \$179,000.

2) Multiple Buildings (210A) - Replace 45 of the failing variable air volume units in the worst condition in the Laidlaw, Baker, SYRE, and Heiner buildings. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F04). Item cost: \$68,000.

3) Kelly Hall (210-444; UFI A01167) - Replace eight of the failing heat pump units that are in the worst condition. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F02). Item cost: \$113,000.

4) Laidlaw Center (210-999; UFI A06305) - Repair the failed exterior insulation finish system to ensure a water-tight building envelope. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F01). Item cost: \$90,000.

5) Laidlaw Center (210-999; UFI A06305) - Recondition the two large unreliable HVAC units in mechanical rooms on each floor of the building. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F05). Item cost: \$326,000.

6) Cascade Hall (210-777; UFI A00223) - Replace the most deteriorated HVAC unit that serves the main server room. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F06). Item cost: \$45,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

Project Summary

Yakima Valley College - Facility repairs at the Main Campus (160A)

Project Description

1) Hopf Union Building (160-009; UFI A03561) - Replace the oldest HVAC unit on the south end of the building and repair failing components of the remaining oldest 4 HVAC units. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F03). Item cost: \$222,000.

2) Sundquist Hall (160-014; UFI A04739) - Replace the failing boilers. This deficiency is fully described in the 2019 Yakima

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Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000408

SubProject Title: Yakima Valley College

Valley College Facility Condition Survey (Deficiency F04). Item cost: \$325,000.

3) Sundquist Hall (160-014; UFI A04739) - Replace the two deteriorated air handlers. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F05). Item cost: \$222,000.

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: 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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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

Project Type

SubProject Number: 40000309

SubProject Title: Bates Technical College

Facility Preservation (Minor Works)

Facility Preservation (Minor Works)

Facility Preservation (Minor Works)

Facility Preservation (Minor Works)

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000309

SubProject Title: Bates Technical College

Growth Management impacts

These projects should not impact growth management.

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000390

SubProject Title: Lower Columbia College

Growth Management impacts

These projects should not impact growth management.

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000405

SubProject Title: Walla Walla Community College

Growth Management impacts

These projects should not impact growth management.

Growth Management impacts

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Growth Management impacts

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Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000309

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>		<u>2021-23 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	1,010,000			1,010,000
057-1	State Bldg Constr-State	2,098,000			2,098,000
057-1	State Bldg Constr-State	272,000			272,000
057-1	State Bldg Constr-State	572,000			572,000
057-1	State Bldg Constr-State	672,000			672,000
057-1	State Bldg Constr-State	943,000			943,000
057-1	State Bldg Constr-State	2,356,000			2,356,000
057-1	State Bldg Constr-State	1,369,000			1,369,000
057-1	State Bldg Constr-State	936,000			936,000
057-1	State Bldg Constr-State	924,000			924,000
057-1	State Bldg Constr-State	626,000			626,000
057-1	State Bldg Constr-State	696,000			696,000
057-1	State Bldg Constr-State	1,642,000			1,642,000
057-1	State Bldg Constr-State	1,735,000			1,735,000
057-1	State Bldg Constr-State	459,000			459,000
057-1	State Bldg Constr-State	497,000			497,000
057-1	State Bldg Constr-State	342,000			342,000
057-1	State Bldg Constr-State	945,000			945,000
057-1	State Bldg Constr-State	1,420,000			1,420,000
057-1	State Bldg Constr-State	150,000			150,000
057-1	State Bldg Constr-State	1,008,000			1,008,000
057-1	State Bldg Constr-State	1,339,000			1,339,000
057-1	State Bldg Constr-State	300,000			300,000
057-1	State Bldg Constr-State	1,092,000			1,092,000
057-1	State Bldg Constr-State	1,039,000			1,039,000
057-1	State Bldg Constr-State	589,000			589,000
057-1	State Bldg Constr-State	1,714,000			1,714,000
057-1	State Bldg Constr-State	1,326,000			1,326,000
057-1	State Bldg Constr-State	211,000			211,000
057-1	State Bldg Constr-State	1,429,000			1,429,000
057-1	State Bldg Constr-State	1,165,000			1,165,000
057-1	State Bldg Constr-State	821,000			821,000
057-1	State Bldg Constr-State	769,000			769,000
Total		32,466,000	0	0	32,466,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000326

SubProject Title: Green River Community College

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
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	0

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000309

SubProject Title: Bates Technical College

[illegible]

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000317

SubProject Title: Edmonds Community College

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000309

SubProject Title: Bates Technical College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:05PM

Project Number: 40000308

Project Title: Minor Repairs - Facility

SubProjects

SubProject Number: 40000407

SubProject Title: Whatcom Community College

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.

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This repair does not impact the operating budget.

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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.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000308	40000308
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

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

Description

Starting Fiscal Year: 2022

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	3,163,000				3,163,000
	Total	3,163,000	0	0	0	3,163,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

SubProjects

SubProject Number: 40000410

SubProject Title: Bellingham Technical College

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000410

SubProject Title: Bellingham Technical College

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Bellingham Technical College - Site repairs at the Main Campus (250A)

Project Description

- 1) Site (250A) - Repair and stabilize the failing embankment on the south side of the lower parking lot. . This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency S02). Item cost: \$45,000.
- 2) Site (250A) - Repair or replace failed portions of sidewalks. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency S03). Item cost: \$60,000.
- 3) Site (250A) - Repair failing sections of fire and emergency access lanes. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency S04). Item cost: \$60,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Big Bend Community College - Site repairs at the Main Campus (180A)

Project Description

- 1) Site (180A) - Repair or replace heaving or broken sections of sidewalks. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency S01). Item cost: \$53,000.
- 2) Site (180A) - Repair the failed sections of fire lanes in several locations on campus. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency S02). Item cost: \$78,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

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

Project Description

- 1) Site (300A) - Repair the elevated pedestrian bridge near the library where there is no reinforcing steel in the concrete deck. The cost of this work must be split 50/50 with the University of Washington since this is a shared asset. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency S01). Item cost: \$151,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

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

Project Description

- 1) Site (121A) - Replace the sidewalks and curbs damaged because of tree root growth. This deficiency is fully described in the

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000413

SubProject Title: Centralia College

2019 Centralia College Facility Condition Survey (Deficiency S01). Item cost: \$60,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Clark College - Site repairs at the Main Campus (140A)

Project Description

1) Site (140A) - Replace cracked and heaved sidewalks near Pechanic Hall, Baird and Bauer Hall buildings. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency S01). Item cost: \$60,000.

Starting Fiscal Year: 2022

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 failing timber retaining walls near the Arts building. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency S02). Item cost: \$45,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Grays Harbor College - Site repairs at the Main Campus (020A)

Project Description

- 1) Site (020A) - Repair the ecology block embankment to ensure soil stability near the adult fish pond. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency S01). Item cost: \$120,000.
- 2) Site (020A) - Replace the remaining original sections of transite water pipe have failed. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency S03). Item cost: \$84,000.
- 3) Site (020A) - Repave the accessible path from the accessible parking to the building to comply with current accessibility standards. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency S05). Item cost: \$30,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Highline College - Site repairs at the Main Campus (090A)

Project Description

- 1) Site (090A) - Replace the failing concrete stairs. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency S01). Item cost: \$38,000.

Capital Project Request

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*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000417

SubProject Title: Highline College

Starting Fiscal Year: 2022

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 two sections of failing storm line and three degraded catch basins located in the fire lane directly south of the East Building Commons. . This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency S01). Item cost: \$128,000.
- 2) Site (260A) - Replace the failing concrete curbing and stair risers associated with the east building pedestrian stairwells on the south side of the building. Ensure that runoff does not create a safety hazard during freezing temperatures. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency S02). Item cost: \$240,000.
- 3) Site (260A) - Replace the failing deck structure to ensure that the decking is level. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency S03). Item cost: \$53,000.

Starting Fiscal Year: 2022

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 leaking and degraded fire hydrants. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency S01). Item cost: \$67,000.

Starting Fiscal Year: 2022

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 sections of failing handrails where they have deteriorated and become unsafe. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency S04). Item cost: \$225,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Peninsula College - Site repairs at the Main Campus (010A) and the Forks Campus (010C)

Project Description

- 1) Site (010A) - Replace several sunken catch basins and repair the connecting pipes and surrounding parking areas. This

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects**SubProject Number: 40000421****SubProject Title: Peninsula College**

deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency S01). Item cost: \$56,000.

2) Site (010A) - Replace the failing sidewalks near the Theater/Student Union, Welding and Gym buildings. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency S02). Item cost: \$30,000.

3) Site (010A) - Repair or replace the stacked concrete retaining walls to stabilize the embankments. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency S04). Item cost: \$45,000.

4) Site (010C) - Repair the parking drainage system to maintain all water on site without flooding. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency S03). Item cost: \$60,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 5**Project Summary**

Pierce College Fort Steilacoom - Site repairs at the Ft. Steilacoom Campus (111A)

Project Description

1) Site (111A) - Replace the sections of sidewalks that have been damaged by tree roots. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency S01). Item cost: \$97,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 5**Project Summary**

Renton Technical College - Site repairs at the Main Campus (270A)

Project Description

1) Site (270A) - Recondition the degraded 95-ton chiller to extend its useful life. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency S01). Item cost: \$338,000.

2) Site (270A) - Replace the failed pedestrian access lighting controls. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency S02). Item cost: \$31,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 5**Project Summary**

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

Project Description

1) Site (062A) - Replace the sections of sidewalks that have been damaged by tree roots adjacent to the BE building. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency S01). Item cost: \$91,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 5**Project Summary**

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

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000425

SubProject Title: Shoreline Community College

Project Description

- 1) Site (070A) - Replace the failed sections of the pedestrian access path to comply with ADA standards (FCS S01). Item cost: \$73,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Skagit Valley College - Site repairs at the Main Campus (040A)

Project Description

- 1) Site (040A) - Repair and recondition the deteriorated sections of the utilidor to maintain the structural integrity of the system. (FCS S01). Item cost: \$239,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

South Seattle College - Site repairs at the Main Campus (064A)

Project Description

- 1) Site (064A) - Repair (re-line) the failing section of the main sewer line to extend its useful life (FCS S01). Item cost: \$46,000.
- 2) Site (064A) - Replace the damaged sections of pedestrian access sidewalks (FCS S02). Item cost: \$38,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Spokane Community College - Site repairs at the Main Campus (171A)

Project Description

- 1) Site (171A) - Repair the two failing dry wells on the north east side of campus that no longer function as designed. (FCS S01). Item cost: \$30,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

Project Summary

Tacoma Community College - Site repairs at the Main Campus (220A)

Project Description

- 1) Site (220A) - Replace the asphalt sidewalks where tree roots have caused damage (FCS S01). Item cost: \$53,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000430

SubProject Title: Walla Walla Community College

Agency Priority: 5

Project Summary

Walla Walla Community College - Site repairs at the Clarkston Campus (200B), and the Main Campus (200A) and

Project Description

- 1) Site (200A) - Replace the failed pedestrian paths from the southeast portion of the main parking lot to the front of the bookstore entrance and the walkway in front of the Auto Tech Building (FCS S01). Item cost: \$30,000.
- 2) Site (200A) - Replace the deteriorated exterior walkway in the welding bullpen area (FCS S02). Item cost: \$30,000.
- 3) Site (200A) - Repair or replace the deteriorated steps leading up to the China Pavilion (FCS S03). Item cost: \$33,000.
- 4) Site (200A) - Replace the failed portion of the pedestrian access path leading to the main entrance to the D building (FCS S04). Item cost: \$30,000.
- 5) Site (200A) - Replace the non-accessible pedestrian access path from the main parking lot to the Dietrich building to meet ADA standards (FCS S05). Item cost: \$186,000.
- 6) Site (200B) - Replace the failed pedestrian access paths in several locations, where tree roots and frost heave have damaged sections of the path (FCS S06). Item cost: \$30,000.

Location

City: Aberdeen	County: Grays Harbor	Legislative District: 019
City: Bellingham	County: Whatcom	Legislative District: 042
City: Bothell	County: Snohomish	Legislative District: 001
City: Centralia	County: Lewis	Legislative District: 020
City: Des Moines	County: King	Legislative District: 033
City: Kirkland	County: King	Legislative District: 045
City: Lakewood	County: Pierce	Legislative District: 028
City: Longview	County: Cowlitz	Legislative District: 019
City: Moses Lake	County: Grant	Legislative District: 013
City: Mount Vernon	County: Skagit	Legislative District: 040
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
City: Spokane	County: Spokane	Legislative District: 003
City: Tacoma	County: Pierce	Legislative District: 028
City: Vancouver	County: Clark	Legislative District: 049
City: Walla Walla	County: Walla Walla	Legislative District: 016

Project Type

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects**Project Type****SubProject Number: 40000410****SubProject Title: Bellingham Technical College**

Facility Preservation (Minor Works)
Facility Preservation (Minor Works)
Facility Preservation (Minor Works)
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Facility Preservation (Minor Works)

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000410

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

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Growth Management impacts

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Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000424

SubProject Title: Seattle Central 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

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	165,000				165,000
057-1	State Bldg Constr-State	131,000				131,000
057-1	State Bldg Constr-State	151,000				151,000
057-1	State Bldg Constr-State	60,000				60,000
057-1	State Bldg Constr-State	60,000				60,000
057-1	State Bldg Constr-State	45,000				45,000
057-1	State Bldg Constr-State	234,000				234,000
057-1	State Bldg Constr-State	38,000				38,000
057-1	State Bldg Constr-State	421,000				421,000
057-1	State Bldg Constr-State	67,000				67,000
057-1	State Bldg Constr-State	225,000				225,000
057-1	State Bldg Constr-State	191,000				191,000
057-1	State Bldg Constr-State	97,000				97,000
057-1	State Bldg Constr-State	369,000				369,000
057-1	State Bldg Constr-State	91,000				91,000
057-1	State Bldg Constr-State	73,000				73,000
057-1	State Bldg Constr-State	239,000				239,000
057-1	State Bldg Constr-State	84,000				84,000
057-1	State Bldg Constr-State	30,000				30,000
057-1	State Bldg Constr-State	53,000				53,000
057-1	State Bldg Constr-State	339,000				339,000
Total		3,163,000	0	0	0	3,163,000

Capital Project Request

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*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000410

SubProject Title: Bellingham Technical College

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
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057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
Total		0	0	0	0

Operating Impacts

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:06PM

Project Number: 40000409

Project Title: Minor Works - Site

SubProjects

SubProject Number: 40000410

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

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

No Operating Impact

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000409	40000409
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

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

Description

Starting Fiscal Year: 2022

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	33,981,000				33,981,000
	Total	33,981,000	0	0	0	33,981,000

Future Fiscal Periods

Acct Code	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProjects

SubProject Number: 40000432

SubProject Title: Bates Technical College

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000432

SubProject Title: Bates Technical College

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Bates Technical College - Infrastructure repairs at the Downtown Campus (280A)

Project Description

- 1) Replace multiple Gas Meters located on the Bates T. C. Downtown Campus (280A). 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 (assets 2145 & 2147). Item cost: \$25,000.
- 2) Replace multiple Potable Water Meters located on the Bates T. C. Downtown Campus (280A). 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 (assets 2145 & 2147). Item cost: \$53,000.
- 3) Replace multiple Transformers located on the Bates T. C. Downtown Campus (280A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 2137, 2138 & 2149). Item cost: \$263,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

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

Project Description

- 1) Replace multiple Primary switchgear located on the Bellevue C. Main Campus (080A). 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 (assets 3755, 3757, 3759, 3761 & 3763). Item cost: \$235,000.
- 2) Replace multiple Transformers located on the Bellevue C. Main Campus (080A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 3752, 3754, 3756, 3758, 3760 & 3762). Item cost: \$286,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Bellingham Technical College - Infrastructure repairs at the Main Campus (250A)

Project Description

- 1) Replace a Potable Water Line located on the Bellingham T. C. Main Campus (250A). 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 (asset 3261). Item cost: \$287,000.
- 2) Replace a Sewer Line located on the Bellingham T. C. Main Campus (250A). 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 (asset 3222). Item cost: \$196,000.
- 3) Replace a Transformer located on the Bellingham T. C. Main Campus (250A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000434

SubProject Title: Bellingham Technical College

agency's 2019 Infrastructure Survey (asset 3157). Item cost: \$71,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Big Bend Community College - Infrastructure repairs at the Main Campus (180A)

Project Description

- 1) Replace a Potable Water Meter located on the Big Bend Community College Main Campus (180A). 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 (asset 1647). Item cost: \$25,000.
- 2) Replace multiple Primary switchgear located on the Big Bend Community College Main Campus (180A). 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 (assets 1593 & 1594). Item cost: \$88,000.
- 3) Replace a Transformer located on the Big Bend Community College Main Campus (180A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 1592). Item cost: \$71,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

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

Project Description

- 1) Replace multiple Primary switchgear located on the Centralia College Main Campus (121A). 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 (assets 113, 118 & 119). Item cost: \$117,000.
- 2) Replace multiple Transformer 3 Phases located on the Centralia College Main Campus (121A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Transformer 3 Phase locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 104, 111, 112, 115 & 117). Item cost: \$321,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Clark College - Infrastructure repairs at the Main Campus (140A)

Project Description

- 1) Replace a Non-Potable Water Line located on the Clark College Main Campus (140A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Non-Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 315). Item cost: \$715,000.
- 2) Replace a Potable Water Meter located on the Clark College Main Campus (140A). 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 (asset 298). Item cost: \$25,000.

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000437

SubProject Title: Clark College

3) Replace a Primary switchgear located on the Clark College Main Campus (140A). 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 (asset 355). Item cost: \$43,000.

4) Replace multiple Sewer Lines located on the Clark College Main Campus (140A). 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 (assets 2822 & 2824). Item cost: \$312,000.

5) Replace a Sewer Vault located on the Clark College Main Campus (140A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Sewer Vault location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 2823). Item cost: \$25,000.

6) Replace multiple Storm Vaults located on the Clark College Main Campus (140A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Vault locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 2823). Item cost: \$35,000.

7) Replace a Transformer located on the Clark College Main Campus (140A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 362). Item cost: \$76,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Clover Park Technical College - Infrastructure repairs at the Main Campus (290A)

Project Description

1) Replace a Potable Water Line located on the Clover Park T. C. Main Campus (290A). 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 (asset 1230). Item cost: \$1,365,000.

2) Replace a Transformer located on the Clover Park T. C. Main Campus (290A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 1256). Item cost: \$72,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Columbia Basin College - Infrastructure repairs at the Main Campus (190A)

Project Description

1) Replace a Cooling tower located on the Columbia Basin College Main Campus (190A). 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 (asset 3501). Item cost: \$133,000.

2) Replace an Emergency Access Road located on the Columbia Basin College Main Campus (190A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency Access Road location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 3570). Item cost: \$568,000.

3) Replace multiple Potable Water Lines located on the Columbia Basin College Main Campus (190A). 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 (assets 3483, 3487, 3488 & 3495). Item cost: \$1,709,000.

4) Replace a Potable Water Meter located on the Columbia Basin College Main Campus (190A). 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

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000439

SubProject Title: Columbia Basin College

details are fully described in the agency's 2019 Infrastructure Survey (asset 3496). Item cost: \$42,000.

5) Replace multiple Sewer Lines located on the Columbia Basin College Main Campus (190A). 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 (assets 3515, 3516, 3517 & 3519). Item cost: \$1,346,000.

6) Replace multiple Storm Vaults located on the Columbia Basin College Main Campus (190A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Vault locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 3546 & 3547). Item cost: \$44,000.

7) Replace a Transformer located on the Columbia Basin College Main Campus (190A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 3565). Item cost: \$64,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

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

Project Description

1) Replace a Cooling tower located on the Edmonds C. C. Main Campus (230A). 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 (asset 2458). Item cost: \$179,000.

2) Replace multiple Gas Meters located on the Edmonds C. C. Main Campus (230A). 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 (assets 2513, 2514, 2515, 2517, 2521, 2522, 2523 & 2524). Item cost: \$47,000.

3) Replace a Potable Water Meter located on the Edmonds C. C. Main Campus (230A). 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 (asset 2513, 2514, 2515, 2517, 2521, 2522, 2523 & 2524). Item cost: \$62,000.

4) Replace multiple Storm Lines located on the Edmonds C. C. Main Campus (230A). 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 (assets 2478, 2479 & 2507). Item cost: \$316,000.

5) Replace a Underground storage located on the Edmonds C. C. Main Campus (230A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Underground storage location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 2494). Item cost: \$108,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Everett Community College - Infrastructure repairs at the Main Campus (050A)

Project Description

1) Replace an Electric Line located on the Everett C. C. Main Campus (050A). 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 (asset 2274). Item cost: \$165,000.

2) Replace an Emergency generator located on the Everett C. C. Main Campus (050A). 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 (asset 2238). Item cost: \$55,000.

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000441

SubProject Title: Everett Community College

3) Replace a Potable Water Meter located on the Everett C. C. Main Campus (050A). 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 (asset 2344). Item cost: \$25,000.

4) Replace multiple Primary switchgear located on the Everett C. C. Main Campus (050A). 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 (assets 2275 & 2342). Item cost: \$80,000.

5) Replace a Transformer located on the Everett C. C. Main Campus (050A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 2341). Item cost: \$77,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Grays Harbor College - Infrastructure repairs at the Main Campus (020A)

Project Description

1) Replace a Fire System Water Line located on the Grays Harbor College Main Campus (020A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Fire System Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 885). Item cost: \$53,000.

2) Replace a Potable Water Line located on the Grays Harbor College Main Campus (020A). 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 (asset 888). Item cost: \$265,000.

3) Replace a Potable Water Meter located on the Grays Harbor College Main Campus (020A). 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 (asset 916). Item cost: \$28,000.

4) Replace a Pump station located on the Grays Harbor College Main Campus (020A). 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 (asset 989). Item cost: \$48,000.

5) Replace multiple Sewer Lines located on the Grays Harbor College Main Campus (020A). 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 (assets 974, 978, 985, 986, 991 & 995). Item cost: \$1,889,000.

6) Replace a Sewer Vault located on the Grays Harbor College Main Campus (020A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Sewer Vault location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 993). Item cost: \$25,000.

7) Replace a Storm Line located on the Grays Harbor College Main Campus (020A). 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 (asset 963). Item cost: \$103,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Green River Community College - Infrastructure repairs at the Main Campus (100A)

Project Description

1) Replace multiple Emergency Access Roads located on the Green River C. C. Main Campus (100A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Emergency Access Road locations

Capital Project Request

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Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000443

SubProject Title: Green River Community College

and other details are fully described in the agency's 2019 Infrastructure Survey (assets 4655, 4656 & 4657). Item cost: \$1,616,000.

2) Replace multiple Gas Meters located on the Green River C. C. Main Campus (100A). 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 (assets 4671 & 4677). Item cost: \$25,000.

3) Replace a Potable Water Line located on the Green River C. C. Main Campus (100A). 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 (asset 4645). Item cost: \$192,000.

4) Replace multiple Potable Water Meters located on the Green River C. C. Main Campus (100A). 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 (assets 4671 & 4677). Item cost: \$122,000.

5) Replace a Transformer located on the Green River C. C. Main Campus (100A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 4761). Item cost: \$72,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Highline College - Infrastructure repairs at the Main Campus (090A)

Project Description

1) Replace a Emergency Access Road located on the Highline C. C. Main Campus (090A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency Access Road location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 866). Item cost: \$546,000.

2) Replace a Gas Meter located on the Highline C. C. Main Campus (090A). 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 (asset 524). Item cost: \$25,000.

3) Replace a Potable Water Meter located on the Highline C. C. Main Campus (090A). 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 (asset 524). Item cost: \$42,000.

4) Replace a Pump station located on the Highline C. C. Main Campus (090A). 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 (asset 703). Item cost: \$57,000.

5) Replace a Storm Vault located on the Highline C. C. Main Campus (090A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Storm Vault location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 804). Item cost: \$25,000.

6) Replace multiple Transformers located on the Highline C. C. Main Campus (090A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 534, 557 & 561). Item cost: \$210,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Lake Washington Institute of Technology - Infrastructure repairs at the Main Campus (260A)

Project Description

1) Replace an Electrical Vault located on the Lake Washington I. T. Main Campus (260A). This component has exceeded its

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000445

SubProject Title: Lake Washington Institute of Technology

useful life and is the most likely to fail and disrupt campus operations. The Electrical Vault location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 1814). Item cost: \$25,000.

2) Replace a Gas Meter located on the Lake Washington I. T. Main Campus (260A). 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 (asset 1901). Item cost: \$25,000.

3) Replace a Potable Water Meter located on the Lake Washington I. T. Main Campus (260A). 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 (asset 1901). Item cost: \$28,000.

4) Replace a Primary switchgear located on the Lake Washington I. T. Main Campus (260A). 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 (asset 1813). Item cost: \$45,000.

5) Replace multiple Storm Lines located on the Lake Washington I. T. Main Campus (260A). 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 (assets 1851, 1852, 1853, 1858, 1859 & 1861). Item cost: \$1,881,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Lower Columbia College - Infrastructure repairs at the Main Campus (130A)

Project Description

1) Replace a Cooling tower located on the Lower Columbia College Main Campus (130A). 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 (asset 2401). Item cost: \$106,000.

2) Replace a Non-Potable Water Line located on the Lower Columbia College Main Campus (130A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Non-Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 2403). Item cost: \$433,000.

3) Replace multiple Potable Water Meters located on the Lower Columbia College Main Campus (130A). 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 (assets 2390, 2391, 2393 & 2394). Item cost: \$61,000.

4) Replace multiple Transformers located on the Lower Columbia College Main Campus (130A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 2358 & 2359). Item cost: \$137,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

North Seattle College - Infrastructure repairs at the Main Campus (063A)

Project Description

1) Replace multiple Cooling towers located on the North Seattle C. C. Main Campus (063A). 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 (assets 1787 & 1788). Item cost: \$114,000.

2) Replace a Potable Water Line located on the North Seattle C. C. Main Campus (063A). 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

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects**SubProject Number: 40000447****SubProject Title: North Seattle College**

fully described in the agency's 2019 Infrastructure Survey (asset 1796). Item cost: \$1,199,000.

3) Replace a Potable Water Meter located on the North Seattle C. C. Main Campus (063A). 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 (asset 1794). Item cost: \$70,000.

4) Replace a Storm Line located on the North Seattle C. C. Main Campus (063A). 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 (asset 1808). Item cost: \$89,000.

Starting Fiscal Year: 2022**Project Class:** Preservation**Agency Priority:** 6**Project Summary**

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

Project Description

1) Replace a Transformer located on the Olympic College Main Campus (030A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 5515). Item cost: \$63,000.

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 an Emergency Access Road located on the Peninsula College Main Campus (010A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency Access Road location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 5135). Item cost: \$172,000.

2) Replace multiple Primary switchgear located on the Peninsula College Main Campus (010A). 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 (assets 5115, 5119 & 5121). Item cost: \$129,000.

Starting Fiscal Year: 2022**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 Potable Water Line located on the Pierce College Ft. Steilacoom Campus (111A). 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 (asset 1084). Item cost: \$536,000.

2) Replace a Potable Water Meter located on the Pierce College Ft. Steilacoom Campus (111A). 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 (asset 1085). Item cost: \$70,000.

3) Replace a Sewer Line located on the Pierce College Ft. Steilacoom Campus (111A). This component has exceeded its useful

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000450

SubProject Title: Pierce College Fort Steilacoom

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 (asset 1003). Item cost: \$1,494,000.

4) Replace a Sewer Vault located on the Pierce College Ft. Steilacoom Campus (111A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Sewer Vault location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 1002). Item cost: \$25,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Renton Technical College - Infrastructure repairs at the Main Campus (270A)

Project Description

1) Replace multiple Gas Meters located on the Renton T. C. Main Campus (270A). 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 (assets 1437 & 1441). Item cost: \$25,000.

2) Replace a Potable Water Meter located on the Renton T. C. Main Campus (270A). 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 (asset 1437 & 1441). Item cost: \$42,000.

3) Replace multiple Storm Lines located on the Renton T. C. Main Campus (270A). 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 (assets 1422, 1470, 1472, 1473, 1498, 1500, 1502, 1503, 1505 & 1507). Item cost: \$1,249,000.

4) Replace multiple Storm Vaults located on the Renton T. C. Main Campus (270A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Vault locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 1469, 1471, 1499, 1501, 1504 & 1506). Item cost: \$104,000.

5) Replace a Transformer located on the Renton T. C. Main Campus (270A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 1440). Item cost: \$64,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

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

Project Description

1) Replace a Potable Water Meter located on the Seattle Central C. C. Main Campus (062A). 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 (asset 5669). Item cost: \$42,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

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

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000453

SubProject Title: Shoreline Community College

Project Description

- 1) Replace multiple Gas Meters located on the Shoreline C. C. Main Campus (070A). 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 (assets 5302, 5303, 5305, 5307, 5308, 5309, 5312 & 5313) (FCS 5302, 5303, 5305, 5307, 5308, 5309, 5312 & 5313). Item cost: \$36,000.
- 2) Replace multiple Potable Water Meters located on the Shoreline C. C. Main Campus (070A). 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 (assets 5302, 5303, 5305, 5307, 5308, 5309, 5312 & 5313) (FCS 5302, 5303, 5305, 5307, 5308, 5309, 5312 & 5313). Item cost: \$75,000.
- 3) Replace a Transformer located on the Shoreline C. C. Main Campus (070A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 5238) (FCS 5238). Item cost: \$64,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Skagit Valley College - Infrastructure repairs at the Main Campus (040A)

Project Description

- 1) Replace an Emergency Access Road located on the Skagit Valley College Main Campus (040A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency Access Road location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 4903). Item cost: \$569,000.
- 2) Replace a Gas Meter located on the Skagit Valley College Main Campus (040A). 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 (asset 4788). Item cost: \$25,000.
- 3) Replace a Non-Potable Water Line located on the Skagit Valley College Main Campus (040A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Non-Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 4889). Item cost: \$122,000.
- 4) Replace multiple Retention ponds located on the Skagit Valley College Main Campus (040A). 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 (assets 4947 & 4949). Item cost: \$221,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

South Puget Sound Community College - Infrastructure repairs at the Main Campus (240A) and the Lacey (240B)

Project Description

- 1) Replace a Potable Water Meter located on the South Puget Sound C. C. Lacey (240B). 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 (asset 393). Item cost: \$25,000.
- 2) Replace an Emergency Access Road located on the South Puget Sound C. C. Main Campus (240A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency Access Road location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 187). Item cost: \$371,000.
- 3) Replace a Pump station located on the South Puget Sound C. C. Main Campus (240A). 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

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000455

SubProject Title: South Puget Sound Community College

described in the agency's 2019 Infrastructure Survey (asset 126). Item cost: \$184,000.

4) Replace a Storm Line located on the South Puget Sound C. C. Main Campus (240A). 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 (asset 125). Item cost: \$636,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

South Seattle College - Infrastructure repairs at the Main Campus (064A)

Project Description

- 1) Replace multiple Gas Meters located on the South Seattle C. C. Main Campus (064A). 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 (assets 2627, 2629 & 2631). Item cost: \$25,000.
- 2) Replace multiple Potable Water Lines located on the South Seattle C. C. Main Campus (064A). 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 (assets 2597 & 2598). Item cost: \$261,000.
- 3) Replace multiple Potable Water Meters located on the South Seattle C. C. Main Campus (064A). 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 (assets 2627, 2629 & 2631). Item cost: \$122,000.
- 4) Replace a Storm Line located on the South Seattle C. C. Main Campus (064A). 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 (asset 2703). Item cost: \$206,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Spokane Community College - Infrastructure repairs at the Main Campus (171A)

Project Description

- 1) Replace multiple Electric Lines located on the Spokane C. C. Main Campus (171A). 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 (assets 3973 & 3975). Item cost: \$227,000.
- 2) Replace multiple Emergency Access Roads located on the Spokane C. C. Main Campus (171A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Emergency Access Road locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 4053, 4054, 4057 & 4062). Item cost: \$1,666,000.
- 3) Replace multiple Potable Water Lines located on the Spokane C. C. Main Campus (171A). 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 (assets 3821 & 3822). Item cost: \$1,188,000.
- 4) Replace multiple Potable Water Meters located on the Spokane C. C. Main Campus (171A). 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 (assets 3828 & 3858). Item cost: \$102,000.
- 5) Replace multiple Primary switchgear located on the Spokane C. C. Main Campus (171A). 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 (assets 3990, 4028, 4036, 4038 & 4040). Item cost: \$194,000.
- 6) Replace multiple Transformers located on the Spokane C. C. Main Campus (171A). These components have exceeded their

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000457

SubProject Title: Spokane Community College

useful life and are the most likely to fail and disrupt campus operations. The Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 3972, 3980, 3983, 3989, 3996, 4002, 4012, 4035, 4037, 4039 & 4048). Item cost: \$710,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Spokane Falls Community College - Infrastructure repairs at the Main Campus (172A)

Project Description

- 1) Replace an Emergency Access Road located on the Spokane Falls C. C. Main Campus (172A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency Access Road location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 4437). Item cost: \$145,000.
- 2) Replace a Potable Water Meter located on the Spokane Falls C. C. Main Campus (172A). 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 (asset 4485). Item cost: \$25,000.
- 3) Replace a Sewer Line located on the Spokane Falls C. C. Main Campus (172A). 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 (asset 4314). Item cost: \$420,000.
- 4) Replace a Transformer located on the Spokane Falls C. C. Main Campus (172A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 4212). Item cost: \$55,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Walla Walla Community College - Infrastructure repairs at the Main Campus (200A)

Project Description

- 1) Replace a Cooling tower located on the Walla Walla C. C. Main Campus (200A). 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 (asset 1932). Item cost: \$114,000.
- 2) Replace an Electric Line located on the Walla Walla C. C. Main Campus (200A). 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 (asset 1955). Item cost: \$268,000.
- 3) Replace multiple Gas Meters located on the Walla Walla C. C. Main Campus (200A). 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 (assets 2107, 2108, 2109, 2110, 2111 & 2112). Item cost: \$42,000.
- 4) Replace a Potable Water Line located on the Walla Walla C. C. Main Campus (200A). 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 (asset 1973). Item cost: \$322,000.
- 5) Replace multiple Potable Water Meters located on the Walla Walla C. C. Main Campus (200A). 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 (assets 2107, 2108, 2109, 2110, 2111 & 2112). Item cost: \$69,000.
- 6) Replace a Primary switchgear located on the Walla Walla C. C. Main Campus (200A). 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

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000459

SubProject Title: Walla Walla Community College

fully described in the agency's 2019 Infrastructure Survey (asset 1939). Item cost: \$25,000.

7) Replace multiple Transformers located on the Walla Walla C. C. Main Campus (200A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 1933, 1934, 1935, 1936, 1937, 1938, 1940, 1943, 1949 & 1950). Item cost: \$582,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Wenatchee Valley College - Infrastructure repairs at the Main Campus (150A)

Project Description

- 1) Replace multiple Emergency Access Roads located on the Wenatchee Valley College Main Campus (150A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Emergency Access Road locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 3698, 3699, 3700, 3702 & 3706). Item cost: \$1,145,000.
- 2) Replace a Gas Meter located on the Wenatchee Valley College Main Campus (150A). 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 (asset 3662). Item cost: \$25,000.
- 3) Replace multiple Storm Lines located on the Wenatchee Valley College Main Campus (150A). 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 (assets 3656 & 3658). Item cost: \$339,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Whatcom Community College - Infrastructure repairs at the Main Campus (210A)

Project Description

- 1) Replace multiple Potable Water Meters located on the Whatcom C. C. Main Campus (210A). 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 (assets 2918 & 2919). Item cost: \$25,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Yakima Valley College - Infrastructure repairs at the Main Campus (160A)

Project Description

- 1) Replace multiple Gas Meters located on the Yakima Valley C. C. Main Campus (160A). 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 (assets 3317, 3318 and 3321). Item cost: \$29,000.
- 2) Replace a Potable Water Meter located on the Yakima Valley C. C. Main Campus (160A). 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

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000462

SubProject Title: Yakima Valley College

fully described in the agency's 2019 Infrastructure Survey (asset 3317, 3318 and 3321). Item cost: \$25,000.

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
City: Spokane	County: Spokane	Legislative District: 003
City: Spokane	County: Spokane	Legislative District: 006
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
City: Yakima	County: Yakima	Legislative District: 015

Project Type

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Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

Project Type

SubProject Number: 40000432

SubProject Title: Bates Technical College

Infrastructure Preservation (Minor Works)

Infrastructure Preservation (Minor Works)

Infrastructure Preservation (Minor Works)

Infrastructure Preservation (Minor Works)

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Report Number: CBS002

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000432

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

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

None

Growth Management impacts

None

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Report Number: CBS002

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000446

SubProject Title: Lower Columbia 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

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

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Growth Management impacts

None

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000461

SubProject Title: Whatcom Community College

Growth Management impacts

None

<u>Funding</u>		<u>Expenditures</u>		<u>2021-23 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>New Reappropriations</u>
057-1	State Bldg Constr-State	341,000			341,000
057-1	State Bldg Constr-State	521,000			521,000
057-1	State Bldg Constr-State	554,000			554,000
057-1	State Bldg Constr-State	184,000			184,000
057-1	State Bldg Constr-State	438,000			438,000
057-1	State Bldg Constr-State	1,231,000			1,231,000
057-1	State Bldg Constr-State	1,437,000			1,437,000
057-1	State Bldg Constr-State	3,906,000			3,906,000
057-1	State Bldg Constr-State	712,000			712,000
057-1	State Bldg Constr-State	402,000			402,000
057-1	State Bldg Constr-State	2,411,000			2,411,000
057-1	State Bldg Constr-State	2,027,000			2,027,000
057-1	State Bldg Constr-State	905,000			905,000
057-1	State Bldg Constr-State	2,004,000			2,004,000
057-1	State Bldg Constr-State	737,000			737,000
057-1	State Bldg Constr-State	1,472,000			1,472,000
057-1	State Bldg Constr-State	63,000			63,000
057-1	State Bldg Constr-State	301,000			301,000
057-1	State Bldg Constr-State	2,125,000			2,125,000
057-1	State Bldg Constr-State	1,484,000			1,484,000
057-1	State Bldg Constr-State	42,000			42,000
057-1	State Bldg Constr-State	175,000			175,000
057-1	State Bldg Constr-State	937,000			937,000
057-1	State Bldg Constr-State	1,216,000			1,216,000
057-1	State Bldg Constr-State	614,000			614,000
057-1	State Bldg Constr-State	4,087,000			4,087,000
057-1	State Bldg Constr-State	645,000			645,000
057-1	State Bldg Constr-State	1,422,000			1,422,000
057-1	State Bldg Constr-State	1,509,000			1,509,000
057-1	State Bldg Constr-State	25,000			25,000
057-1	State Bldg Constr-State	54,000			54,000
Total		33,981,000	0	0	0 33,981,000

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Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000432

SubProject Title: Bates Technical College

[illegible]

Operating Impacts

Capital Project Request

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Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000432

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

No Operating Impact

No Operating Impact

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:09PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000462

SubProject Title: Yakima Valley College

Capital Project Request

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000431	40000431
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

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

Description

Starting Fiscal Year: 2022

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	32,242,000				32,242,000
	Total	32,242,000	0	0	0	32,242,000

Future Fiscal Periods

	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProjects

SubProject Number: 40000464

SubProject Title: Bates Technical College

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000464

SubProject Title: Bates Technical College

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? A portion of the Building E exterior envelope has a masonry veneer. Since its opening in 2007, this masonry envelope has suffered from leaks. A significant number of these leaks are in the doubleheight building lobby. Attempts at repair have been unsuccessful. A visual assessment conducted in Spring 2020 recorded multiple areas of efflorescence build-up on the veneer, in particular at penetrations and at roof intersections. Visible flashings low on the wall are highly deteriorated and do not appear to be suitable for their application. Our conclusion is that flashings within the veneer cavity are either wholly absent, ineffective, or deteriorated to the point that their function is compromised.

What happens if this project is not funded by the State? While there is plenty of evidence of leaks across the entire southeast and southwest elevations of the masonry envelope, there is no evidence of serious deterioration of building materials. When a building envelope actively leaks, there is only so much time before permanent damage occurs. If this project is not funded, repair will be deferred to a future biennium. Over time the extent of deterioration will increase, as will the cost for repair. If water ingress and material deterioration lead to the growth of mold, not only will costs increase exponentially, but the building will likely need to be vacated until mitigation is complete.

What is the desired solution? We believe the only reasonable solution is to temporarily remove the masonry veneer in the areas where leaks are evident. Doing so will enable us to replace damaged materials, install new flashings that effectively convey water to the building exterior, and then re-construct the veneer to its original appearance. Associated work includes removal of water damage to exterior and interior materials.

Will this project increase access or improve utilization? (Yes/No) This project will not increase access or improve utilization, but both would be compromised if the envelope issues at Building E continue and result in its closure.

No

If yes, please specify the Net Change in FTE capacity.

Capital Project Request

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000464

SubProject Title: Bates Technical College

What benefit will this project provide the college? This project will resolve significant defects in the Building E envelope before they lead to more serious (and costly) problems.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Supporting our Facilities Master Plan: This project is consistent with several master plan goals: • Ensure Stewardship: Leakage and efflorescence are key indicators of serious defects in the Building E exterior envelope. Temporarily removing the veneer to install proper drainage pathways will add value to Buildings E by assuring these defects are resolved and will not lead to more extensive deterioration of this otherwise high-quality facility. • Provide Facilities: Water ingress has a long history of seriously damaging otherwise sound facilities. The envelope of Building E leaks, but not yet to the extent that the building must be closed for mitigation. Acting now means Building E will remain a usable asset. • Promote Safety: Safety is of paramount concern at Bates Technical College. If the envelope leaks evident today lead to compromised indoor environmental quality (mold, mildew, etc.), occupant health and safety will suffer.

Supporting our Strategic Plan: Strategic Plan Goal 2 focuses on enhancing efficiency, capacity, and delivery. To achieve this we must make best use of our existing facilities. Resolving a significant Building E defect will assure our newest South Campus asset remains an effective teaching environment. Building E also includes the campus library and is thus critical to effective program delivery for all South Campus students.

Supporting our Institutional Goals: Of the four Core Themes that represent the institution's goals, this project addresses the themes of "High Quality Workforce Education" and "Student Centered Success" by resolving a serious defect in Building E. In addition to having the highest quality classrooms on the South Campus, this facility provides support spaces (library, event space, etc.) that are critical to student and institutional success."

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? A portion of the Building E exterior envelope has a masonry veneer. Since its opening in 2007, this masonry envelope has suffered from leaks. A significant number of these leaks are in the doubleheight building lobby. Attempts at repair have been unsuccessful. A visual assessment conducted in Spring 2020 recorded multiple areas of efflorescence build-up on the veneer, in particular at penetrations and at roof intersections. Visible flashings low on the wall are highly deteriorated and do not appear to be suitable for their application. Our conclusion is that flashings within the veneer cavity are either wholly absent, ineffective, or deteriorated to the point that their function is compromised.

Capital Project Request

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Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000465

SubProject Title: Bates Technical College

What happens if this project is not funded by the State? While there is plenty of evidence of leaks across the entire southeast and southwest elevations of the masonry envelope, there is no evidence of serious deterioration of building materials. When a building envelope actively leaks, there is only so much time before permanent damage occurs. If this project is not funded, repair will be deferred to a future biennium. Over time the extent of deterioration will increase, as will the cost for repair. If water ingress and material deterioration lead to the growth of mold, not only will costs increase exponentially, but the building will likely need to be vacated until mitigation is complete.

What is the desired solution? We believe the only reasonable solution is to temporarily remove the masonry veneer in the areas where leaks are evident. Doing so will enable us to replace damaged materials, install new flashings that effectively convey water to the building exterior, and then re-construct the veneer to its original appearance. Associated work includes removal of water damage to exterior and interior materials.

Will this project increase access or improve utilization? (Yes/No) This project will not increase access or improve utilization, but both would be compromised if the envelope issues at Building E continue and result in its closure.

No

If yes, please specify the Net Change in FTE capacity.

What benefit will this project provide the college? This project will resolve significant defects in the Building E envelope before they lead to more serious (and costly) problems.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Supporting our Facilities Master Plan: This project is consistent with several master plan goals: • Ensure Stewardship: Leakage and efflorescence are key indicators of serious defects in the Building E exterior envelope. Temporarily removing the veneer to install proper drainage pathways will add value to Buildings E by assuring these defects are resolved and will not lead to more extensive deterioration of this otherwise high-quality facility. • Provide Facilities: Water ingress has a long history of seriously damaging otherwise sound facilities. The envelope of Building E leaks, but not yet to the extent that the building must be closed for mitigation. Acting now means Building E will remain a usable asset. • Promote Safety: Safety is of paramount concern at Bates Technical College. If the envelope leaks evident today lead to compromised indoor environmental quality (mold, mildew,

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000465

SubProject Title: Bates Technical College

etc.), occupant health and safety will suffer.

Supporting our Strategic Plan: Strategic Plan Goal 2 focuses on enhancing efficiency, capacity, and delivery. To achieve this we must make best use of our existing facilities. Resolving a significant Building E defect will assure our newest South Campus asset remains an effective teaching environment. Building E also includes the campus library and is thus critical to effective program delivery for all South Campus students.

Supporting our Institutional Goals: Of the four Core Themes that represent the institution's goals, this project addresses the themes of "High Quality Workforce Education" and "Student Centered Success" by resolving a serious defect in Building E. In addition to having the highest quality classrooms on the South Campus, this facility provides support spaces (library, event space, etc.) that are critical to student and institutional success."

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? Electrical and mechanical systems along with finishes in rooms C160 through C170 are original to the building 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 unsafe, 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 life safety codes will remain.

What is the desired solution? The desired solution would be to renovate this area of C building which is about 3,000 SQFT to accommodate programs in a remodeled space which will be specifically designed to satisfy their instructional needs. Dated and not to 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%

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000466

SubProject Title: Bellevue College

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.

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: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

"What is the problem? Why is this project necessary?

Through BTC's participatory governance system, in the spring of 2018, the Facilities Planning Committee (FPC) undertook a campus wide survey from personnel and programs creating a list of submitted minor capital projects. This list was evaluated and ranked by a scoring matrix tied to the Campus' Strategic Plan Themes and Goals. This survey and evaluation process resulted in the identification and prioritization of (16) projects across campus. Matching initial project cost estimates with available Minor Program Funding available, (5) projects were selected for the 2019-21 biennium.

Based on the allocated funding for Minor Program funds in the 21-23 biennium, the next two projects in the sequence from that list are:

HC 2nd Floor Room Infill

Motorize Front Counter Windows

Please see attached Matrix taken from the 2018-19 FPC Project Survey and Evaluation for reference.

What happens if this project is not funded by the State?

Without renovation of selected projects identified and evaluated through the 2018-2019 Facilities Planning Committee Project Survey and Evaluation, student success and retention will suffer and corresponding faculty and staff will continue to work in

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Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000467

SubProject Title: Bellingham Technical College

increasingly crowded and less efficient and effective instructional and support spaces. The spaces will remain underutilized or ineffective operationally as programs strive to meet industry needs for training of the workforces throughout our community.

What is the desired solution?

Renovate spaces on campus to improve student success and employee and faculty 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 Improvement

What benefit will this project provide the college?

These projects will improve the delivery of education to our students by improving 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.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Bellingham Technical College's master plan supports the strategic plan and institutional goals by including projects that promote improved student success and efficient use of the facilities on the campus. These remodels will improve existing facilities making them more flexible and adaptable in the future."

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?

Existing electrical is mostly from the 1960's and the particular panel boards we have on the stage are obsolete and have been known to fail to operate properly and may leave us at risk to both fire and electrical shock. Lighting appears to have asbestos cables and on some the insulation at the plugs are frayed. We have patch cables in use between dimming channels and circuits have deteriorating outer jackets that are exposing the wire beneath creating an electrical safety hazard. Also wire gauge is too small for the 20 amp dimming circuit loads. It is recommended that our 208-volt system be completely replaced.

Capital Project Request

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000468

SubProject Title: Big Bend Community College

We also have safety and fire hazard issues with curtains and rigging on the stage itself.

We are currently the largest venue in our service district able to provide audience capacity of over 600. We have had vendors (performing acts) refuse to use the facility due to the electrical issues. We just lost our music instructor due to these issues and are experiencing difficulty finding another full time faculty since these issues aren't scheduled to be addressed.

What happens if this project is not funded by the State?

We do not have the funds to complete this project ourselves. It will become increasingly difficult to meet the needs of instruction and to support the academic mission of the College. This project will allow the ability to offer team taught classes that consist of 50+ students. Currently we are not scheduling any college performing arts events and we may need to close the venue.

What is the desired solution?

The desired solution is to bring the electrical up to safety standards, mitigate the electrical shock hazard, and remove the fire hazard curtain and stage rigging. We also desire to address ADA and the access to the stage.

Will this project increase access or improve utilization? (Yes/No) YES

If yes, please specify the Net Change in FTE capacity. Add team-taught instruction to 3 disciplines. Potentially 30 additional FTE and efficient instruction

What benefit will this project provide the college?

Provide a safe venue for staff, faculty and students in which to learn performing arts. Allow use by large lecture classes by providing safe capacity.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Provide a Safe and risk free space for employees to work and students to learn. Safety and security of our staff, students and community partners is paramount to the college."

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000469

SubProject Title: Cascadia College

"What is the problem? Why is this project necessary?"

Cascadia's current enrollment exceeds its design capacity. With continued growth, we are in need of creating additional spaces in both shared and main Cascadia spaces. Our shared STEM 4 building with UWB will be completed in the 21-23 biennium, however, Cascadia will need to remodel existing office and classroom spaces to accommodate the changes in program needs and growth.

What happens if this project is not funded by the State?

Cascadia will be unable to meet the enrollment demands of the community it serves.

What is the desired solution?

Reconfigure existing space to increase efficiency.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 25

What benefit will this project provide the college?

The capacity to increase enrollment, increase program needs, and provide staff with more effective workspaces

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 Academic Plan. "

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?"

Due to the construction of a locally funded Training Center in our current Van and Bus Parking area a new parking compound will need to be constructed to the West of the current area parking area to relocate the displaced vehicles.

Capital Project Request

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000470

SubProject Title: Centralia College

What happens if this project is not funded by the State?

We will have lost parking spaces and our vehicles will be left in open unsecured spaces

What is the desired solution? Civil Site work including design, site preparation, drainage, sidewalks, lighting, and fencing

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 secure parking compound for College Vans Buses, and Other vehicles

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Provide a safe and secure learning environment"

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?

Some buildings on campus do not have ADA buttons, are inoperable, or are too narrow for ADA access. Also some of the doors and store fronts are so old parts and repairs for them are difficult to acquire.

Capital Project Request

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000471

SubProject Title: Centralia College

What happens if this project is not funded by the State?

Security and access to building will continue to be compromised

What is the desired solution? Replace inadequate and failing doors, frames, and add ADA operators where needed.

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? Better access and security for buildings.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Provide a safe, reliable, and accessible learning environment"

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?

Due to the City Electric Utility making Substation Feed Changes And Changes being made to the East End of our Campus, we need to consolidate 4 of our primary service feeds into 2.

What happens if this project is not funded by the State?

We will be left with an unreliable Service from the City Utility

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000472

SubProject Title: Centralia College

What is the desired solution? Install a new Service disconnect, associated metering, and duct bank for City Utility new substation service feed

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? Reliability for the campus primary service from the city utility

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?
Provide for reliable and more varied learning opportunities on the East end of Campus."

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?
To better separate mixed programs in the East end of the Library building

What happens if this project is not funded by the State?
Poor learning and support environment

What is the desired solution?

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000473

SubProject Title: Centralia College

Build a wall between the main library and support programs

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? Able to better accommodate Veterans Services, E-Learning, and TRIO programs

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Provide a more efficient learning and Support Environment"

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?"

As one of the American Association of Community College's Guided Pathways 2.0 schools, Clark is deeply engaged in planning for the implementation of this transformative approach to serving students. A critical part of this planning involves relooking at our facilities to ensure they can support the kind of intensive and integrated services the Guided Pathways model requires. This will include, but not be limited to, creating more open student study areas, upgrading tutoring centers and computer labs, incorporating advising space into multiple locations to facilitate coordinated work with faculty, renovating spaces through the lens of social equity, and converting existing classrooms into flexible learning spaces to promote active learning through varying instructional modalities.

Guided Pathways is a proven model for improving student completion rates and closing the opportunity gap. It requires more than just clearer program mapping and enhanced wrap-around services; it also requires modernized facilities that provide the physical structure students need to remain engaged, stay on "path", and achieve their goals.

What happens if this project is not funded by the State?

If this project is not funded, Clark's ability to fully implement Guided Pathways will be limited. Existing inefficiencies in the effective use of space will be left unaddressed and students will continue to be asked to "make do" in facilities that can't support their learning outcomes. Finally, failure to fund minor improvements today will likely result in more costly and complicated

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000474

SubProject Title: Clark College

improvements tomorrow.

What is the desired solution?

Clark's desired solution is to support implementation of Guided Pathways by modifying our physical environment using minor capital improvement funding. Data clearly establishes a correlation between student retention and success and environmental and physical factors, such as open learning areas, access to tutoring and advising, and the availability of technology in and out of the classrooms. Institutions that have been successful with the Guided Pathways model have incorporated this relationship into their planning. Clark is hoping to achieve similar results by using minor capital improvement funding to enhance and modify our facilities.

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 results realized at other institutions that have adopted Guided Pathways

What benefit will this project provide the college?

With more adaptive and flexible facilities, Clark will be able to implement the integrated instructional and student support services that have proven successful in implementing Guided Pathways and promotion of social equity, leading to increased retention and success rates for all students regardless of background

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Minor capital improvement funding will make it possible for Clark to enhance and modernize our physical infrastructure in direct alignment with, and support of, the goals and objectives established by our strategic plan, academic plan, and facilities master plan.

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Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Capital Project Request

2021-23 Biennium

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000475

SubProject Title: Clover Park Technical College

Project Description

"What is the problem? Why is this project necessary? The original ductwork in the single story portion of our Administration building is original and was designed to be movable and multifunctional, depending on the configuration of the classrooms/offices in this part of the building. The ductwork is very noisy and inefficient in the movement of air to the conditioned spaces and back to the air handlers. The majority of the T 'stats in the single story portion of the building are controlling zones of offices and in a few cases control office temperatures on the opposite sides of the main hallway. The air handlers on the roof of the single story portion of the building are inefficient older makes and models that will be reaching replacement age in the next year or so.

What happens if this project is not funded by the State? We are not sure we can cover the cost of the project with local funds due to a loss of revenue from the COVID – 19 pandemic.

What is the desired solution? We receive funding from the State to accomplish the project.

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 project will improve the environment in our Administration building by reducing the noise caused by the old air handlers and ductwork, improve temperature control there by allowing staff and faculty to actually control the temperatures in their areas instead of having to go to another office, classroom or workspace to try and make adjustments.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? Our Administration building is also the location of the colleges Welcome Center, where all prospective students arrive for orientation. The project helps the faculty and staff that meet and work in our administration building to experience a more comfortable environment instead of the constant distractions of noise and temperature issues in the offices, classrooms and testing spaces. This allows them to focus more effectively and completely on students and their success as this building. Thus this project would help meet our institutional goal of "Educating tomorrow's workforce." "

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?

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000476

SubProject Title: Columbia Basin College

Student support services such as CBC's Academic Success Center and Tutoring Center are disbursed about campus in a decentralized manner that ultimately serves as a barrier to student success. Given the centralized location and adjacencies of CBC's Library building to the rest of campus, and the ever increasingly unused space within the library taken up by low use resources, CBC proposes to convert a portion of the Library building into collaborative learning support space, where students can access a centralized campus location for numerous academic support functions. Consolidating these locations provides a resulting opportunity to re-appropriate current support space square footage to better align with specific building function: For instance, the consolidation of the Academic Success Center to the Library building will allow the current academic success center location to be converted to additional classroom or office space, which allows for greater consolidation of academic instruction spaces to fewer buildings, ultimately increasing convenience to students.

What happens if this project is not funded by the State?

The likelihood of CBC students reaching out for academic support will remain at current levels, restricting CBC Faculty and Staff's ability to intercept and support students in need of academic support.

What is the desired solution?

Funding approval to renovate portions of the L building to better serve student academic success.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Estimated increase of student FTE academic support service utilization of 10%.

What benefit will this project provide the college?

This project will directly benefit student success by providing a centralized, accessible one-stop shop for academic support services, ultimately supporting increased student retention and academic completions.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project strategically aligns campus facilities and space planning with student need, while utilizing an existing structure that the college is currently investing in extending the useful life of through state capital funds designated for roof repairs in the coming biennium. Providing convenient and accessible resources to students is central to the College's mission to increase academic completions. "

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Capital Project Request

2021-23 Biennium

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Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000477

SubProject Title: Columbia Basin College

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. This area will benefit from new major HVAC air handler and chiller systems currently under construction for the T-building via current biennium funded projects (P236 and P237) which will be completed before end of year, 2021. "

Starting Fiscal Year: 2022

Project Class: Program

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000478

SubProject Title: Edmonds Community College

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

"What is the problem? Why is this project necessary?"

EdCC has many heavily use building entrances and restroom facilities that do not have power- operated ADA compliant doorways. This project will assure equal ease of access for all students, staff, and visitors by removing unnecessary barriers to access.

What happens if this project is not funded by the State?

Building entrances and restroom facilities will remain difficult to access for users with certain disadvantages. Unequal access will remain.

What is the desired solution?

Install powered operators for the identified building main entries and restroom facilities

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?

Provide Universal Access at building entrances.

Provide Universal Access to restrooms.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project supports the college's institutional goals, strategies, and activities by improving access for students, staff, and visitors. The college facilities throughout campus have large, heavy doors causing frequent difficulties for students accessing main entrances and public restrooms, prompting frequent requests and inquiries for button activated door openers. This project provides significant improvement in access in our highest traffic areas, providing improved access for anyone experiencing

Capital Project Request

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000478

SubProject Title: Edmonds Community College
mobility challenges."

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?"

1. The current CDS office suite does not meet current program needs. CDS isn't able to serve the growing number of students that need its services.
2. The HVAC terminal units on 2nd floor and 3rd floor Parks listed are over 20 years old and are failing. Replacement components are difficult to obtain and these units do not function effectively. EvCC isn't able to provide consistent heating and cooling to employees and students on these two floors in the student union building. 3rd floor Parks is the home to student services departments including Diversity & Equity, Financial Aid, and Workforce Funding. The CDS office is on the 2nd floor.

What happens if this project is not funded by the State?

If this project isn't funded, EvCC won't be able to adequately serve students needing Center for Disability Office services. It would also prevent needed repairs to the mechanical infrastructure of the student union building.

What is the desired solution?

1. Renovate the current CDS office space as well as expand the office's footprint by 750 SF.
2. Replace the 10 HVAC terminal units which serve the west end of second floor and 11 HVAC terminal units on the 3rd floor. In addition to the replacement of the terminal units, the replacement units will require testing and balancing on the air and heating water systems, ductwork will need to be modified. (Please note the building control systems will be upgraded in a separate minor funding request)

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 200 FTE

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000479

SubProject Title: Everett Community College

What benefit will this project provide the college?

The Center for Disability Services department could better meet its program needs. This number of students needing CDS has been increasing each year. The project would also significantly improve the mechanical infrastructure of the student union building.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project would support two goals of the EvCC strategic plan 1) "We invest in physical facilities to enhance the learning environment." and 2) "We will provide guidance and support to improve each student's capacity for college completion, job readiness, and career success." The project would also support the facilities master plan by improving the infrastructure of a key facility on campus. "

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?"

Instructional classrooms were constructed in 1973 for science lectures and have not been updated. The building is no longer used for physical sciences. Instructional podiums have sinks with heavy metals in the P-traps, natural gas spigots, and ACM counters. Other cabinetry in the classrooms is similar.

Data is virtually nonexistent in classrooms, supplied by a single surface mounted cat 5 cable for instructional computer.

ACM flooring exists, acoustics are such that it is almost impossible to hear normal conversation.

What happens if this project is not funded by the State?

Classrooms will remain underutilized and inappropriately outfitted for their current use.

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Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000480

SubProject Title: Grays Harbor College

What is the desired solution?

Gut, reconfigure and remodel for current use. Remove lab based utilities, updated classrooms with appropriate IT communications.

Will this project increase access or improve utilization? (Yes/No) Yes
If yes, please specify the Net Change in FTE capacity. Approx 40-80

What benefit will this project provide the college?

Classrooms will be able to hold more students once lab fixtures demolished. Improvement to acoustics will allow more students to use each room, as they are no conducive to a learning environment with more than 6 students in the room because of acoustic issues.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?
800 building is designated as a surge building with flexible use as other buildings on campus are built (SSIB in 21-23) or demolished (HUB in 23-24). Reconfiguring from lab classrooms to general classrooms gives us flexibility.

Strategic priorities are:

- Enrich student learning
- Promote student, faculty, and staff success
- Foster a diverse, equitable, and inclusive learning environment
- Ensure effective, efficient, and sustainable use of college resources
- Strengthen community connections and partnerships

This gut and remodel project directly addresses priorities 1-4. Currently these classrooms provide a substandard learning environment, and some students and faculty assigned to these rooms feel as if they have been assigned to substandard learning spaces."

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000481

SubProject Title: Green River Community College

Project Summary

Minor Works - Program

Project Description

"What is the problem? Why is this project necessary? GRC closed their Childcare center a couple years ago. Since that time the CC Building has sat vacant as the building's spaces (designed for small children) are not serviceable for other college needs. The college seeks funding to make modifications to building so that it may be of service to the college. Most of the college 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 give GRC a collection of non-program specific spaces that can be used for instruction, faculty continuing education, or public engagement.

What happens if this project is not funded by the State? Without modifications, 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 resources.

Without the use of the flexible and adaptable space that could support unexpected needs, GRC will not be able address emergent opportunities that might arise.

What is the desired solution? Renovation of approximately one third of the CC building to create a variety of spaced design to support a multitude of functions. The proposed renovation will create: • A large sub-dividable general-purpose classroom/meetings space for up to 60. (30 each if subdivided) • A meeting room for 8-14. • Two gender neutral single occupant restrooms • A break/workroom • Informal gathering and waiting space at the building lobby

Will this project increase access or improve utilization? (Yes/No) It will provide increased flexibility for other campus resources but is not intended to add utilization

No

If yes, please specify the Net Change in FTE capacity.

What benefit will this project provide the college? This proposed project will serve: • Instructional needs for general purpose

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000481

SubProject Title: Green River Community College
classroom spaces.

- As backfill area when existing campus spaces are unexpectedly not available
- As incubator space for new and emergent initiative
- Space for GRC's desire to foster the development of a Teaching and Learning Center

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Supporting our Strategic Plan and Academic Initiatives: Creating this space without ties to dedicated programs or services will allow flexibility to address unanticipated needs for innovative initiatives and emergent space needs.

One Academic Initiative that has long been sought by GRC is the development of a Teaching and Learning Center. The Center would provide a space for meaningful professional development to happen. This project would provide the spatial resources to foster the TLC's initial development"

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 existing condition of this area is in 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.

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. Additionally' this space currently is specifically designed for medical programs that are moving into the Major Capital project Bldg. 26 that will be completed in late 2019.

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000482

SubProject Title: Highline College

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 classrooms to meet demand. Additionally' the internal infrastructure of this space is over 40 years old and has a large amount of deferred and necessary improvements needed.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Access improvement not FTE increase

What benefit will this project provide the college? This improvement will allow the college more opportunities to meet demand for classroom spaces and support of community ABE/ASL programs. It 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 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 next targeted building for Minor and/or Major capital project. The minor would allow us to begin addressing this plan albeit in a floor by floor phased approach."

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 paved lab areas surrounding the horticulture greenhouses is buckling and full of potholes, creating an unsafe condition for students and numerous community members who visit campus during the multi-day plant sale.

What happens if this project is not funded by the State?

The college is at risk of creating an unsafe environment where students and community members spend significant time.

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000483

SubProject Title: Lake Washington Institute of Technology

What is the desired solution?

1. Demo and Pour Concrete in Green House South - \$82,606.
2. Place Sidewalks around both Green House's and in between each Green House - \$23,240.
3. Connect Roof Drains to Existing Catch Basin - \$5,100
4. Adjust Storm Catch Basin to grade - \$1,703
5. Asphalt Overlay in Hort Lab area Surrounding Green Houses - \$89,100

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?

The college will be assured a safe space for students and community members.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Health and safety is paramount in the master plan and the college's daily operations. Unsafe pavement in an area with such high public foot traffic sets the college up for significant liability."

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?

LWTech has added a number of direct transfer and baccalaureate degree programs that require additional science lab classes. We just submitted our 11th Bachelors Applied Bachelor's Degree Program Proposal – Applied Management –

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000484

SubProject Title: Lake Washington Institute of Technology

Entrepreneurship. In addition, in 2017-18, the college adopted a requirement that all two-year AAS-T degrees include a lab science course. This growth brings the need for both new science courses and more sections of existing science courses. We have developed new courses ranging from offerings in majors' biology, chemistry and engineering physics to new hybrid sections to support our DTA, AAS-T and Bachelor's programs. The growth in program offerings has been matched by an increased number of students. Annualized FTE has grown in each of the past four years, from 173.48 to 213.62—a 23% increase. Although we are only at the midpoint of the 2019-20 academic year, Science enrollments are up 7% compared to the same point last year, and winter enrollment exceeded its target by late November, with additional enrollment to come.

Under older versions of the college's master plan, the campus had planned for a new building that included two additional science labs. However, lack of capital funding blocked prospects for a new building, and the lab portion of the Science Department's offerings has remained cramped for space for years. We need new space to accommodate the increased number of classes and growing enrollment in science.

The conversion of E130 to a Biology science lab will provide support to grow existing offerings and add additional offerings as needed by the college and community. It represents an efficient use of college space because E130 connects to the prep room that serves the labs in E134A and B. This new lab space also will help support our campus initiative in applied undergraduate research. The goal of this initiative is to include research activities in all our programs across the campus, but currently we fill our existing lab space and lack the open lab space needed for students and mentors to work for research projects.

What happens if this project is not funded by the State?

Without this project, the Science Department will be forced to stop adding additional sections or developing new courses, lessening students' access and missing opportunities for program growth. Even with the existing program, scheduling lectures and lab sections has become a "juggling act" that needs to be managed each quarter. For example, we are currently running an Anatomy and Physiology lab in microbiology lab space, a situation that requires movement of models and instructional materials for each class session. Adding a science-based applied research component to our program under these circumstances will be nearly impossible.

What is the desired solution?

We propose to convert East 130 from a room that now holds a small technical program into a full science lab that will accommodate 24 students per section. East 130 is directly adjacent to the biology preparation room that supports two biology

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000484

SubProject Title: Lake Washington Institute of Technology

labs-Microbiology and Anatomy and Physiology. This room is already set up for technical program lab activities, so much of what is needed already exists in the space at this time. This space has water, cabinets for storage and easy access to gas from the adjacent biology prep lab. The location of this lab expansion is perfect, as it is low cost and efficient and can be completed in timely manner to support program growth.

Will this project increase access or improve utilization? (Yes/No) yes

If yes, please specify the Net Change in FTE capacity. 8.5 FTE per quarter or approximately 25 per year

What benefit will this project provide the college?

This project is cost effective and allows students to access in-demand STEM programs and allows the college to grow new, approved offerings that it has planned as key portions of its program inventory. With the increase in DTA, AAS-T and Baccalaureate programs, we need additional lab science sections to provide students with access to hands –on labs and develop better understanding of the content. In addition, the added lab space will allow our students in the life sciences and chemistry a facility in which they can participate in applied research activities.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project aligns with LWTech's vision of becoming the state's only Institute of Technology. All the planning documents outline the need for an increase in STEM programming necessary to support college growth in both AAS-T and BAS programs in Technology, Engineering and Allied Health."

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 Alan Thompson Library was constructed in the early 70s and requires upgrades. The second floor will be renovated in the summer of 2020, which includes additional power, data, technology, academic space (classrooms, study areas, meeting rooms, etc.) leaving the first floor untouched.

The first floor requires the same upgrades. The main entrance (service area), circulation area and computer labs require a new configuration to accommodate students and the community. This newly renovated space will create a warm and welcoming

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000485

SubProject Title: Lower Columbia College

place where students and faculty collaborate, create knowledge and celebrate culture, a place where people come for inspiration as well as exploration. While retaining the spirit of the old Library, which has stood for over 40 years, the revitalized Alan Thompson Library will help those investigate any questions and use the best technology available to uncover the most comprehensive answers. The Library's first and second floors will be the place where discovery, learning and enlightenment happens.

What happens if this project is not funded by the State?

This area will be less than adequate to meet the academic and operational needs of the institution. Students will suffer from not having the technology and environment necessary to succeed in the 21st century workforce.

What is the desired solution?

Libraries are no longer simply a location to collect and organize print resources. They have become an integral part of the college learning culture and academics. Today's libraries serve four key function, in addition to their traditional role of housing printed materials.

First, they are a locus of collaboration. As pedagogy shift and learning becomes more team oriented and less individualistic, there is a new demand for collaboration space for students. Having a place to come together is critical to student's success and the full utilization of the library as a learning space.

Second, while providing collaboration space is critical, there is also a need for individual, contemplative space – not the long outdated library tables of the past, but rather a variety of space to suit the individual needs and learning style of today's student. Private study areas are preferred by some students, while comfortable lounge furniture is ideal for others. A blend of formal and informal space can create environments where all students can have their needs met.

Third, the library must provide a home for services, such as writing, communication, tutoring, advanced lab spaces and other specialty spaces. And last, the library must continue to provide both traditional research and technical services while also providing the latest in computer technology and associated technology support services.

To achieve this outcome, the current space MUST be renovated to accommodate current technology including flexible power sources, as well as study and practice spaces to support both individual and group settings. The renovation would include but not be limited to;

Upgrade infrastructure (flexible power and data)
Circulation Center (one-desk model)
Finish Lighting improvements
Interactive Knowledge Bar

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000485

SubProject Title: Lower Columbia College

Quiet Room

ADA accessibility

Tutoring Center

Will this project increase access or improve utilization? (Yes/No) Yes
If yes, please specify the Net Change in FTE capacity.

What benefit will this project provide the college?

The minor program project will allow for expanded use by students, college personnel and community members. This project will also provide the necessary upgrades, which is needed to support teaching, expanding programs and departments.

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 Master Plan under 2.3 Implications For The Master Plan. Strategic Initiative—Expand eLearning opportunities to increase educational opportunities for employed and other students in the region while maintaining high quality programs and academic rigor. Implications for 10-15 Year Facility Master Plan – Invest in Library upgrades to provide for groups study space and learning support services that support online students' on campus needs. This project will also support our enrollment initiatives and annual priorities."

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?

Classrooms need to be updated to interactive classrooms. The current classrooms are not meeting the college mission statement of providing a learning environment for students

What happens if this project is not funded by the State?

The college will not meet its mission statement goals

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000486

SubProject Title: North Seattle College

What is the desired solution?

A interactive classroom that provides quality classroom instruction and collaborative learning

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 more inclusive learning environment will attract students, which means more FTE

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?"

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?"

There are a variety of systems that are in need of replacement, Fire Systems, Elevators, HVAC and Roof. I have identified the projects on the attached spreadsheet. Many of these projects are life, safety, health related and are critical to complete. It appears care has not been taken to properly identify and fund projects in the past 5-7 years.

Projects to Be Potentially Funded:

Poulsbo Brick Wall/Envelope Repairs – Estimated Costs - \$150k

Shelton New Fire Alarm Panel - \$100k

RBS New Fire Alarm Panel - \$50k

Poulsbo HVAC Upgrades - \$125k

FSB HVAC MDF Room – \$70,000

CSC Upgrades to Elevator – Estimated Costs – 435k

Estimated Total: \$905,000

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Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000487

SubProject Title: Olympic College

What happens if this project is not funded by the State?

If the project is not funded by the state this biennium they will either need to wait until funding is available and/or we will use local funds to cover the highest priority projects.

What is the desired solution?

The desired solution is to address the highest need projects to address life, safety and health. The highest need will be determined based on what or whom the project is impacting. For example we have fire alarm system that need to be upgraded, we also have elevators that need replacement of parts. Finally we have MDF rooms with \$1M in equipment where the cooling is failing and the equipment is at risk.

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?

The systems will be repaired or replaced. Allowing for Life, Safety and Health concerns to be addressed.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The project relates to institutional goals as these projects meet Life, Safety and Health needs throughout the campus."

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 D Building configuration is insufficient for the business practices and processes in Student Services. Student Services spaces need to be reconfigured to better align processes, adjacencies and flow to ensure a more efficient and student success focused services.

Capital Project Request

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Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000488

SubProject Title: Peninsula College

What happens if this project is not funded by the State?

Without improvements the Student Services practices and processes will continue to be constrained by the building configuration, service levels, inefficiencies, and the inability to meet guided pathways strategies will continue.

What is the desired solution?

The desired solution is to improve utilization of the building by reconfiguring to improve Student Services both in quality and process efficiencies that support student success and guided pathways strategies.

Will this project increase access or improve utilization? (Yes/No) N/A

If yes, please specify the Net Change in FTE capacity.

What benefit will this project provide the college?

The reconfiguration will increase access and student success by providing better access to efficient, quality Student Services. The project will support the college's mission and reflect the college's values for quality facilities.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The D building reconfiguration has been a part of the facility master plan since 2012. In support of the college's vision and strategic goals, this project will enhance and expand student success and guided pathways strategies by improving the quality of the Student Services building. The upgrades will provide a college environment that ensures quality to students and increases efficiencies. "

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 space is very old and does not support current teaching methods.

What happens if this project is not funded by the State?

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Report Number: CBS002

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000489

SubProject Title: Pierce College Fort Steilacoom

There will continue to be a negative impact on the courses taught in the space.

What is the desired solution?

Remodel the space to provide current teaching methods.

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?

It will improve space and allow programs to expand.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project aligns with the college facilities master plan. The funding is combined from both district colleges (Puyallup and Ft. Steilacoom)."

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 sound system in the Cafeteria is not suitable for intelligibility of presentations and is not adaptable to the range of various sized functions that use the cafeteria. Sound quality is substandard and detracts from an appreciation of the facility in general

What happens if this project is not funded by the State?

Without a new sound system, users will face challenges to fully understanding the speaker. Student groups will feel that their needs are not being adequately addressed. Educational groups that might otherwise be drawn to utilize the Cafeteria for their events and presentations may be discouraged from doing so, thereby limiting the college's outreach and sponsorship of

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2021-23 Biennium

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Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000490

SubProject Title: Renton Technical College
worthwhile activities.

What is the desired solution?

Replace the current sound system with a new sound system, including microphones and remote microphones (both wired and wireless), speakers, a mixer, and digital controls. The system should allow for sufficient flexibility so as to be adaptable to upgrades of components or addition of a visual system.

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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?

The Cafeteria serves as a hub of campus life, hosting numerous functions including student groups, cultural events, All-college meetings, and educational workshops and conferences. An improved sound system will enhance the user experience for each of these, and make the space a more desirable venue, thereby increasing the college's potential outreach.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? Renton Technical College mission is to engage a diverse student population through educational opportunities for career readiness and advancement, serving the needs of individuals, the community, businesses, and industry. A new sound system will enhance the image of the college as a state of the art destination for many community functions involving an educational component and improve its overall effectiveness with systems that perform to a standard in line with what one might expect at a state of the art Technical College.."

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?

Due to the age of the irrigation system, lines are regularly broken and a comprehensive location map does not exist. The current system lack water sensors. Many leaks exist. Water bills are unnecessarily high and a fair amount of staff resources is consumed tracking leaks and broken equipment and replacing and fixing them. Some zones served by the failing irrigation system go into dormancy each summer, killing plants and shrubs and detracting from the visual appearance of the campus.

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000491

SubProject Title: Renton Technical College

What happens if this project is not funded by the State?

The college will continue to loose water due to leaks. Areas will go dormant prematurely each season due to failed equipment. An excessive amount of Grounds crew time will be consumed by repairing leaks and replacing failed equipment.

What is the desired solution?

Improve sustainability by initiating the second phase of a campus irrigation system replacement. The first phase requested last biennium was for a zone on the south end of campus that experiences very high traffic and student density. The irrigation system replacement would include new irrigation controllers and time clocks, lateral lines, and water-saving irrigation heads and sensors.

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?

The second phase of the irrigation system replacement will reduce water usage, increase sustainability, promote health and appearance of campus landscaping, and allow the Grounds crew to dedicate more of their time attending to landscaping and other important tasks.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? The College Values includes Stewardship, in which the stated goal is to build a stronger, accountable institution for future generations. Replacing the failing irrigation system will improve sustainability and appearance for the institution and community. Additionally, the need to institute a phased Irrigation system replacement is specifically called out in the Master Plan and this would initiate the start of that recognized process."

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000492

SubProject Title: Renton Technical College

Project Description

"What is the problem? Why is this project necessary?

The college does not have an area designated to acknowledge, celebrate, or promote the cultural diversity represented in its student body and college community.

What happens if this project is not funded by the State?

Without a Multicultural Center, the college would miss the opportunity to create a space specifically dedicated to create and facilitate a climate of inclusion, social justice, and equity as well as access for underserved students.

What is the desired solution?

Remodel two classrooms for use as a Multicultural Center housing a conference room, offices, access to computers, and amenities celebrating the diverse cultural backgrounds of the college's students and community.

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?

The Multicultural Center will serve as a center for events, workshops, lectures, and informal gatherings to advance multicultural awareness and appreciation. Resources regarding student retention and success will be housed there. The multicultural center will be a meeting space for exploring and learning about multiple perspectives.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Renton Technical College mission is to engage a diverse student population through educational opportunities for career readiness and advancement, serving the needs of individuals, the community, businesses, and industry. The Multicultural Center will acknowledge, engage, and honor the college's diversity as well as foster cultural exchanges and promote student retention through student engagement."

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Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000492

SubProject Title: Renton Technical College

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? Site Accessibility and Safety SCC has issues on our campus that have recently been identified as a heightened safety risk. • Outside the main entrance to the BE Complex, our brick pavers (now 40 years old) are increasing broken, loose, settling, missing, or made uneven by tree roots. This has created tripping and accessibility issues. While this occurs at other locations on our main entrances are a focal point of concern and must be corrected. • The Seattle Department of Transportation (SDOT) has identified several street trees where the roots have lifted/broken public sidewalks, again creating tripping and access hazards. Most notable is the sidewalk area that serves our closest ADA parking spaces. SDOT is requiring these repairs as soon as funding is available. • We have site walls, and steep slopes that do not have guardrail protections creating risks to fall.

Restroom Renovations SCC seeks to renovate two aging restroom facilities located on the fourth floor of the BE Phase I Building. The existing restrooms are now over 40 years old. The heavy use they receive, has taken a toll on their condition and are in need of substantive renovation. Student health and sanitation are persistent issues and the required efforts to correct the deficiencies cause the restrooms to be closed frequently.

In recent years, the college has begun converting many of its restroom facilities to all gender configurations. This has been well received by the college community and this project would further those efforts

What happens if this project is not funded by the State? Site Accessibility and Safety If the project is not funded, accessibility and safety of the public as they come to, and pass through, our campus will be compromised and creates risk to the college. • Those coming to our campus in need of ADA parking and access will encounter issues of accessibility. • Our SDOT mandate to repair to public sidewalk will not be completed. • Our grounds will include fall risks to those using our campus. The available areas of our campus used heavily by the public makes this issue a significant concern.

Restroom Renovations Restroom accessibility to students with disabilities will remain limited. Student and public concerns about sanitation and safety will remain and the restrooms will be increasing closed as both the labor,

and the efforts to make repairs, will increase.

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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000493

SubProject Title: Seattle Central College

What is the desired solution? Site Accessibility and Safety When funded, this project will: • Make improvements to three street tree walkway areas. Scope will include installation of tree root ball mitigation measures and replacement of failed concrete sidewalk panels. • The brick paver area at our campus main entrance and south plaza area will be fully replaced with new, larger pavers. • Planter box barriers, and steep slope landscaping will be installed to mitigate public access to call condions. • Guardrails will be installed on top of site walls to prevent fall risks.

Restroom Renovations To fully renovate and improve access to two restroom banks including removal of non-ADA compliant access doors; providing all new low-flow plumbing fixtures, toilet partitions, and toilet accessories (include changing stations); and new finishes that are abuse and graffiti resistant as well as easy to maintain. The restrooms will be brought up to full ADA compliance and meet goals for Gender inclusiveness

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? Site Accessibility and Safety • Remove barriers to accessibility to campus buildings • Remove tripping hazard from public pathways and sidewalks • Remove fall risks to the public.

Restroom Renovations • Remove non-compliant doors to restroom facilities, easing access and increasing passive security. • Provide full ADA compliant restroom facilities and gender inclusivity. • Remove a substantive maintenance and operational efforts from the Facilities workload.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Mission • As an open-access learning institution, Seattle Colleges prepares each student for success in life and work, fostering a diverse, engaged, and dynamic community. Vision • Seattle Colleges is recognized as an exemplary learning institution that transforms lives, promotes equity, and enriches the community. Values • Accessibility for all learners and partners • Diversity, Inclusion, and Equity for all individuals, particularly the underserved in our community

Strategic Plan: SCC Strategic Goals included: • Develop and sustain facilities that support a positive learning and working environment.

Facilities Master Plan: The 2016 SCC Facility Master Plan identified a series of Physical Planning Objective, including: • 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 student should be able

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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000493

SubProject Title: Seattle Central College

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 very negative impression, with one that is representative of an institution of higher education that values those it serves. "

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?

Many of our buildings are over 50 years old, including nearly all of our classroom square footage. These rooms are not able to support modern pedagogy due to either infrastructure, size, layout, capacity, or past programming.

This project is needed in order to modernize the classrooms for adaptable space and relocate power, data, and access points to better serve our current programs. HVAC and lighting are unsatisfactory, creating dim, cold rooms that are not conducive to quality instruction.

What happens if this project is not funded by the State?

Without this project, Shoreline Community College will lose viability as a functioning institution due to substandard physical environments compared to surrounding institutions.

As a system, enrollment is declining and, therefore, so is revenue. We need to adapt our spaces to meet student needs or risk getting behind the competitive advantage curve.

What is the desired solution?

Funding of at least the proposed \$901,000 in order to perform the needed classroom improvements.

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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000494

SubProject Title: Shoreline Community College

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 project will modernize our classrooms so that we remain attractive to prospective students. Our physical environment is suffering from 50-year-old building infrastructure and HVAC tech. We are struggling to maintain comfortable learning environments.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The Facilities Master Plan does not have classroom buildings 1300, 1400, 1500, 1700, 1800, 2000, or 2900 lined up for renovation or replacement until near the end of the 25-year horizon. We need the classrooms modernized in the near term.

Strategic plan Goal 1, strategy C is to create physical spaces and employ technologies that enhance student learning. In order to support and succeed in this goal, we must improve classroom functionality.

Strategic plan Goal 2, strategy D is to invest in high-impact teaching practices for student learning. This project will support this goal by allowing instruction to be interactive and more in-line with modern teaching methods, as opposed to the traditional front-facing lecture format.

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. This project will support this goal by ensuring the educational environment is satisfactory or better by improving the physical space and providing the needed classroom arrangements for high quality instruction. "

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000495

SubProject Title: Skagit Valley College

Project Description

"What is the problem? Why is this project necessary?"

In the 2019-2021 Capital Biennium, Skagit Valley College requested and received approval for a Minor Program project to construct a Fire Station for our Fire Protection Technology program. This program has been at Skagit Valley College for 20+ years and has occupied temporary facilities at during this time. We have not been able to proceed with constructing a new Fire Station this biennium due to other Minor Program projects of higher priority and greater need. In the 2021-2023 Biennium, we plan to move forward with this project.

What happens if this project is not funded by the State?

The program will continue to operate out of make-shift facilities.

What is the desired solution?

To build a model fire station to house the Fire Protection program. This build will not be an increase of space as the sale of the Down Town Center and the removal of several modular buildings will more than offset the space requirements of the fire station.

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 building will provide modern and dedicated facilities to the Fire Protection Program.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The need for a fire station is described in the latest college Master Plan. The removal of the modular buildings are also a part of the Master Plan. This building aligns with the college's core theme of Achievement; helping students successfully progress and

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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000495

SubProject Title: Skagit Valley College

accomplish their educational goals and smoothly transition in to the workforce."

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?

Existing program space does not meet current industry standards as defined by the American Welding Society guidelines for classroom or welding lab instruction and shop safety. The current welding booth design is undersized and too close together for an instructor and student one-on-one instruction without impacting the booths left and right. In addition to the minimal size, the booths do not have adjustable height worktables, adequate lighting, or caustic fume extraction.

Electrical outlets are located directly below and in front of the student work area. The build-up of metal filings and dust have created electrical short circuits creating arc flashes that have resulted in minor student injuries.

The exhaust ventilation system is fundamentally inadequate for the activities taking place in the booths. Given the age of the exhaust system and the sheer number of booths located in one area, the booths do not extract and make up with enough fresh air to provide an ideal breathing environment. In addition, the booths recirculate the hot air back into the lab area causing it to exceed 80 degrees Fahrenheit during much of the year.

The current architectural design does not provide for clear lines of sight to the booths or other workstations. The classroom is in the middle of the lab space in what was a work bay. The classroom is surrounded by the lab work areas creating acoustical issues for static instruction. Exterior work noise in conjunction with a vaulted ceiling, hard surfaces, and non-sound attenuated walls makes for a challenging learning environment particularly for persons with compromised hearing. Additionally, the classroom location breaks the lab work areas up into smaller, less functional spaces placing students in zones outside of the faculty's ability to observe their safety and well-being.

What happens if this project is not funded by the State?

Instruction and training will continue to be significantly compromised. The indoor air quality, safe work zones, and the faculty's visual lines of sight of all students will not be able to be achieved for both instructional observation and ensuring proper shop safety practices. Liability risks will continue to exist, subjecting students to potential physical injury and compromised learning.

What is the desired solution?

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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000496

SubProject Title: South Puget Sound Community College

Provide physical improvements to address the existing problems noted above. Renovated space will address all instructional and safety related concerns, resulting in a better teaching and learning facility. The classroom would be relocated and sound proofed to provide better auditory conditions, welding booth sizes would be increased to allow adequate space for two persons, booths would be relocated to provide better lines of sight, proper ventilation, air filtration, and exhaust systems would be provided. All spaces would be designed with better flow to improve training activities for teaching and learning. The facility would become more efficient with regard to space utilization for all aspects of curriculum.

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?

The redesigned welding booths will be safer for training activities. Proper ventilation will create better indoor air quality for faculty and students. Better lines of sight of student welding activities will allow faculty to be better informed of shop activities resulting in being able to address risks that otherwise would go unobserved and provide higher quality instruction. Faculty will no longer need to elevate their voices in the classroom to be heard clearly and consistently. Students will be able to focus on instruction delivery and comprehend better without straining to hear and understand.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project is included in the College Facilities Master Plan:

Section 5 Master Plan Goals & Recommendations

1. Communicate a strong message of making education accessible.
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.
7. Form ongoing partnerships with other institutions and local businesses.

Section 6 Implementation Plan

Building 16 - Automotive, Welding and Central Services

The Welding wing of Building 16 currently has lighting and HVAC deficiencies and has been funded in the 2019-21 biennium\ for program improvements."

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000497

SubProject Title: South Seattle College

Project Description

"What is the problem? Why is this project necessary?"

We are losing an average of 70% of students from Admissions to Enrollment at our college. As we work to improve the onboarding and intake process in alignment with our Guided Pathways work, we have identified one of our best potential strategies is to provide higher-touch services for new students. Even as we improve processes, we are limited in execution because most of our spaces function as transactional business locations, when the direction we plan to shift to is more relational, requiring a different configuration to move this work forward. Our current configuration does not give students a clear understanding of where to start their enrollment process and the campus has too many different points of access and it creates confusion.

This project is necessary to strengthen student success through the enrollment pipeline. This project enables our space to function more holistically to facilitate better connections with the students so they can get key high-touch services to guide them through the process. As we face dipping enrollments trends, and now with COVID-19 impacting our FTE, enrollment support paired with holistic support services will be a key strategy to build up access for our students so they can have strong start moving forward, and also improve our FTE.

What happens if this project is not funded by the State?

The upcoming years will be challenging as we continue to see a decline in enrollment coupled with the residual effect of the COVID-19, to our institution. The need to have structured, high touch, onboarding process to increase our admission to enrollment rates, is vital. Process improvement work will continue, but crucial to the work is the ability to pair process with infrastructure. Without the ability to develop the physical space to reflect our improved process, it will limit our ability to provide high touch, holistic, service

What is the desired solution?

The campus needs a single centralized entry/access point to strengthen connections to college processes, starting when students first approach the college. The ideal is to co-locate departments that can assist a student in navigating the enrollment process. The space would have enough offices for key staff that work directly with triaging student needs so that the student's needs are served in one central location. Additionally, the space should have a front desk to welcome visitors and several workstations with tables, computers, and a printer so students can complete applications and gather documentation.

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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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000497

SubProject Title: South Seattle College

What benefit will this project provide the college?

Improved high-touch connections to efficient processes improve the student experience and student success. With more holistic support and a "home-base" for students to come to as they face challenges, we not only build trust with the student, we provide them a more solid start as they learn the culture of the college, ultimately helping them be more successful.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?
Student success improves with strengthening student connections to correct process. "

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? Building area occupied by SCC M&O staff will be vacated, leaving large spaces that will need to be remodeled so they can be beneficial the Heavy Equipment programs. In addition, this will be an opportunity to update the building finishes and update spaces to utilize current industry teaching methodologies that can be used by the program.

What happens if this project is not funded by the State? The vacated building spaces will not be adequately prepared for the program and will underserve the students and potential for innovative and up-to-date instruction methods.

What is the desired solution? Update the vacated building areas to allow the Heavy Equipment program to expand into these spaces and use up-to-date technologies and pedagogy.

Will this project increase access or improve utilization? (Yes/No) Yes If yes, please specify the Net Change in FTE capacity. No Change

What benefit will this project provide the college? Project will enhance teaching space and allow the program to adequately

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000498

SubProject Title: Spokane Community College

serve students.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Facilities Master Plan: Both the 2013 and 2017 Campus Master Plans reference construction of a new facilities and support services building on the SCC Campus. Negotiations with the Washington State Department of Transportation (WSDOT) have produced a funding allocation to allow SCC to build such a structure. The new space created will allow support service departments to vacate much in demand academic spaces that they currently occupy.

Strategic Plan: The project will bolster student success by strengthening engagement as well as support a culture of continuous improvement by building spaces to allow for innovative teaching methods and structures.

Institutional Goals: This project will increase student achievement and aid the College's programmatic needs. It will help students achieve educational goals which support obtaining successful employment in the real world. "

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 north computer lab and student study area are outdated and do not serve the current needs of the College or Students.

What happens if this project is not funded by the State? The facilities will remain as currently configured and design which will continue to underserve the students.

What is the desired solution? Renovate and remodel this space into a student focused, collaborative learning environment conducive to group study and interactive learning.

Will this project increase access or improve utilization? (Yes/No) Yes If yes, please specify the Net Change in FTE capacity. No Change

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000499

SubProject Title: Spokane Falls Community College

What benefit will this project provide the college? The project will provide an area within the Library that will benefit students and their access to collaborative learning.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? Facilities Master Plan: The 2013 Master Plan specifies to create more student-oriented spaces that provide areas for study, relaxing, eating, and socializing with peers and faculty between classes. These areas should be achieved by converting poorly utilized rooms or by repurposing other spaces within existing facilities.

Strategic Plan: This project will promote student success and sustainability by addressing how current students interact and engage with each other and their faculty on campuses as well as upgrading technology to support these modernized methods.

Institutional Goals: This project will increase student achievement and aid the College's programmatic needs. It will help students achieve educational goals which support obtaining successful employment in the real world. "

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 classrooms and student areas are in poor condition. General renovation and modernization of interior spaces will resolve this issue. Also, improvements to remove tripping hazards and accommodate ADA requirements are required to meet accessibility standards."

What happens if this project is not funded by the State?

The project will be put on hold until funding is approved.

What is the desired solution?

Repair, replace, patch, paint, recover interior surfaces; including walls, ceiling, window coverings, and flooring.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Unknown

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000500

SubProject Title: Tacoma Community College

What benefit will this project provide the college?

Providing a quality, aesthetically pleasing, and comfortable learning environment will retain and foster student enrollment.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Proper upkeep of our assets to prolong the useful life of college facilities. Maintaining TCC's reputation as the premier community college, where we create meaningful learning, advance equity, and strengthen student and community success."

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 aging 12.5kV medium voltage electrical grid at TCC is reaching the end of its useful life. We experienced a major fault in one section of the primary feeder loop this year. We also had a transformer and two main switches fail.

What happens if this project is not funded by the State?

The project will be put on hold until funding is approved.

What is the desired solution?

Replace the feeder cables that serve the 12.5kV feeder loop which powers all campus buildings. Replace aging 600 amp switches as funding allows.

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?

Provide a stable and serviceable electrical supply grid to the campus facilities.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Protection of our high value assets. Maintaining TCC's reputation as the premier community college, where we create meaningful learning, advance equity, and strengthen student and community success."

Starting Fiscal Year: 2022

Project Class: Program

Capital Project Request

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Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000502

SubProject Title: Walla Walla Community College

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

"What is the problem? Why is this project necessary?"

WWCC received funding for a major capital replacement project which will allow lab space and classroom upgrades to several science-based instructional programs. That major project will have a significant impact as functions in some current classrooms, labs and prep spaces in building D move into the new square footage. These minor program funds will be used to renovate the vacated spaces and other square footage that is directly adjacent to the new addition to building D.

What happens if this project is not funded by the State?

The current chemistry and physical sciences classrooms and labs wouldn't be upgraded and remodeled to be used for other STEM disciplines. The very outdated hoods and lab tables would have to remain as is although the classes taught will have changed to much needed courses in other science, engineering and math subjects. The existing science prep labs will be heavily impacted by the new square footage constructed adjacent to their location such that those spaces can be converted to much needed faculty offices and student collaboration space. Safe and efficient use of lab space, and lab technician staff, requires some renovation of the science area to streamline the work of lab technicians and faculty serving those courses. Without this project, the college's science division is left with spaces that are barely functional. What is the desired solution?

Within the minor program budget provided, renovate as much square footage as possible to repurpose impacted areas. Renovation of those spaces would occur immediately following completion of the new square footage for the major project Science Addition which is expected to occur around summer 2022.

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?

The project will create renovated spaces in labs, offices, classrooms and prep lab spaces so that the square footage can be utilized for other purposes. Configuration of the space is necessary due to the fact that the areas are poorly designed and utilized and this renovation will create fully functioning instructional and instructional support spaces.

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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000502

SubProject Title: Walla Walla Community College

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 it's highest and best use. The ability to add an organic chemistry lab and other modern science labs and classrooms in the new Science Addition was critical to the facility master plan approved by the Board of Trustees in 2017. As the Science Addition major project comes into view, renovation of vacated will be necessary."

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

"Like many colleges in the CTC system, WVC's has buildings on campus that were designed and built decades ago, to construction and educational standards that no longer support our educational processes. The spaces were cheaply constructed and very inadequate for today's modern instructional processes. These formal and informal learning environments do not have the infrastructure that will support the technology necessary to facilitate an effective teaching and learning environment. These spaces need upgrades in lighting and mechanical controls to better meet the needs of our technology savvy students; our physical space needs to integrate even more of the virtual world into the face-to-face environment it now successfully provides. In such an environment, students will need to utilize interactive displays to work with educational content in new ways. Our facilities need to accommodate more assistive technology that has become available and/or required. These considerations need to be anticipated in preparation for a new generation of college student. This direction was further confirmed with the Covid-19 and adapting to the remote instruction model. These changes will allow us to better serve the largest district in the SBCTC system. For WVC, these needed improvements are most dire in Eller Fox, Wenatchee Hall, Van Tassell, Brown Library and Sexton buildings on Wenatchee Campus and Distance Learning Center, Friendship Hall and Hazel Burnett Hall buildings for our Omak campus.

Additionally, physical access to these and other buildings on campus remains an issue. As the campus square footage has changed with the Wells project underway, the need to provide safe and convenient access to campus buildings has also increased. WVC's Safety Committee and student feedback has led to an increased emphasis and concern for campus safety and accessibility. As a result, WVC has identified areas of the campus in need of sidewalk and lighting placement that will alleviate urgent safety concerns for our staff and students. Quality education cannot be achieved in facilities that cannot provide full support for instructional activities at the required levels. Projects like the ones proposed here improved facilities and greatly enhance student preparation for advancement, articulation and entry into the workforce.

What happens if this project is not funded by the State?

The facilities will continue to support our community poorly and the College will become dependent on scarce resources through donation and potential grant funding to address the growing needs of our student population. Students will be denied access to today's technology in these areas that are in need of improvement. In the buildings defined above, this deficiency puts them at risk for failure as they will lack the level preparedness to communicate and compete with their colleagues when they enter the workforce. Without upgrades to technology services in the selected informal and formal learning environments, the faculty's ability to use advanced tools in teaching will be severely impacted since instructional spaces will not support the

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2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000503

SubProject Title: Wenatchee Valley College

use. Integration of technology and some reconfiguration of library learning spaces are critical to meet students' need for educational resources outside the classroom. If we cannot make needed improvements, students will continue to have access restricted to resources due to the current facilities inability to physically provide appropriate access.

What is the desired solution?

WVC looks to this funding to better align our facilities with quality learning environments that they were intended to be. Properly designed and equipped facilities are essential in providing superior student outcomes and improved wellbeing for the campus community as a whole. Properly designed and constructed space permits flexibility to select and implement future technology improvements necessary for 21st century success. We intend to continue the plan to improve the functionality of our formal and informal learning environments until we have created an optimal learning environment for our students. Several outdated and ineffective spaces will be enhanced with improved IT infrastructure and adaptive learning spaces will be created to accommodate a breadth of instructional opportunities for our students, faculty and staff.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Project will affect all students. No direct net change.

What benefit will this project provide the college?

WVC looks to this funding to better align our facilities with quality learning environments that they were intended to be. Properly designed and equipped facilities are essential in providing superior student outcomes and improved wellbeing for the campus community as a whole. Properly designed and constructed space permits flexibility to select and implement future technology improvements necessary for 21st century success. We intend to continue the plan to improve the functionality of our formal and informal learning environments until we have created an optimal learning environment for our students. Several outdated and ineffective spaces will be enhanced with improved IT infrastructure and adaptive learning spaces will be created to accommodate a breadth of instructional opportunities for our students, faculty and staff.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

In 2018, WVC completed an update of its Facilities Master Plan. As part of that revised plan, many goals and objectives rely on this improved technology. This proposal is derived directly from those specific Strategic goals identified throughout the document, and more specifically;

Objective 1.1: Provide abundant educational resources to ensure superior teaching and learning

When both teachers and students have access to all necessary educational resources, educational techniques are able to advance, furthering the progression of education as a whole.

1.1.1: Access to modern technology

Providing access to modern technology that is consistently advancing will provide students with a

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SubProjects

SubProject Number: 40000503

SubProject Title: Wenatchee Valley College

wider range of career opportunities moving forward.

1.1.2: Preparation for future technologies though flexible and adaptable spaces

As WVC plans for the advancement of relevant technological skills, it is important to consider how the use of space may change and adapt over time. By developing flexible and adaptable spaces, WVC can prepare for unforeseen technological development and educational needs.

1.1.3: Inspire learning opportunities outside of the classroom

Opportunities for learning expand beyond that of the traditional classroom setting. Students should be provided with spaces that encourage learning before and after class; spaces that inspire interaction and the sharing of new ideas, increased interactions with professors, and opportunities for mentorship."

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?

In the spring/summer 2020, several academic support services and functions will move to the newly completed Learning Commons. Those areas vacated in Laidlaw and Heiner will need to be repurposed to support additional classrooms, relocation of administrative functions, and reprogramming of student services spaces and the welcome center. This project will help support the design services, construction, and equipment upgrades necessary to effectively repurpose spaces identified as priorities in the Institutional Master Plan (IMP).

What happens if this project is not funded by the State?

Space vacated by the move of the library and other academic service areas to the new Learning Commons will go unused or underutilized until additional local funding is available to complete the renovations and modifications needed to repurpose the space.

What is the desired solution?

Renovate and reorganize vacated areas in Laidlaw to co-locate core student services in a "one-stop" configuration to more effectively serve students, particularly upon entry. In addition, some administrative functions would be relocated from Laidlaw to Heiner to make space for frontline services.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 60

What benefit will this project provide the college?

This project will allow the college to make effective and deliberate use of the space vacated by the completion of the Learning Commons which will provide both direct and indirect benefit to students.

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000504

SubProject Title: Whatcom Community College

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 6 (Heiner Remodel) 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; and Core Theme 4 – Enhancing Effectiveness (4.1 Offer programs, services, and facilities that support college needs and market demands)"

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? YVC has a space that is currently not set up for the teaching and learning model required to teach an LPN nursing program. By remodeling an existing YVC will be able to offer an LPN program on campus. Currently there is no LPN program available in Eastern Washington.

What happens if this project is not funded by the State?

If the project is not funded by the state YVC will miss out on a valuable opportunity to provide much needed training and education in a field that has unprecedented growth with limited educational opportunities.

What is the desired solution?

Gain state funding to remodel an existing space into a LPN instructional space and lab.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. +25

What benefit will this project provide the college?

Project will allow for the addition of an LPN nursing program.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Project will allow the college to grown enrollments in a high demand workforce category and serve an unmet need in Eastern Washington."

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000505

SubProject Title: Yakima Valley 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: 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: 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: Pasco	County: Franklin	Legislative District: 016
City: Port Angeles	County: Clallam	Legislative District: 024
City: Renton	County: King	Legislative District: 011
City: Renton	County: King	Legislative District: 011
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: 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: Wenatchee	County: Chelan	Legislative District: 012
City: Yakima	County: Yakima	Legislative District: 015

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

Project Type

SubProject Number: 40000464

SubProject Title: Bates Technical College

Project Type

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects**Project Type****SubProject Number: 40000464****SubProject Title: Bates Technical College**

Program (Minor Works)

Program (Minor Works)

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Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

Project Type

SubProject Number: 40000504

SubProject Title: Whatcom Community College

Program (Minor Works)

Program (Minor Works)

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000464

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

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000472

SubProject Title: Centralia 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

Growth Management impacts

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000481

SubProject Title: Green River Community College

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

New Facility: No

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000489

SubProject Title: Pierce College Fort Steilacoom

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

Capital Project Request

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*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000498

SubProject Title: Spokane Community 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

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New Facility: No

Growth Management impacts

None

New Facility: No

Capital Project Request

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000464

SubProject Title: Bates Technical College

Funding		Estimated Total	Expenditures		2021-23 Fiscal Period	
Acct Code	Account Title		Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	595,000				595,000
057-1	State Bldg Constr-State	457,000				457,000
057-1	State Bldg Constr-State	1,405,000				1,405,000
057-1	State Bldg Constr-State	629,000				629,000
057-1	State Bldg Constr-State	807,000				807,000
057-1	State Bldg Constr-State	502,000				502,000
057-1	State Bldg Constr-State	249,000				249,000
057-1	State Bldg Constr-State	170,000				170,000
057-1	State Bldg Constr-State	200,000				200,000
057-1	State Bldg Constr-State	53,000				53,000
057-1	State Bldg Constr-State	1,299,000				1,299,000
057-1	State Bldg Constr-State	838,000				838,000
057-1	State Bldg Constr-State	287,000				287,000
057-1	State Bldg Constr-State	816,000				816,000
057-1	State Bldg Constr-State	1,098,000				1,098,000
057-1	State Bldg Constr-State	1,149,000				1,149,000
057-1	State Bldg Constr-State	645,000				645,000
057-1	State Bldg Constr-State	1,093,000				1,093,000
057-1	State Bldg Constr-State	1,052,000				1,052,000
057-1	State Bldg Constr-State	242,000				242,000
057-1	State Bldg Constr-State	575,000				575,000
057-1	State Bldg Constr-State	833,000				833,000
057-1	State Bldg Constr-State	1,024,000				1,024,000
057-1	State Bldg Constr-State	905,000				905,000
057-1	State Bldg Constr-State	583,000				583,000
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057-1	State Bldg Constr-State	1,714,000				1,714,000
057-1	State Bldg Constr-State	993,000				993,000
057-1	State Bldg Constr-State	1,437,000				1,437,000
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057-1	State Bldg Constr-State	238,000				238,000
057-1	State Bldg Constr-State	700,000				700,000
057-1	State Bldg Constr-State	991,000				991,000
057-1	State Bldg Constr-State	766,000				766,000
057-1	State Bldg Constr-State	674,000				674,000
057-1	State Bldg Constr-State	1,141,000				1,141,000

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Report Number: CBS002

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Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000505

SubProject Title: Yakima Valley College

Total	32,242,000	0	0	0	32,242,000
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SubProjects

SubProject Number: 40000464

SubProject Title: Bates Technical College

[illegible]

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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000505

SubProject Title: Yakima Valley College

057-1 State Bldg Constr-State

Total

0

0

0

0

Operating Impacts

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Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000464

SubProject Title: Bates Technical College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/28/2020 5:10PM

Project Number: 40000463

Project Title: Minor Works - Program

SubProjects

SubProject Number: 40000495

SubProject Title: Skagit Valley 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

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000463	40000463
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

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 2:27PM

Project Number: 30000990

Project Title: Shoreline: Allied Health, Science & Manufacturing Replacement

Description

Starting Fiscal Year: 2016

Project Class: Preservation

Agency Priority: 0

Project Summary

Replace 64,859 gross square foot (GSF) with a new 51,600 GSF facility on campus.

Project Description

What is the proposed project? Replace 64,859 gross square feet in five existing buildings with a 51,600 gross square foot building to support the Science, Medical Laboratory Technology and Manufacturing programs. The buildings to be replaced were built between 1965 and 1972 and are referred to as buildings 2400, 2500, 2600, 2700 and 2800 with UFI's A04825, A066111, A06410, A09157 and A01606, respectively in OFM's Facility Inventory. All five of the buildings were identified for replacement in our systems 2013 Facility Condition Survey. What opportunity or problem is driving this request? STEM, Student Needs and Workforce Demand [] Shoreline's enrollment is 13th among the State's 29 community and technical colleges. This project enables the College to serve the educational needs of its community, supporting the growing economic base between Seattle and Everett. There is high demand for quality STEM education in the sciences, health occupations and manufacturing that will put students to work in high demand fields. The existing buildings do not meet the instructional needs or the enrollment demand for these programs. Lack of facilities forces the College to turn away Boeing and other employers who have offered to donate equipment for job-specific training programs. Employers want graduates with teamwork and communications skills. The antiquated spaces do not support the required learning environments for these competencies.

Serves a critical need - The College has a clear strategic and academic focus that makes it a model for contemporary academic and workforce education. The existing facilities are not commensurate with student and workforce needs. Capital improvements at Shoreline have not been at the level of other colleges in the system. The buildings being replaced are among the worst in the State's system. They are difficult to teach in, unsafe and limit the College's ability to achieve its mission. They are not ADA compliant. Increase program access, efficiency, service to students and improves space relationships - It will increase operational efficiency by consolidating all of the replacement square footage into a single building that is cost-effective to operate and maintain. It will improve interdisciplinary relationships between science, medical laboratory technology and manufacturing. It will increase program efficiency by configuring replacement space to accommodate existing and future programs and students, sharing classrooms and student study space, thereby providing improved staff and faculty oversight of lab spaces. It will improve service to students by providing educational environments that develop teamwork and communications skills, preparing them for the modern workplace. It will increase program access by providing adequate space for existing FTES and by creating ADA access in labs and classrooms. Adequate for its use - It will accommodate its programs, with an understanding that it must be adaptable to change. Building systems will be designed to support the programs and to maximize the efficiency of operations and maintenance. Promotes K-12 and business partnerships - It will increase Shoreline's ability to offer hands-on science education programs for local middle and high school students. The College's Amgen Biotech Experience program has encouraged local students to pursue a science education in college. Amgen Foundation provides financial support for the program. It will increase the College's ability to work with its council of 35 local companies, who partner with the College to provide workforce training in manufacturing. How does the project support the agency and statewide results? The project responds to the College's 2013 Strategic Plan. Initiative 1: Increase Enrollment, Retention, and Completion. The new building provides capacity for increased enrollment. Student study spaces and active learning classrooms improve retention. STEM offerings will support increased enrollment from 400-bed campus housing development. Initiative 2: Leverage Community Engagement. The new building houses instructional programs that meet local industry's needs. Manufacturing space increases opportunities for business partnerships. New science facilities programs increase opportunities for K-12 collaboration. Initiative 3: Develop Physical / Technical Infrastructure and Human Resources. The project improves campus infrastructure to serve current and future needs. The building replaces deteriorating facilities with a sustainable building that meets the needs of its users and the broader campus community. The building's technology is planned to serve the needs of contemporary pedagogy and be adaptable to future needs. Facilities Master Plan The facilities master plan identifies the Allied Health, Science & Manufacturing Replacement Building as its first priority. It would be the first new State-funded building on the Shoreline campus in 19 years. The program and the site would set the pattern of future development. The new building would provide learning and social environments that support the College's mission and strategic plan. It is part of a long-range strategy for improving the campus. Replacing the existing, small, one-story structures with a 69,600 square foot multi-use building provides needed instructional space. The project fits into the larger framework of the campus by making modest infrastructure improvements for access, parking and stormwater in the area adjacent to the building. The facilities master plan

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 2:27PM

Project Number: 30000990

Project Title: Shoreline: Allied Health, Science & Manufacturing Replacement

Description

embraces the College's instructional plan, which takes advantage of the emergence of online coursework. Hybrid classes improve student access. They also increase the efficiency of use on campus. The master plan also embraces the College's commitment to community and diversity. The plan includes a 400-bed, on-campus housing facility. SBCTC System Direction Goals 1. Economic Demand Strengthen State and local economies by meeting the demands for a well-educated and skilled workforce. Shoreline works with 35 employers across three counties to assess the local, State and regional needs for a skilled workforce. Korry Electronics/Esterline, Royell Manufacturing, Electro Impact, Pacific Tool, Giddens and Provail are among the community employers that work with Shoreline to define a curriculum that produces employable graduates. The Quality Assurance and Machine Maintenance program is a result of that collaboration. As a result, employers in three surrounding counties send their workers to Shoreline for training. The new building enables the College to expand these collaborations. 2. Student Success Achieve increased educational attainment. Shoreline's STEM programs are critical to students, whether they are training for the workplace or preparing for advanced degrees. Expanding capacity allows the College to enroll more under-served populations. The new building will improve academic achievement for all students by fostering peer-to-peer exchanges, collaboration and cross-disciplinary learning that prepares students for the workplace. The new facilities support college-level coursework that smooths transitions from K-12 to colleges to universities. The project expands the College's ability to grant associate and bachelor's degrees in science, engineering, manufacturing and health sciences. 3. Innovation Use technology, collaboration, and innovation to meet the demands of the economy and improve student success. Shoreline is a leader in the development of hybrid courses, which have both online and campus components, thus taking advantage of technology to increase student access. The College recognizes the changing nature of how people learn, access information and communicate. The new building will support a "blended education" model with spaces that support collaboration and project-based learning, allowing students to learn critical employment skills such as teamwork and communications. The result will be state-of-the-art education that is relevant, convenient and efficient, a component of life-long learning. Shoreline meets the needs of local communities by fostering partnerships and leveraging outside resources. The project will support K-12 partnerships that engage middle and high school students in science education. The building provides space for partnerships on skills training with large companies like Boeing and small, local employers. How will other state programs or units of government be affected if this project is funded? There will be better alignment with K-12 and the rest of our State's higher education system as noted above. Programs serving workforce, transfer and basic skills students will all be enhanced by this project. What is the impact on the state operating budget? The five existing buildings to be demolished total 64,615 GSF and the single replacement building will be 69,597 GSF. The maintenance and operations costs for the 4,982 GSF net new area will be requested in the Operating budget. These costs include, but are not limited to, janitorial, utility, technology, capital, grounds, security, and administration costs. Why is this the best option or alternative? We considered renovation of the existing facilities and found it could not meet the programmatic needs for the following reasons. Inadequate fire/emergency access - Renovation may be prohibited by close configuration of existing buildings. There is no access for firefighting equipment due to topography and limited clearances. Existing buildings do not have required distances between structures with combustible roofs. The small buildings are functionally deficient - The Facility Conditions Survey (FCS) states that all five buildings are deficient with respect to adaptability, adequacy for education, and ADA compliance. Problems related to exterior circulation cannot be solved by renovation. The buildings are too small to renovate - Building 2400 is a 1,500 square foot storage facility. The 2600 building currently contains four life science labs but would only have enough space to accommodate three renovated labs that meet contemporary space requirements for pedagogy and safety. Significant code improvements would be required - The age of the buildings and the scope of the renovation project would trigger code-required improvements for all site and building systems. It would be more expensive - Due to the number of deficiencies in these buildings, renovation costs would exceed 80% of the replacement value. The result would be an expensive and highly compromised project that does not have a minimum 50-year life span. A life cycle cost analysis would demonstrate that renovation is costlier than replacement. We also explored the consequences of doing nothing. 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. Retention goals will not be met. Enrollment in these programs may decline as students choose to go to nearby colleges that have adequate facilities. Facilities may not be available for use. The condition of the existing buildings makes them subject to failure. The State could be faced with the emergency replacement of a facility. The impact on programs and enrollment due to the loss of space would not be tolerable. What is the agency's proposed funding strategy for the project? We propose the project be primarily funded through state appropriations over two biennia with Predesign and Design funded during 2015-17 and Construction funded in 2017-19. The Shoreline College Foundation has committed to raise \$3,000,000 prior to construction to go toward construction and equipment for the new facility. Results Washington: Goal 1: World-Class Education - Postsecondary Access 1.3 and Success 2.3.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 2:27PM

Project Number: 30000990

Project Title: Shoreline: Allied Health, Science & Manufacturing Replacement

Description**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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	47,440,000	1,884,723	1,484,498	222,779	43,848,000
147-6	HE Plant Accounts-Non-Appropriated	3,000,000				3,000,000
COP-6	Certificate of Part-Non-Appropriated	3,128,000				3,128,000
	Total	53,568,000	1,884,723	1,484,498	222,779	49,976,000

Future Fiscal Periods

	<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>
057-1 State Bldg Constr-State				
147-6 HE Plant Accounts-Non-Appropriated				
COP-6 Certificate of Part-Non-Appropriated				
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

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	30000990	30000990
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 2020

Agency	Shoreline Community College	
Project Name	Allied Health, Science & Manufacturing Replacement	
OFM Project Number	30000990	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	51,600	MACC per Square Foot	\$627
Usable Square Feet	35,088	Escalated MACC per Square Foot	\$660
Space Efficiency	68.0%	A/E Fee Class	B
Construction Type	Science labs (teaching)	A/E Fee Percentage	6.63%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	16101 Greenwood Ave N, Shoreline WA 98133
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	To demolish A04825, A06611, A06410, A09157, A01606
Project Administered By	DES		

Schedule			
Predesign Start	December-15	Predesign End	October-16
Design Start	May-18	Design End	June-21
Construction Start	July-21	Construction End	September-23
Construction Duration	26 Months		

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Project Cost Estimate

Total Project	\$51,196,421	Total Project Escalated	\$53,567,736
		Rounded Escalated Total	\$53,568,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Shoreline Community College	
Project Name	Allied Health, Science & Manufacturing Replacement	
OFM Project Number	30000990	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$192,633		
A/E Basic Design Services	\$1,373,665		
Extra Services	\$2,523,099		
Other Services	\$1,948,374		
Design Services Contingency	\$50,000		
Consultant Services Subtotal	\$6,087,771	Consultant Services Subtotal Escalated	\$6,192,287

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$569,576		
Construction Contingencies	\$1,618,837	Construction Contingencies Escalated	\$1,703,503
Maximum Allowable Construction Cost (MACC)	\$32,376,748	Maximum Allowable Construction Cost (MACC) Escalated	\$34,070,053
Sales Tax	\$3,525,646	Sales Tax Escalated	\$3,710,038
Construction Subtotal	\$38,090,808	Construction Subtotal Escalated	\$40,082,959

Equipment			
Equipment	\$2,586,240		
Sales Tax	\$263,796		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,850,036	Equipment Subtotal Escalated	\$2,999,093

Artwork			
Artwork Subtotal	\$236,655	Artwork Subtotal Escalated	\$236,655

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$168,816		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$911,950	Project Administration Subtotal Escalated	\$959,645

Other Costs			
Other Costs Subtotal	\$3,019,201	Other Costs Subtotal Escalated	\$3,097,097

Project Cost Estimate			
Total Project	\$51,196,421	Total Project Escalated	\$53,567,736
		Rounded Escalated Total	\$53,568,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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				
Pre-design Study	\$192,633			
Other				
Insert Row Here				
Sub TOTAL	\$192,633	1.0000	\$192,633	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,555,196			69% of A/E Basic Services
basic services adjustment	-\$181,531			adjust to match contract
Insert Row Here				
Sub TOTAL	\$1,373,665	1.0000	\$1,373,665	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				
Ph III Subconsultant - Civil Design (Reid Middleton)	\$207,520			
Ph III Subconsultant - Adv Manuf (RGU)	\$165,040			
Ph III Subconsultant - Lab (RFD)	\$197,500			
Ph III Subconsultant - Landscape (MIG/SvR)	\$115,400			
Ph III Subconsultant - Mithun	\$68,546			
Amendment #1 - RFD Reimbursables	\$10,500			
Amendment #2 - Arborist Study	\$12,980			
Amendment #3 - Historical Survey	\$34,603			
Amendment #4 - Additional Services - Design (includes Mithun costs)	\$305,216			includes Energy Modeling, ELCCA, Lighting Design, Acoustics, Power Upgrades, Telecommunications, Security, Emergency Responder, permitting assistance
Amendment #5 - LEED Documentation (includes multiple disciplines)	\$143,325			

Amendment #6 - RGU Reimbursables	\$11,000			
Amendment #7 - Laser Scanning	\$20,239			
Amendment #8 - Schedule Extension	\$10,844			
Amendment #9 - Bio Manuf Lab Programming	\$37,077			
Amendment #10 - Site Re-Design	\$35,640			
Amendment #11 - AV Design	\$47,404			
Amendment #12 - Dental Hygiene SD	\$61,363			
Amendment #13 - Dental Hygiene DD	\$89,059			
Amendment #14 - Add VE / Civil	\$113,560			
Amendment #15 - Validations	\$11,930			
Amendment #16 - VE	\$35,839			
Amendment #17 - Interior Design	\$4,360			
Amendment #18 - Design Reimbursables	\$22,699			
Amendment #19 - Weatherholt / Envelope	\$88,041			
Amendment #20 - A/E Team ECCM/MCCM Coordination	\$27,720			
Site Electrical - MiniMacc	\$88,776			
Mithun - A/E Design Contingency Design Phase - Allowance	\$40,000			
Pre-Bid Cost Estimate Reconciliation Allowance	\$50,000			
Mithun - A/E Team GCCM Coordination Allowance	\$115,000			
A/E Team ECCM/MCCM Coordination Allowance	\$65,000			
A/E multiple bid package for GCCM Allowance	\$110,000			
Mithun Document Reproduction - Allowance	\$45,000			
Mithun Advertising - Allowance	\$15,000			
Mithun - Interior Design Consultant - Allowance	\$116,918			
Insert Row Here	\$0			
Sub TOTAL	\$2,523,099	1.0000	\$2,523,099	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$698,711			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Survey Consultant	\$89,650			
Survey Consultant - Allowance	\$12,000			
Traffic Consultant	\$10,000			
Geotech Consultant - GeoEngineers	\$144,770			
Environmental Consulting and Testing - Allowance	\$25,000			
Legal	\$30,000			
Testing and Inspections - MTC	\$85,060			

PBS Consulting - HMMP/HMIS Material	\$32,740			
PBS Consulting - TBD	\$122,950			
Mithun - Envelope Inspections - Allowance	\$17,600			
3rd Party Commissioning Design	\$18,750			
3rd Party Commissioning	\$64,250			
FF&E and Signage Consultant	\$71,050			
Executive Order 13-03 LCCA - Allowance	\$11,843			
Mithun - A/E Design Contingency Construction Phase - Allowance	\$155,000			
Post Occupancy Commissioning A/E Participation - Allowance	\$40,000			
Mithun - As-Built Documentation - Allowance	\$55,000			
Mithun - Construction Observation - Allowance	\$189,000			
Mithun - Art Installation Coordination	\$35,000			
Mithun - Reimbursables - Allowance (after bid)	\$40,000			
Insert Row Here				
Sub TOTAL	\$1,948,374	1.0523	\$2,050,275	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$301,889			
Remove calculated contingency	-\$301,889			
Owner Consultant Contingency	\$50,000			
Insert Row Here				
Sub TOTAL	\$50,000	1.0523	\$52,615	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$6,087,771		\$6,192,287	

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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				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$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				
HSAMCC Demo, Site & Building	\$30,219,061			from GMP @ 100% CDs - June 2020\$
Construction - Add Alternates 1-3, 5-8, 10-14, whiteboard	\$892,488			\$892,488 - June 2020\$
Construction - Add Alternate Pond and Greenhouse and design	\$300,000			\$300,000 - June 2020\$
MiniMacc Site Electrical	\$965,199			work is complete \$1,015,679 total before tax

Insert Row Here	\$0		
Sub TOTAL	\$32,376,748	1.0523	\$34,070,053
4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$32,376,748		\$34,070,053

5) GCCM Risk Contingency				
GCCM Risk Contingency				
				included in GMP
Insert Row Here				
Sub TOTAL	\$0	1.0523	\$0	
6) GCCM or Design Build Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services	\$569,576			
Insert Row Here				
Sub TOTAL	\$569,576	1.0523	\$599,365	
7) Construction Contingency				
Allowance for Change Orders	\$1,618,837			
Insert Row Here				
Sub TOTAL	\$1,618,837	1.0523	\$1,703,503	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0523	\$0	
Sales Tax				
Sub TOTAL	\$3,525,646		\$3,710,038	
CONSTRUCTION CONTRACTS TOTAL				
	\$38,090,808		\$40,082,959	

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,606,006			
E20 - Furnishings	\$939,846			
F10 - Special Construction				
Interior/Exterior Signage	\$40,388			
Insert Row Here				
Sub TOTAL	\$2,586,240	1.0523	\$2,721,500	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0523	\$0	
Sales Tax				
Sub TOTAL	\$263,796		\$277,593	
EQUIPMENT TOTAL	\$2,850,036		\$2,999,093	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$266,655				0.5% of total project cost for new and renewal construction
reduction for local funds	-\$30,000				\$6,000,000
Insert Row Here					
ARTWORK TOTAL	\$236,655		NA	\$236,655	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services	\$168,816				actual DES PM fee for local funding
Project Coordination	\$741,233				actual 3rd party PM for college
Reimbursables for project coordinator	\$1,901				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$911,950		1.0523	\$959,645	

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Cost Estimate Details

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs		1.0258		
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
Building Permit Fees	\$217,096			
Miscellaneous Permits / NPDES	\$6,000			
Landscape Bond/Maintenance Fee	\$250,000			
Water/Sewer City of Shoreline Fees	\$245,000			
Power SCL Fees	\$130,000			
Gas PSE Fees	\$25,000			
City of Shoreline Transportation Impact Fees	\$122,801			
IT Costs and Setup	\$75,000			
LEED Silver Certificate Fee				
Mitigation Project required by City of Shoreline	\$1,948,304			Greenwood/160th/Innis Arden Roundabout \$1,998,570 escalated
Insert Row Here				
OTHER COSTS TOTAL	\$3,019,201	1.0258	\$3,097,097	

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C-100(2020) 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: Allied Health, Science & Manufacturing

OFM project number: 30000990 **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
2/28/2014	9/18/2014	5/25/2017	September 2020
Science	Science	Science	Science
Dental Hygiene	Dental Hygiene	Dental Hygiene	<i>See resolution</i>
Medical Lab Tech	Medical Lab Tech	Medical Lab Tech	Medical Lab Tech
Manufacturing	Manufacturing	Manufacturing	Manufacturing



Resolution No. 156
Relating to Shoreline Community College's Pause of the
Allied Health, Science &
Advanced Manufacturing Building Project (HSAMCC)
#30000990

WHEREAS, Shoreline Community College is pausing the state funded Allied Health, Science & Advanced Manufacturing building construction project; and

WHEREAS, the 2500 building will be demolished in July of 2021; and

WHEREAS, the College is committed to providing a long-term solution for the Dental Hygiene Program; and

WHEREAS, the College has signed an Affiliation Agreement with the University of Washington School of Dentistry and other community-based clinics to ensure our students sufficient dental classroom and clinic space; and

WHEREAS, the College, with the support of our Dental Hygiene Program faculty and staff, are pursuing approval for a new cohort of first-year students; and

WHEREAS, the College is proceeding with modifying the Accreditation Standards for program delivery; and

WHEREAS, Shoreline Community College authorizes the Administration to continue working to identify and create didactic space on campus to support the Dental Hygiene Program; and

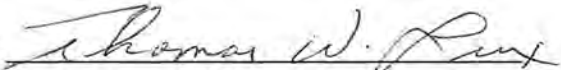
NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees for Shoreline Community College authorizes the President to work with the State Board for Community and Technical Colleges to move the project to the number one funding spot on the 2021-2023 Biennial Capital Funding Request; and,

BE IT FURTHER RESOLVED that the necessary steps are taken to ensure that the State Board for Community & Technical Colleges, Governor, and Legislature, approve this capital project for the 2021-2023 Biennial budget.

The Board hereby adopts Resolution No. 156.

Done in Open Public Meeting by the Board of Trustees this 22nd Day of April, 2020.

Board of Trustees
Shoreline Community College
District Number Seven

By: 
Thomas W. Lux, Chair

2021-23 FINANCIAL CONTRACT REQUEST

College: Shoreline Community College
Project title: HSAMCC Building (Health, Science & Advanced Manufacturing Classroom Complex)
Project location: Main Campus
Contact Name: William E. Saraceno
Contact Phone: 509-546-4917

Probable Timing

Month/year of possible acquisition/development: Construction start date July 2021

Probable Type of Acquisition/Development

_____	Purchase (lump sum)	_____	Lease with a purchase option
XXX	Time purchase (COP)	_____	Lease for more than 10 years

Probable Property Description

Desired location of proposed acquisition: Shoreline Community College Campus
Description of proposed or desired property (include parcel numbers): Main Campus
Owner's name on title if COP desired (attach title report): Shoreline Community College

Size of proposed acquisition:

Acres	N/A	Assignable SF	36,120	Gross SF	51,600
-------	-----	---------------	--------	----------	--------

Condition of acquired facility:

Estimated Cost and Terms of Acquisition

Total cost/value \$ 3,128,000 Annual cost (if lease or time purchase) \$220,090

Expected terms: 20 years at 3.50%

Repair and renovation costs on existing facility (included):N/A

Probable programs and enrollments to be accommodated:

Biology, Chemistry, Advanced Manufacturing, Medical Lab Technician, Engineering

Reasons for acquisition and how this project relates to the college's facilities master plan, the strategic plan, and institutional goals:

Original planning called for a 70,000 square foot replacement building for our Health, Sciences, Advanced Manufacturing, Clean Energy, Engineering, Computer Science & General Purpose Classrooms. The building has been redesigned down to a bare minimum 51,600 square feet. As a result of 10 years of construction cost escalation in King County that has far exceeded the State's allowable cost inflation and infrastructure upgrades required by the City of Shoreline the College anticipates up to \$3,128,000 budget shortfall to complete this smaller structure. This is the College's first State funded capital project in 30 years.

FINANCIAL PLAN

Estimated Acquisition / Development Cost

Attach C100 cost estimating form if Project Total is more than \$5 million.

Available here - https://ofm.wa.gov/sites/default/files/public/budget/forms/C100_2018.xlsx

Acquisition	\$ N/A	Include DES RES fee
Design	\$ 6,192,287	Include sales tax if design-build delivery
Construction	\$ 40,082,959	Include sales tax
Equipment	\$ 2,999,093	Include sales tax
Artwork	\$ 236,655	Optional for locally funded projects
DES Project Management	\$ 959,645	Include DES E&AS fee
Other	\$ 3,097,097	Include permits, HazMat, DAHP, LEED, ...
Total Project Cost	\$ 53,568,000	Must equal cash and financing below

Capital Project Funding

Cash and State Appropriations

Fund #	Describe Sources of Cash or Appropriation	Amount
057	State Appropriation	+ \$47,440,000
		+ \$
147	Local Funds (Match)	
Total Cash Contribution		= \$50,440,000

Local Financing

Certificate of Participation (amount borrowed)	\$ 3,128,000
Term (years)	20
Rate	3.50%

Annual Operating Cost

(a)	+ \$220,090	per yr
	+ \$ N/A	per yr
	+ \$ 55,023	per yr
(C)	= \$275,113	per yr

Revenue Sources for Operating Costs

Fund #	Describe Source of Revenues	Amount
145	Grant and Contract Revenue	+ \$275,113
		+ \$
		+ \$
		+ \$
Total Dedicated Revenue (R)		= \$275,113

Annual Excess/(Deficit) Revenue due to Project

(R - C) \$ N/A

Notes:

FISCAL HEALTH MEASURE

Use the following criteria for your analysis:

Operating Revenue:

Funds: 145, 148, 149, 4xx (except 444), 5xx
GL: 32xx
SrcRev: All except 03xx, 06xx, 07xx and 08xx
GL: 65xx
Exp Obj: Sx

Debt:

Funds: All except 0xx, 253, 444, 790, 840
GL: 5xxx except 5116, 5124, 5125, 5127, 5128, 5153, 5155, 5158, 5192, 5225, 5227, 5228

Previous fiscal year (e.g., 2018)	(current)	2018
First full fiscal year of debt service for proposed financing	(future)	2021
Current debt service		\$2,531,688
Current operating revenue		/ \$43,454,657
Current debt service / operating revenue		= 5.8 %
Future debt service without proposed project requiring financing		\$2,531,688
Future debt service due to proposed project requiring financing (a) from page 2		+ \$ 275,113
Future debt service	(A)	= \$2,806,781
Future operating revenue without proposed project requiring financing		\$46,174,968
Future operating revenue due to proposed project requiring financing		+ N/A
Future operating revenue	(B)	= \$46,174,968
<hr/>		
Future debt service / operating revenue	(A/B)	= 6.1 %

ELIGIBILITY FOR TAX EXEMPT FINANCING

Treasurer's questions to be answered when requesting authorization for capital financing. June 2018 update.

1. Will any portion of the project or asset ever be owned by any entity other than the state or one of its agencies or departments? ☐ Yes X No
2. Will any portion of the project or asset ever be leased to any entity other than the state or one of its agencies or departments? ☐ Yes X No
3. Will any portion of the project or asset ever be managed or operated by any entity other than the state or one of its agencies or departments? ☐ Yes X No
4. Will any portion of the project or asset be used to perform sponsored research under an agreement with a nongovernmental entity (business, non-profit entity, or the federal government), including any federal department or agency? ☐ Yes X No
5. Does the project involve a public/private venture, or will any entity other than the state or one of its agencies or departments ever have a special priority or other right to use any portion of the project or asset to purchase or otherwise acquire any output of the project or asset such as electric power or water supply? ☐ Yes X No
6. Will any portion of the Bond/COP proceeds be granted or transferred to nongovernmental entities (businesses, non-profit entities, or the federal government) or granted or transferred to other governmental entities which will use the grant for nongovernmental purposes? ☐ Yes X No
7. If you have answered "Yes" to any of the questions above, will your agency or any other state agency receive any payments from any nongovernmental entity, for the use of, or in connection with, the project or assets? A nongovernmental entity is defined as
 - a. any person or private entity, such as a corporation, partnership, limited liability company, or association;
 - b. any nonprofit corporation (including any 501(c)(3) organization); or
 - c. the federal governmental (including any federal department or agency).☐ Yes X No
8. Is any portion of the project or asset, or rights to any portion of the project or asset, expected to be sold to any entity other than the state or one of its agencies or departments? ☐ Yes X No
9. Will any portion of the Bond/COP proceeds be loaned to nongovernmental entities or loaned to other governmental entities that will use the loan for nongovernmental purposes? ☐ Yes X No
10. Will any portion of the Bond/COP proceeds be used for staff costs for tasks not directly related to a financed project(s)? ☐ Yes X No

Determining eligibility:

If all of the answers to the questions above are "No", request tax-exempt funding. If the answer to any of the questions is "Yes", contact the SBCTC Capital Budget Office for further review.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 4:13PM

Project Number: 30001458

Project Title: Spokane Falls: Fine and Applied Arts Replacement

Description

Starting Fiscal Year: 2018

Project Class: Preservation

Agency Priority: 2

Project Summary

Replace 35,274 GSF in two buildings with one new 57,693 GSF facility.

Project Description

The Fine Arts (#6) and Photography (#11) buildings were never designed for the programs they house and have not kept pace with the changing demands of the instructional programs they serve. As a result, the deficiencies seen in both buildings negatively impact instruction and the lack of space limits program growth. The Photography Building was originally constructed in 1930 as the Dispensary for Fort George Wright and the Fine Arts Building was originally designed for the Music program. Over time the college has adapted both buildings to serve the specialized needs of the programs they serve, but that is no longer a viable option. Changing needs and the evolution of instructional programs mean that the buildings are not economically adaptable. They perform poorly, are obsolete, impede instruction, and limit the expansion and development of new courses and teaching delivery methods. In addition to being poor instructional facilities, the buildings have significant seismic, life safety, accessibility, and energy efficiency issues. The 2007 Facility Condition Survey recommends their replacement. Replace the Fine Arts Building (#6) and the Photography Building (#11) with a single structure. The building will contain classrooms, computer classrooms, labs, faculty offices, and the specialized space necessary for these programs: exhibition space, studios, dark rooms, and specialty storage spaces. By replacing the two existing buildings, space can be optimally organized and shared spaces consolidated. These changes will improve program delivery as well as help to resolve seismic, life safety, accessibility and energy efficiency issues which abound in the current facilities. Building 6 and 11 will be demolished. Per the SFCC Campus Master Plan, the new building will be located in close proximity to the Music Building (#15) along the northern rim of the campus. The new structure will help to define a neighborhood of arts buildings and will reinforce the "future development" guidelines outlined in the Master Plan.

Location

City: Spokane

County: Spokane

Legislative District: 006

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	42,169,000	551,724	1,416,202	20,859,074	19,342,000
	Total	42,169,000	551,724	1,416,202	20,859,074	19,342,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 4:13PM

Project Number: 30001458

Project Title: Spokane Falls: Fine and Applied Arts 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	1.4	1.6	1.6	1.6	1.6
001-1	General Fund-State	152,930	184,223	184,223	184,223	184,223
	Total	152,930	184,223	184,223	184,223	184,223

Narrative

24,563 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Sep-24). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	30001458	30001458
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 2020

Agency	Spokane Falls Community College	
Project Name	Fine and Applied Arts	
OFM Project Number	30001458	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	59,837	MACC per Square Foot	\$471
Usable Square Feet	41,886	Escalated MACC per Square Foot	\$493
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.80%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.90%	Location Used for Tax Rate	3410 W Fort George Wright Dr, Spokane, WA 99224
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to be demolished: A09540 (Bldg 11); A06505 (Bldg 6)
Project Administered By	DES		

Schedule			
Predesign Start	May-18	Predesign End	January-19
Design Start	February-19	Design End	November-20
Construction Start	July-20	Construction End	September-24
Construction Duration	50 Months		

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Project Cost Estimate			
Total Project	\$40,422,591	Total Project Escalated	\$42,169,191
		Rounded Escalated Total	\$42,169,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Spokane Falls Community College	
Project Name	Fine and Applied Arts	
OFM Project Number	30001458	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$193,950		
A/E Basic Design Services	\$1,598,130		
Extra Services	\$1,701,493		
Other Services	\$915,094		
Design Services Contingency	\$440,867		
Consultant Services Subtotal	\$4,849,533	Consultant Services Subtotal Escalated	\$4,920,451

Construction			
Construction Contingencies	\$1,409,731	Construction Contingencies Escalated	\$1,483,460
Maximum Allowable Construction Cost (MACC)	\$28,194,616	Maximum Allowable Construction Cost (MACC) Escalated	\$29,517,798
Sales Tax	\$2,634,787	Sales Tax Escalated	\$2,759,112
Construction Subtotal	\$32,239,134	Construction Subtotal Escalated	\$33,760,370

Equipment			
Equipment	\$2,208,689		
Sales Tax	\$196,573		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,405,262	Equipment Subtotal Escalated	\$2,531,059

Artwork			
Artwork Subtotal	\$209,797	Artwork Subtotal Escalated	\$209,797

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$541,319	Project Administration Subtotal Escalated	\$569,630

Other Costs			
Other Costs Subtotal	\$177,546	Other Costs Subtotal Escalated	\$177,884

Project Cost Estimate			
Total Project	\$40,422,591	Total Project Escalated	\$42,169,191
		Rounded Escalated Total	\$42,169,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$193,950			
Other				
Insert Row Here				
Sub TOTAL	\$193,950	1.0000	\$193,950	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,389,036			69% of A/E Basic Services
Infrastructure Study	\$209,094			
Insert Row Here				
Sub TOTAL	\$1,598,130	1.0000	\$1,598,130	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning	\$191,797			
Site Survey				
Testing	\$136,998			
LEED Services				
Voice/Data Consultant				
Value Engineering	\$25,276			
Constructability Review	\$42,464			
Environmental Mitigation (EIS)				
Landscape Consultant				
Other	\$771,672			
NREC Review	\$23,270			
Split design into four bid packages	\$276,350			
Accelerate design for bidding building construction in January 2021 instead of May 2021	\$125,156			
Consultant work beyond 50% CD's	\$88,195			
Additional reimbursables for four bid packages	\$5,000			
Additional estimating for four bid packages	\$15,315			
Insert Row Here				
Sub TOTAL	\$1,701,493	1.0000	\$1,701,493	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$624,060			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other	\$61,075			
Extended construction administration for four bid packages	\$94,421			

adjust basic services to actual	\$135,538			\$2,181,272
Insert Row Here				
Sub TOTAL	\$915,094	1.0523	\$962,954	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$220,433			
Additional 5% contingency for subgrade conditions	\$220,433			
Insert Row Here				
Sub TOTAL	\$440,867	1.0523	\$463,924	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,849,533		\$4,920,451	

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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	\$1,852,053			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities	\$251,253			
G60 - Other Site Construction				
Other				
General Conditions for separate site and Bldg 6 demo bid package	\$84,462			
Insert Row Here				
Sub TOTAL	\$2,187,768	1.0019	\$2,191,925	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation	\$106,470			
Stormwater Retention/Detention				
Temporary Program Relocation	\$704,432			
General Conditions for separate temporary program relocation bid package	\$5,252			
Insert Row Here				
Sub TOTAL	\$816,154	1.0019	\$817,705	
3) Facility Construction				
A10 - Foundations	\$887,015			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$2,380,797			
B20 - Exterior Closure	\$5,900,097			
B30 - Roofing	\$976,985			
C10 - Interior Construction	\$3,694,775			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$0			
D10 - Conveying	\$312,236			
D20 - Plumbing Systems	\$927,112			
D30 - HVAC Systems	\$4,887,770			
D40 - Fire Protection Systems	\$382,513			
D50 - Electrical Systems	\$3,171,845			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$319,577			
General Conditions	\$0			
Sep-17 to Sep-18 Prevailing Wage Increase	\$935,067			
General Conditions for separate building construction bid package	\$329,148			
General Conditions for separate Bldg 11 demo bid package	\$85,757			
Insert Row Here				
Sub TOTAL	\$25,190,694	1.0523	\$26,508,168	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL

\$28,194,616

\$29,517,798

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7) Construction Contingency

Allowance for Change Orders	\$1,409,731		
Other			
Insert Row Here			
Sub TOTAL	\$1,409,731	1.0523	\$1,483,460

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0523	\$0

Sales Tax

Sub TOTAL	\$2,634,787		\$2,759,112
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CONSTRUCTION CONTRACTS TOTAL	\$32,239,134		\$33,760,370
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$829,746			
E20 - Furnishings	\$1,378,943			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$2,208,689	1.0523	\$2,324,204	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0523	\$0	
Sales Tax				
Sub TOTAL	\$196,573		\$206,855	
EQUIPMENT TOTAL	\$2,405,262		\$2,531,059	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$209,797				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$209,797		NA	\$209,797	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Agency Project Administration	\$541,319				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$541,319		1.0523	\$569,630	

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	\$10,064				
Permitting	\$138,298				
Adveristing	\$4,026				
LEED Registration	\$25,158				
Insert Row Here					
OTHER COSTS TOTAL	\$177,546				

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<i>Insert Row Here</i>

SBCTC program updates for major projects included in a capital budget request

Project name: Spokane Falls Community College: Fine and Applied Arts Replacement

OFM project number: 30001458 **Legislative district(s):** 6

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	2nd half Const.-phase funding request
<i>March 2014</i>	<i>September 2017</i>	<i>December 2018</i>	<i>September 2020</i>
Fine Arts	Fine Arts	Fine Arts	Fine Arts
Photography	Photography	Photography	Photography

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 4:41PM

Project Number: 40000104

Project Title: Tacoma: Center for Innovative Learning and Engagement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 10

Project Summary

Replace Buildings 10, 10B, and F1 on campus with a new 53,075 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.

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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 4:41PM

Project Number: 40000104

Project Title: Tacoma: Center for Innovative Learning and Engagement

Description

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 C100]

The project includes approximately \$197,472 for telecommunication, data cabling and equipment.

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) 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 4:41PM

Project Number: 40000104

Project Title: Tacoma: Center for Innovative Learning and Engagement

Description

- l) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler ore require less lighting than conventional pavements
 m) Increase transportation choices – drive, walk, bike, or public transit

11. 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)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	33,231,000				2,992,000
147-6	HE Plant Accounts-Non-Appropriat	1,000,000				
	Total	34,231,000	0	0	0	2,992,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	30,239,000			
147-6	HE Plant Accounts-Non-Appropriat	1,000,000			
	Total	31,239,000	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	1.6	1.6	1.6	1.6
001-1	General Fund-State	152,930	184,223	184,223	184,223	184,223
	Total	152,930	184,223	184,223	184,223	184,223

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/19/2020 4:41PM

Project Number: 40000104

Project Title: Tacoma: Center for Innovative Learning and Engagement

Operating Impacts

Narrative

24,696 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Dec-24). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Tacoma Community College	
Project Name	Center for Innovative Learning and Engagement	
OFM Project Number	40000104 Building only (see separate C100 for Infrastructure)	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdot@sbctc.edu	

Statistics			
Gross Square Feet	53,075	MACC per Square Foot	\$392
Usable Square Feet	35,560	Escalated MACC per Square Foot	\$427
Space Efficiency	67.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.16%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	Tacoma
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	To be demolished: A00792 (Bulding 10), A07263 (Building 10B), A03517 (Building F1)
Project Administered By	DES		

Schedule			
Predesign Start	May-21	Predesign End	October-21
Design Start	November-21	Design End	March-23
Construction Start	May-23	Construction End	December-24
Construction Duration	19 Months		

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Project Cost Estimate			
Total Project	\$30,017,093	Total Project Escalated	\$32,599,598
		Rounded Escalated Total	\$32,600,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Tacoma Community College	
Project Name	Center for Innovative Learning and Engagement	
OFM Project Number	40000104 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$270,475		
A/E Basic Design Services	\$1,079,194		
Extra Services	\$1,203,077		
Other Services	\$733,694		
Design Services Contingency	\$164,322		
Consultant Services Subtotal	\$3,450,762	Consultant Services Subtotal Escalated	\$3,656,404

Construction			
Construction Contingencies	\$1,040,203	Construction Contingencies Escalated	\$1,135,070
Maximum Allowable Construction Cost (MACC)	\$20,804,053	Maximum Allowable Construction Cost (MACC) Escalated	\$22,678,697
Sales Tax	\$2,228,114	Sales Tax Escalated	\$2,429,005
Construction Subtotal	\$24,072,370	Construction Subtotal Escalated	\$26,242,772

Equipment			
Equipment	\$1,837,505		
Sales Tax	\$187,426		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,024,931	Equipment Subtotal Escalated	\$2,209,605

Artwork			
Artwork Subtotal	\$162,187	Artwork Subtotal Escalated	\$162,187

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	\$306,844	Other Costs Subtotal Escalated	\$328,630

Project Cost Estimate			
Total Project	\$30,017,093	Total Project Escalated	\$32,599,598
		Rounded Escalated Total	\$32,600,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$270,475			
Other				
Insert Row Here				
Sub TOTAL	\$270,475	1.0339	\$279,645	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,079,194			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,079,194	1.0502	\$1,133,370	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$81,143			
Geotechnical Investigation	\$37,867			
Commissioning	\$27,048			
Site Survey	\$32,457			
Testing	\$27,048			
LEED Services	\$81,143			
Voice/Data Consultant	\$37,867			
Value Engineering	\$43,276			
Constructability Review	\$43,276			
Environmental Mitigation (EIS)	\$10,819			
Landscape Consultant	\$91,961			
ELCCA	\$54,095			
LCCT	\$81,143			
Reimbursables inc Reprographics prior to bid	\$54,095			
Advertising	\$2,163			
Traffic Analysis	\$32,457			
Hazardous Materials Consultant	\$43,276			
Acoustic Design	\$43,276			
Interior Design	\$54,095			
Security Consultant	\$32,457			
Audio Visual Consultant	\$32,457			
Lighting Consultant	\$32,457			
Value Engineering Participation	\$37,867			
Constructability Review Participation	\$37,867			
Environmental Graphics/Signage	\$27,048			
Cost and Scheduling	\$27,048			
Door Hardware Consultant	\$10,819			
Envelope Consultant	\$54,095			
SEPA/Land Use	\$32,457			
Insert Row Here				
Sub TOTAL	\$1,203,077	1.0502	\$1,263,472	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$484,855			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning & Training	\$86,553			
LEED Reporting & Monitoring	\$27,048			
Reimbursables/Reprographics for bid and construction	\$54,095			
Construction Materials Testing	\$81,143			
Insert Row Here				
Sub TOTAL	\$733,694	1.0912	\$800,608	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$164,322			
Other				
Insert Row Here				
Sub TOTAL	\$164,322	1.0912	\$179,309	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,450,762		\$3,656,404	

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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	\$464,234			
G30 - Site Mechanical Utilities	\$514,740			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions				
Contractors Overhead and Profit	\$88,108			
Insert Row Here	\$56,021			
Sub TOTAL	\$1,123,103	1.0710	\$1,202,844	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0710	\$0	
3) Facility Construction				
A10 - Foundations	\$399,714			
A20 - Basement Construction	\$572,576			
B10 - Superstructure	\$2,511,939			
B20 - Exterior Closure	\$2,596,865			
B30 - Roofing	\$558,636			
C10 - Interior Construction	\$1,628,475			
C20 - Stairs	\$168,993			
C30 - Interior Finishes	\$1,092,226			
D10 - Conveying	\$194,742			
D20 - Plumbing Systems	\$756,248			
D30 - HVAC Systems	\$2,784,968			
D40 - Fire Protection Systems	\$315,821			
D50 - Electrical Systems	\$2,624,185			
F10 - Special Construction				
F20 - Selective Demolition	\$191,082			
General Conditions	\$1,493,473			
E10 Equipment Installed by Contractor	\$14,268			
E20 - Furnishings Installed by Contractor	\$183,409			
Contractors Overhead and Profit	\$949,600			
Sep-17 to Sep-18 Prevailing Wage Increase	\$643,730			
Insert Row Here				
Sub TOTAL	\$19,680,950	1.0912	\$21,475,853	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$20,804,053		\$22,678,697	

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7) Construction Contingency

Allowance for Change Orders	\$1,040,203		
Other			
Insert Row Here			
Sub TOTAL	\$1,040,203	1.0912	\$1,135,070

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0912	\$0

Sales Tax

Sub TOTAL	\$2,228,114		\$2,429,005
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CONSTRUCTION CONTRACTS TOTAL	\$24,072,370		\$26,242,772
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$574,220			
E20 - Furnishings	\$861,331			
F10 - Special Construction				
A/V Systems	\$215,332			
Telecom/Data Cabling/Equipment	\$186,622			
Insert Row Here				
Sub TOTAL	\$1,837,505	1.0912	\$2,005,086	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0912	\$0	
Sales Tax				
Sub TOTAL	\$187,426		\$204,519	
EQUIPMENT TOTAL	\$2,024,931		\$2,209,605	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$162,187				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$162,187		NA	\$162,187	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0912	\$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	\$125,831				
Historic and Archeological Mitigation					
Permit and Plan review Fees	\$181,013				
Insert Row Here					
OTHER COSTS TOTAL	\$306,844		1.0710	\$328,630	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Tacoma Community College	
Project Name	Center for Innovative Learning and Engagement - Infrastructure	
OFM Project Number	40000104 Infrastructure only (see separate C100 for Building)	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdot@sbctc.edu	

Statistics			
Gross Square Feet	53,075	MACC per Square Foot	\$22
Usable Square Feet	35,560	Escalated MACC per Square Foot	\$23
Space Efficiency	67.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.15%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	6501 S 19th St, Tacoma
Contingency Rate	5%		
Base Month	June-20	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	May-21	Predesign End	October-21
Design Start	November-21	Design End	March-23
Construction Start	May-23	Construction End	December-24
Construction Duration	19 Months		

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Project Cost Estimate

Total Project	\$1,524,372	Total Project Escalated	\$1,631,154
		Rounded Escalated Total	\$1,631,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Tacoma Community College	
Project Name	Center for Innovative Learning and Engagement - Infrastructure	
OFM Project Number	40000104 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$83,915		
Extra Services	\$64,914		
Other Services	\$37,701		
Design Services Contingency	\$9,326		
Consultant Services Subtotal	\$195,856	Consultant Services Subtotal Escalated	\$207,619

Construction			
Construction Contingencies	\$57,056	Construction Contingencies Escalated	\$62,260
Maximum Allowable Construction Cost (MACC)	\$1,141,129	Maximum Allowable Construction Cost (MACC) Escalated	\$1,222,150
Sales Tax	\$122,215	Sales Tax Escalated	\$131,010
Construction Subtotal	\$1,320,400	Construction Subtotal Escalated	\$1,415,420

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

Artwork			
Artwork Subtotal	\$8,115	Artwork Subtotal Escalated	\$8,115

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	\$1,524,372	Total Project Escalated	\$1,631,154
		Rounded Escalated Total	\$1,631,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details	
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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		1.0339	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$83,915				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$83,915		1.0502	\$88,128	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$64,914				
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Insert Row Here					
Sub TOTAL	\$64,914		1.0502	\$68,173	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$37,701				31% of A/E Basic Services
HVAC Balancing					

Staffing					
Insert Row Here					
Sub TOTAL	\$37,701	1.0912	\$41,140	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$9,326				
Other					
Insert Row Here					
Sub TOTAL	\$9,326	1.0912	\$10,178	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$195,856		\$207,619		

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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	\$507,728			
G40 - Site Electrical Utilities	\$435,142			
G60 - Other Site Construction				
General Conditions	\$84,859			
Contractors Overhead and Profit	\$53,956			
Sep-17 to Sep-18 Prevailing Wage Increase	\$32,396			
Insert Row Here				
Sub TOTAL	\$1,114,081	1.0710	\$1,193,181	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Utility Hookup	\$27,048			
Insert Row Here				
Sub TOTAL	\$27,048	1.0710	\$28,969	
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				
Insert Row Here				
Sub TOTAL	\$0	1.0912	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,141,129		\$1,222,150	

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7) Construction Contingency

Allowance for Change Orders	\$57,056		
Other			
Insert Row Here			
Sub TOTAL	\$57,056	1.0912	\$62,260

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0912	\$0

Sales Tax

Sub TOTAL	\$122,215		\$131,010
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CONSTRUCTION CONTRACTS TOTAL	\$1,320,400		\$1,415,420
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Insert Row Here					
Sub TOTAL	\$0		1.0912	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0912	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$8,115				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,115		NA	\$8,115	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0912	\$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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0710	\$0	

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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	Pre-design to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>TBD</i>	<i>TBD</i>
Business Pathways	Business Pathways		
Humanities and Social Science Pathways	Humanities and Social Science Pathways		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:07PM

Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 12

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.

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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:07PM

Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Description

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.

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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:07PM

Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Description

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.

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:07PM

Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Description

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 C100]

The project includes approximately \$1,946,582 for equipment including computers and printers.

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
- 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. 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)

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:07PM

Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Description

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	44,823,000				3,266,000
	Total	44,823,000	0	0	0	3,266,000

Future Fiscal Periods

	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	41,557,000			
	Total	41,557,000	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	1.1	1.1	1.1	1.1
001-1	General Fund-State	71,371	122,880	122,880	122,880	122,880
	Total	71,371	122,880	122,880	122,880	122,880

Narrative

16,384 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Dec-24). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Wenatchee Valley Community College	
Project Name	Center for Technical Education and Innovation	
OFM Project Number	40000198 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	69,980	MACC per Square Foot	\$409
Usable Square Feet	56,160	Escalated MACC per Square Foot	\$445
Space Efficiency	80.3%	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

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.50%	Location Used for Tax Rate	1300 5th St, Wenatchee
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to be demolished: A04052 (Batjer Hall, A00152 (Industrial Technology), A05917 (Refrigeration)
Project Administered By	DES		

Schedule

Predesign Start	May-21	Predesign End	October-21
Design Start	December-21	Design End	December-22
Construction Start	April-23	Construction End	December-24
Construction Duration	20 Months		

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Project Cost Estimate

Total Project	\$39,686,136	Total Project Escalated	\$43,052,249
		Rounded Escalated Total	\$43,052,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Wenatchee Valley Community College	
Project Name	Center for Technical Education and Innovation	
OFM Project Number	40000198 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$313,040		
A/E Basic Design Services	\$1,404,506		
Extra Services	\$1,079,454		
Other Services	\$863,093		
Design Services Contingency	\$183,005		
Consultant Services Subtotal	\$3,843,098	Consultant Services Subtotal Escalated	\$4,068,319

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$1,429,637	Construction Contingencies Escalated	\$1,558,447
Maximum Allowable Construction Cost (MACC)	\$28,592,730	Maximum Allowable Construction Cost (MACC) Escalated	\$31,111,000
Sales Tax	\$2,551,901	Sales Tax Escalated	\$2,776,903
Construction Subtotal	\$32,574,268	Construction Subtotal Escalated	\$35,446,350

Equipment			
Equipment	\$2,536,712		
Sales Tax	\$215,621		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,752,333	Equipment Subtotal Escalated	\$3,000,318

Artwork			
Artwork Subtotal	\$214,190	Artwork Subtotal Escalated	\$214,190

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	\$302,247	Other Costs Subtotal Escalated	\$323,072

Project Cost Estimate			
Total Project	\$39,686,136	Total Project Escalated	\$43,052,249
		Rounded Escalated Total	\$43,052,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$26,986			
Environmental Analysis	\$26,986			
Predesign Study	\$259,068			
Other				
Insert Row Here				
Sub TOTAL	\$313,040	1.0359	\$324,279	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,404,506			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,404,506	1.0482	\$1,472,204	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$75,562			
Geotechnical Investigation	\$26,446			
Commissioning	\$151,124			
Site Survey	\$28,714			
Testing	\$34,002			
LEED Services	\$118,740			
Voice/Data Consultant	\$30,225			
Value Engineering	\$82,362			
Constructability Review	\$73,295			
Environmental Mitigation (EIS)				
Landscape Consultant	\$53,973			
Acoustical/Cost/Lighting/Interior	\$178,326			
Special Systems	\$226,685			
Insert Row Here				
Sub TOTAL	\$1,079,454	1.0482	\$1,131,484	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$631,010			31% of A/E Basic Services
HVAC Balancing	\$91,754			
Staffing				
Special Testing	\$140,329			
Insert Row Here				
Sub TOTAL	\$863,093	1.0901	\$940,858	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$183,005			
Other				
Insert Row Here				
Sub TOTAL	\$183,005	1.0901	\$199,494	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,843,098		\$4,068,319	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$194,194			
G20 - Site Improvements	\$800,198			
G30 - Site Mechanical Utilities	\$698,945			
G40 - Site Electrical Utilities	\$547,822			
G60 - Other Site Construction	\$86,895			
Other				
Insert Row Here				
Sub TOTAL	\$2,328,054	1.0689	\$2,488,457	
2) Related Project Costs				
Offsite Improvements	\$269,863			
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	\$134,932			
Other				
Insert Row Here				
Sub TOTAL	\$404,795	1.0689	\$432,686	
3) Facility Construction				
A10 - Foundations	\$1,141,736			
A20 - Basement Construction				
B10 - Superstructure	\$3,184,922			
B20 - Exterior Closure	\$3,551,396			
B30 - Roofing	\$1,420,559			
C10 - Interior Construction	\$1,155,445			
C20 - Stairs	\$173,792			
C30 - Interior Finishes	\$1,462,117			
D10 - Conveying	\$158,680			
D20 - Plumbing Systems	\$1,122,845			
D30 - HVAC Systems	\$4,254,120			
D40 - Fire Protection Systems	\$277,311			
D50 - Electrical Systems	\$2,738,353			
F10 - Special Construction	\$438,257			
F20 - Selective Demolition	\$1,338,521			
General Conditions	\$2,077,945			
E10 Equipment Installed by Contractor	\$321,137			
E20 Casework Installed by Contractor	\$173,792			
Sep-17 to Sep-18 Prevailing Wage Increase	\$868,953			
Insert Row Here				
Sub TOTAL	\$25,859,881	1.0901	\$28,189,857	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$28,592,730		\$31,111,000	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0901	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0901	\$0
7) Construction Contingency			
Allowance for Change Orders	\$1,429,637		
Other			
Insert Row Here			
Sub TOTAL	\$1,429,637	1.0901	\$1,558,447
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0901	\$0
Sales Tax			
Sub TOTAL	\$2,551,901		\$2,776,903
CONSTRUCTION CONTRACTS TOTAL			
	\$32,574,268		\$35,446,350

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,835,068			
E20 - Furnishings	\$701,644			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$2,536,712	1.0901	\$2,765,270	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0901	\$0	
Sales Tax				
Sub TOTAL	\$215,621		\$235,048	
EQUIPMENT TOTAL	\$2,752,333		\$3,000,318	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$214,190				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$214,190		NA	\$214,190	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0901	\$0	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$302,247				
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$302,247		1.0689	\$323,072	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Wenatchee Valley Community College	
Project Name	Center for Technical Education and Innovation Infrastructure	
OFM Project Number	40000198 Infrastructure only (see separate C100 for Building)	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	69,980	MACC per Square Foot	\$17
Usable Square Feet	56,160	Escalated MACC per Square Foot	\$19
Space Efficiency	80.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.11%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.50%	Location Used for Tax Rate	1300 5th St, Wenatchee
Contingency Rate	5%		
Base Month	June-18	OFM UFI# (from FPMT, if available)	to be demolished: A04052 (Batjer Hall, A00152 (Industrial Technology), A05917 (Refrigeration)
Project Administered By	DES		

Schedule			
Predesign Start	May-21	Predesign End	October-21
Design Start	December-21	Design End	December-22
Construction Start	April-23	Construction End	December-24
Construction Duration	20 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,557,089	Total Project Escalated	\$1,771,257
		Rounded Escalated Total	\$1,771,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Wenatchee Valley Community College	
Project Name	Center for Technical Education and Innovation Infrastructure	
OFM Project Number	40000198 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$26,986		
A/E Basic Design Services	\$87,023		
Extra Services	\$32,384		
Other Services	\$39,097		
Design Services Contingency	\$9,274		
Consultant Services Subtotal	\$194,764	Consultant Services Subtotal Escalated	\$215,785

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$59,404	Construction Contingencies Escalated	\$67,881
Maximum Allowable Construction Cost (MACC)	\$1,188,073	Maximum Allowable Construction Cost (MACC) Escalated	\$1,357,612
Sales Tax	\$106,036	Sales Tax Escalated	\$121,167
Construction Subtotal	\$1,353,512	Construction Subtotal Escalated	\$1,546,660

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

Artwork			
Artwork Subtotal	\$8,812	Artwork Subtotal Escalated	\$8,812

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	\$1,557,089	Total Project Escalated	\$1,771,257
		Rounded Escalated Total	\$1,771,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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				
Pre-design Study				
Campus Study Chilled Water Plan	\$26,986			
Insert Row Here				
Sub TOTAL	\$26,986	1.0859	\$29,305	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$87,023			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$87,023	1.0988	\$95,621	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$16,192			
Geotechnical Investigation				
Commissioning	\$16,192			
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$32,384	1.0988	\$35,584	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$39,097			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$39,097	1.1427	\$44,677	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$9,274			
Other				
Insert Row Here				
Sub TOTAL	\$9,274	1.1427	\$10,598	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$194,764		\$215,785	

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				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1205	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1205	\$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	\$156,520			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Chilled Water Cooling System & Pipeline	\$998,493			
Sep-17 to Sep-18 Prevailing Wage Increase	\$33,060			
Insert Row Here				
Sub TOTAL	\$1,188,073	1.1427	\$1,357,612	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,188,073		\$1,357,612	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1427	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1427	\$0
7) Construction Contingency			
Allowance for Change Orders	\$59,404		
Other			
Insert Row Here			
Sub TOTAL	\$59,404	1.1427	\$67,881
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1427	\$0
Sales Tax			
Sub TOTAL	\$106,036		\$121,167
CONSTRUCTION CONTRACTS TOTAL			
	\$1,353,512		\$1,546,660

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1427	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1427	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$8,812				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,812		NA	\$8,812	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.1427	\$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		1.1205	\$0		

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<i>Insert Row Here</i>

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	Predesign to OFM	Const.-phase funding request
<i>January 2016</i>	<i>September 2020</i>	<i>TBD</i>	<i>TBD</i>
Agriculture	Agriculture		
Environmental Systems	Environmental Systems		
Automotive Technology	Automotive Technology		
Drafting	Drafting		
Machining Welding	Machining Welding		
Criminal Justice	Criminal Justice		
Electronics	Electronics		
Engineering	Engineering		
BAS - Engineering Technology	BAS - Engineering Technology		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:19PM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 13

Project Summary

Replace 47,681 gross square feet (GSF) in three buildings with a single new 49,961 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 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]

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:19PM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description

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 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:19PM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description

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 C100]

The project includes approximately \$1,245,199 for equipment including computers and printers.

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,

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:19PM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description*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. 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	35,000,000				3,039,000
	Total	35,000,000	0	0	0	3,039,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State	31,961,000				
	Total	31,961,000	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 1:19PM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Operating Impacts

<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	0.1	0.2	0.2	0.2	0.2
001-1	General Fund-State	15,648	17,100	17,100	17,100	17,100
	Total	15,648	17,100	17,100	17,100	17,100

Narrative

2,280 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Aug-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Shoreline Community College	
Project Name	STE(A)M Education Center	
OFM Project Number	40000214	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4832	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	49,961	MACC per Square Foot	\$382
Usable Square Feet		Escalated MACC per Square Foot	\$422
Space Efficiency	0.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.25%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	16101 Greenwood Ave N, Shoreline WA 98133
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish: A05615 (Music 800), A07428 (RegCla 2200), A07524 (NursEd 2300)
Project Administered By	DES		

Schedule			
Predesign Start	May-21	Predesign End	October-21
Design Start	January-22	Design End	December-23
Construction Start	December-23	Construction End	August-25
Construction Duration	20 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$31,835,775	Total Project Escalated	\$35,000,467
		Rounded Escalated Total	\$35,000,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Shoreline Community College	
Project Name	STE(A)M Education Center	
OFM Project Number	40000214	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$216,381		
A/E Basic Design Services	\$1,002,071		
Extra Services	\$1,496,622		
Other Services	\$1,239,452		
Design Services Contingency	\$197,726		
Consultant Services Subtotal	\$4,152,252	Consultant Services Subtotal Escalated	\$4,468,999

Construction			
Construction Contingencies	\$953,876	Construction Contingencies Escalated	\$1,056,323
Maximum Allowable Construction Cost (MACC)	\$19,077,529	Maximum Allowable Construction Cost (MACC) Escalated	\$21,094,546
Sales Tax	\$2,043,203	Sales Tax Escalated	\$2,259,389
Construction Subtotal	\$22,074,609	Construction Subtotal Escalated	\$24,410,258

Equipment			
Equipment	\$1,932,059		
Sales Tax	\$197,070		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,129,129	Equipment Subtotal Escalated	\$2,357,799

Artwork			
Artwork Subtotal	\$174,132	Artwork Subtotal Escalated	\$174,132

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	\$3,305,653	Other Costs Subtotal Escalated	\$3,589,279

Project Cost Estimate			
Total Project	\$31,835,775	Total Project Escalated	\$35,000,467
		Rounded Escalated Total	\$35,000,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$216,381			
Other				
Insert Row Here				
Sub TOTAL	\$216,381	1.0380	\$224,604	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,002,071			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,002,071	1.0617	\$1,063,899	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$286,705			
Geotechnical Investigation	\$54,095			
Commissioning	\$32,457			
Site Survey	\$59,505			
Testing				
LEED Services	\$119,009			
Voice/Data Consultant	\$21,638			
Value Engineering				
Constructability Review	\$32,457			
Environmental Mitigation (EIS)				
Landscape Consultant	\$97,371			
Security Consultant	\$5,760			
DAHP - Historic Inventory Report	\$64,914			
Lighting Consultant	\$43,276			
Document Reproduction during design	\$16,228			
Acoustical Consultant	\$27,048			
Hazardous Materials Consultant	\$43,276			
Value Engineering Consultant	\$54,095			
VE Participation of Design Team	\$43,276			
Constructability Review Consultant	\$51,932			
Constructability Review Participation of Design Team	\$37,867			
Document repro for VE and CR	\$10,819			
Laboratory Planning Consultant	\$75,733			
Equipment Planning Consultant	\$12,983			
Audio/Visual, & CATV Consultant	\$32,457			
Site Electrical / Campus Primary Power	\$16,228			
Stormwater Report (SWPP, NOI), & Permitting	\$19,474			
Energy Conservation Report (ELCCA)	\$49,767			
Interior Design Consultant	\$32,457			

Graphics and Signage Consultant	\$32,457			
Art Work Design Coordination	\$5,410			
Energy/Daylight Modeling/ Ventilation & Drainage Studies	\$10,819			
Construction Logistics Plan	\$10,819			
Executive Order 13-03 (LCCA) for predesign and design	\$43,276			
SEPA Services	\$17,311			
NPDES Design Services	\$8,655			
Arborist Survey and Tree Protection Plan	\$27,048			
Insert Row Here	\$0			
Sub TOTAL	\$1,496,622	1.0617	\$1,588,964	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$450,206			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training, and A/E Participation	\$143,352			
As-Built Documentation	\$43,276			
Construction Observation	\$173,104			
Roof/Bid Envelope Inspection	\$59,505			
Art Installation coordination	\$5,410			
Advertising	\$2,163			
Reimbursables - after bid	\$10,819			
Geotechnical Construction Services	\$91,961			
Testing and Inspection	\$151,466			
Building Envelope (WAB) Testing	\$27,048			
Haz Mat Monitoring and Inspections	\$16,228			
Document Reproduction for base bid and construction	\$37,867			
Executive Order 13-03 (LCCA) after construction	\$10,819			
Arborist Inspection and Monitoring	\$16,228			
Insert Row Here				
Sub TOTAL	\$1,239,452	1.1074	\$1,372,569	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$197,726			
Other				
Insert Row Here				
Sub TOTAL	\$197,726	1.1074	\$218,963	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,152,252		\$4,468,999	

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	\$260,112			
G20 - Site Improvements	\$288,657			
G30 - Site Mechanical Utilities	\$418,123			
G40 - Site Electrical Utilities	\$323,919			
G60 - Other Site Construction				
Contractor's Overhead and Profit	\$70,350			
General Conditions	\$116,173			
Insert Row Here				
Sub TOTAL	\$1,477,334	1.0858	\$1,604,090	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0858	\$0	
3) Facility Construction				
A10 - Foundations	\$501,107			
A20 - Basement Construction	\$314,353			
B10 - Superstructure	\$2,134,584			
B20 - Exterior Closure	\$2,547,846			
B30 - Roofing	\$419,862			
C10 - Interior Construction	\$1,705,843			
C20 - Stairs	\$146,057			
C30 - Interior Finishes	\$861,429			
D10 - Conveying	\$124,419			
D20 - Plumbing Systems	\$594,583			
D30 - HVAC Systems	\$2,189,145			
D40 - Fire Protection Systems	\$237,833			
D50 - Electrical Systems	\$2,108,066			
F10 - Special Construction				
F20 - Selective Demolition	\$580,885			
General Conditions	\$1,420,956			
E10 - Equipment installed by contractor	\$103,863			
E20 - Furnishings installed by contractor	\$220,573			
Contractor's Overhead and Profit	\$781,526			
Sep-17 to Sep-18 Prevailing Wage Increase	\$607,265			
Insert Row Here				
Sub TOTAL	\$17,600,195	1.1074	\$19,490,456	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$19,077,529		\$21,094,546	

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7) Construction Contingency

Allowance for Change Orders	\$953,876		
Other			
Insert Row Here			
Sub TOTAL	\$953,876	1.1074	\$1,056,323

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1074	\$0

Sales Tax

Sub TOTAL	\$2,043,203		\$2,259,389
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CONSTRUCTION CONTRACTS TOTAL	\$22,074,609		\$24,410,258
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,173,865				
E20 - Furnishings	\$287,566				
F10 - Special Construction					
Interior/Exterior Signage	\$54,095				
E10 - Sim Equipment for Nursing	\$416,533				
Insert Row Here					
Sub TOTAL	\$1,932,059		1.1074	\$2,139,563	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0				
Sales Tax					
Sub TOTAL	\$197,070			\$218,236	
EQUIPMENT TOTAL	\$2,129,129			\$2,357,799	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$174,132				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$174,132		NA	\$174,132	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.1074	\$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	\$4,869				
Permit Review Fees	\$223,544				
Tree Mitigation Fees	\$135,238				
City of Shoreline Transportation Impact Fees	\$76,670				
City of Shoreline Greenwood Roundabout	\$1,517,205				
City of Shoreline Greenwood Light	\$1,348,127				
Insert Row Here					
OTHER COSTS TOTAL	\$3,305,653		1.0858	\$3,589,279	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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	Pre-design to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>TBD</i>	<i>TBD</i>
Nursing	Nursing		
Math	Math		
Music	Music		
Music Technology	Music Technology		
General Purpose Classrooms	General Purpose Classrooms		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:04PM

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 54,799 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:04PM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

Description

Current facilities have inhibited the expansion of Computer Numerical Control router (CNC) equipment, especially in the welding program. The college's service area includes a significant number of custom manufacturers supporting the region's heavy industry. These manufacturers utilize both CNC equipment and manual machines in order to produce low volume, highly specialized products. This requires Lower Columbia College's programs to maintain both manual and CNC equipment for its machining program, and expand into CNC equipment to support its welding program. The welding shop and lab are too small for safe instruction and do not serve the curriculum. Existing facilities have make-shift electrical and networking capabilities and insufficient space availability that have severely limited the addition of equipment.

Lab layouts for programs in the Information Technology Meta Major are also inhibiting program development. The I.T. Hardware lab is a converted electronics lab that was established in the 1970s. It is not conducive to active learning, has inadequate instructional and equipment storage space, and cannot be reconfigured as technologies evolve. Instructional workstations limit class size cohort to 18 students. Information technology spaces cannot be monitored or secured. The 6,944 square foot Science Building was built in 1960. The 9,551 square foot Physical Science Building was built in 1971. Both are partially vacant because their spaces are not suitable for occupancy. Both sit on liquefiable soils, have inadequate shear 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:04PM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

Description

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 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 C100]

The project includes approximately \$830,160 for equipment including computers and software.

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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:04PM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

Description

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) 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. 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

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	35,011,000				3,206,000
	Total	35,011,000	0	0	0	3,206,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State	31,805,000				
	Total	31,805,000	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:04PM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

Operating Impacts

Acct Code	Account Title	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
FTE	Full Time Employee	0.4	0.4	0.4	0.4	0.4
001-1	General Fund-State	41,206	45,030	45,030	45,030	45,030
	Total	41,206	45,030	45,030	45,030	45,030

Narrative

6,004 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Aug-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Lower Columbia Community College	
Project Name	The Center for Vocational & Transitional Studies	
OFM Project Number	40000106	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	54,799	MACC per Square Foot	\$415
Usable Square Feet	38,272	Escalated MACC per Square Foot	\$458
Space Efficiency	69.8%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.05%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	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	June-20	OFM UFI# (from FPMT, if available)	to demolish A09213 (Science), A03581 (Vocational), A01344 (Physical Science)
Project Administered By	DES		

Schedule

Predesign Start	May-21	Predesign End	October-21
Design Start	January-22	Design End	December-23
Construction Start	December-23	Construction End	August-25
Construction Duration	20 Months		

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Project Cost Estimate

Total Project	\$31,854,569	Total Project Escalated	\$35,010,917
		Rounded Escalated Total	\$35,011,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Lower Columbia Community College	
Project Name	The Center for Vocational & Transitional Studies	
OFM Project Number	40000106	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$215,890		
A/E Basic Design Services	\$1,161,254		
Extra Services	\$1,368,750		
Other Services	\$1,042,019		
Design Services Contingency	\$189,396		
Consultant Services Subtotal	\$3,977,308	Consultant Services Subtotal Escalated	\$4,273,869

Construction			
Construction Contingencies	\$1,136,762	Construction Contingencies Escalated	\$1,258,851
Maximum Allowable Construction Cost (MACC)	\$22,735,249	Maximum Allowable Construction Cost (MACC) Escalated	\$25,074,879
Sales Tax	\$1,933,633	Sales Tax Escalated	\$2,133,033
Construction Subtotal	\$25,805,644	Construction Subtotal Escalated	\$28,466,763

Equipment			
Equipment	\$1,376,300		
Sales Tax	\$111,480		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,487,780	Equipment Subtotal Escalated	\$1,647,569

Artwork			
Artwork Subtotal	\$174,184	Artwork Subtotal Escalated	\$174,184

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$172,712	Project Administration Subtotal Escalated	\$191,262

Other Costs			
Other Costs Subtotal	\$236,940	Other Costs Subtotal Escalated	\$257,270

Project Cost Estimate			
Total Project	\$31,854,569	Total Project Escalated	\$35,010,917
		Rounded Escalated Total	\$35,011,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$215,890			
Other				
Insert Row Here				
Sub TOTAL	\$215,890	1.0380	\$224,094	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,161,254			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,161,254	1.0617	\$1,232,904	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$215,890			
Geotechnical Investigation	\$53,973			
Commissioning	\$32,384			
Site Survey	\$41,020			
Testing	\$161,917			
LEED Services	\$113,343			
Voice/Data Consultant	\$32,384			
Value Engineering	\$53,973			
Constructability Review	\$51,814			
Environmental Mitigation (EIS)				
Landscape Consultant	\$97,151			
Lighting Consultant	\$26,986			
Document Reproduction during design	\$5,397			
Acoustical Consultant	\$32,384			
Hazardous Materials Consultant	\$16,192			
VE Participation of Design Team	\$37,781			
Constructability Review Participation of Design Team	\$37,781			
Document repro for VE and CR	\$10,795			
Laboratory Planning Consultant	\$107,946			
Roof & Envelope Consultant	\$16,192			
Audio/Visual, & CATV Consultant	\$32,384			
Stormwater Report (SWPP, NOI), & Permitting	\$19,430			
Energy Conservation Report (ELCCA)	\$49,654			
Interior Design Consultant	\$29,145			
Art Work Design Coordination	\$5,397			
Energy/Daylight Modeling/ Ventilation & Drainage Studies	\$16,192			
Construction Logistics Plan	\$10,795			
Executive Order 13-03 (LCCA) for predesign and design	\$43,178			
SEPA Services	\$17,272			

Insert Row Here	\$0			
Sub TOTAL	\$1,368,750	1.0617	\$1,453,202	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$521,723			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Post bid Commissioning and Training, and A/E Participation	\$102,548			
As-Built Documentation	\$43,178			
Construction Observation	\$161,917			
Roof/Envelope Inspection	\$37,781			
Advertising	\$2,159			
Geotechnical Construction Services	\$91,754			
Building Envelope (WAB) Testing	\$26,986			
Haz Mat Monitoring and Inspections	\$5,397			
Document Reproduction for base bid and construction	\$37,781			
Executive Order 13-03 (LCCA) after construction	\$10,795			
Insert Row Here				
Sub TOTAL	\$1,042,019	1.1074	\$1,153,932	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$189,396			
Other				
Insert Row Here				
Sub TOTAL	\$189,396	1.1074	\$209,737	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,977,308		\$4,273,869	

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	\$1,137,959			
G20 - Site Improvements	\$1,333,728			
G30 - Site Mechanical Utilities	\$1,282,882			
G40 - Site Electrical Utilities	\$341,549			
G60 - Other Site Construction				
Contractor's Overhead and Profit	\$217,094			
General Conditions	\$245,768			
Subcontractor bonds 1%	\$42,107			
Insert Row Here				
Sub TOTAL	\$4,601,087	1.0858	\$4,995,861	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation	\$114,572			
Parking Mitigation				
Stormwater Retention/Detention				
Contractor's Overhead and Profit	\$6,072			
General Conditions	\$6,874			
Insert Row Here				
Sub TOTAL	\$127,518	1.0858	\$138,460	
3) Facility Construction				
A10 - Foundations	\$1,317,052			
A20 - Basement Construction				
B10 - Superstructure	\$2,463,533			
B20 - Exterior Closure	\$2,259,933			
B30 - Roofing	\$632,474			
C10 - Interior Construction	\$1,077,232			
C20 - Stairs	\$105,943			
C30 - Interior Finishes	\$1,134,638			
D10 - Conveying	\$98,206			
D20 - Plumbing Systems	\$375,076			
D30 - HVAC Systems	\$2,062,917			
D40 - Fire Protection Systems	\$287,014			
D50 - Electrical Systems	\$2,772,561			
F10 - Special Construction	\$775,598			
F20 - Selective Demolition				
General Conditions	\$921,735			
Contractor's Overhead and Profit	\$814,200			
Subcontractor Bonds 1%	\$153,622			
Sep-17 to Sep-18 Prevailing Wage Increase	\$754,910			
Insert Row Here				
Sub TOTAL	\$18,006,644	1.1074	\$19,940,558	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$22,735,249		\$25,074,879	

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7) Construction Contingency

Allowance for Change Orders	\$1,136,762		
Other			
Insert Row Here			
Sub TOTAL	\$1,136,762	1.1074	\$1,258,851

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1074	\$0

Sales Tax

Sub TOTAL	\$1,933,633		\$2,133,033
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CONSTRUCTION CONTRACTS TOTAL	\$25,805,644		\$28,466,763
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$782,602			
E20 - Furnishings	\$593,698			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,376,300	1.1074	\$1,524,115	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1074	\$0	
Sales Tax				
Sub TOTAL	\$111,480		\$123,454	
EQUIPMENT TOTAL	\$1,487,780		\$1,647,569	

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<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$174,184				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$174,184		NA	\$174,184	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Construction Coordination	\$172,712				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$172,712		1.1074	\$191,262	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$59,370				
Historic and Archeological Mitigation					
LEED Registration / Certification fees	\$4,857				
Permit Review Fees	\$172,713				
Insert Row Here					
OTHER COSTS TOTAL	\$236,940				

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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	Pre-design 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		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:24PM

Project Number: 30000127

Project Title: Grays Harbor College: Student Services and Instructional Building

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 16

Project Summary

Replace 35,080 gross square feet (SGF) in two buildings with a single 69,985 GSF facility.

Project Description

The 100 Building was constructed in 1957. While thoughtfully maintained, the building is in poor condition, completely out-dated and does not meet the needs of our students. The 100 Building does not portray a positive image for visitors to our campus. Our services for students have greatly expanded and have become a stronger focus of the College's mission. Additional student services functions cannot fit in the 100 Building. Rather than be located together and mutually supportive, they have been scattered in four different buildings on campus. Furthermore, CIS and general distance learning are located in second-hand space and need spaces designed to suite their growing needs. Our desire to respond to community requests for the development of a culinary arts and hospitality management program cannot be addressed in our current food service facility. Lastly, flexible education space for alternative modes of learning and delivering instruction do not exist on our campus. This proposal requests funds to replace the 100 Building, with a contemporary facility which includes much needed new instructional spaces while merging student services from four separate campus locations. As our only Capital Budget request and our #1 priority, this new building is critical to fulfilling our Facility Master Plan and achieving GHC Strategic Planning Goals. Replacement funds for this new Student Services & Instructional Building would be supplemented in part by Bond/COP funds. The new facility will be located at the center of a wholly redefined campus. It will become truly a one-stop location for campus information and student services, increase our staff efficiency, improve our service and program delivery, meet community program demands and reflect a new dynamic as the student-focused "heart" of campus. Co-location of student services functions with our most technology intensive educational programs creates a synergy of use: a student heart of campus that is connected to all parts of the physical campus, as well as plugged in to the world outside.

Location

City: Aberdeen

County: Grays Harbor

Legislative District: 019

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	48,177,000	1,496,110	325,681	2,329,209	44,026,000
147-6	HE Plant Accounts-Non-Appropriat	500,000				500,000
COP-6	Certificate of Part-Non-Appropriat	3,200,000				3,200,000
Total		51,877,000	1,496,110	325,681	2,329,209	47,726,000

Future Fiscal Periods

	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State				
147-6 HE Plant Accounts-Non-Appropriat				

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:24PM

Project Number: 30000127

Project Title: Grays Harbor College: Student Services and Instructional Building

Funding

	Future Fiscal Periods			
	2023-25	2025-27	2027-29	2029-31
COP-6 Certificate of Part-Non-Appropriation				
Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	1.7	2.3	2.3	2.3	2.3
001-1	General Fund-State	195,803	261,755	261,755	261,755	261,755
	Total	195,803	261,755	261,755	261,755	261,755

Narrative

34,905 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Oct-22). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	30000127	30000127
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 2020

Agency	Grays Harbor College	
Project Name	Student Services and Instructional Building	
OFM Project Number	30000127	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	69,985	MACC per Square Foot	\$512
Usable Square Feet	45,490	Escalated MACC per Square Foot	\$533
Space Efficiency	65.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.52%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.08%	Location Used for Tax Rate	1620 Edward P Smith Dr, Aberdeen, WA 98520
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A00146, A00079
Project Administered By	DES		

Schedule

Predesign Start	May-19	Predesign End	December-19
Design Start	January-20	Design End	January-21
Construction Start	July-21	Construction End	October-22
Construction Duration	15 Months		

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Project Cost Estimate

Total Project	\$50,046,496	Total Project Escalated	\$51,877,290
		Rounded Escalated Total	\$51,877,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Grays Harbor College	
Project Name	Student Services and Instructional Building	
OFM Project Number	30000127	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$462,974		
A/E Basic Design Services	\$1,693,825		
Extra Services	\$1,768,464		
Other Services	\$1,458,561		
Design Services Contingency	\$269,191		
Consultant Services Subtotal	\$5,653,015	Consultant Services Subtotal Escalated	\$5,730,779

Construction			
Construction Contingencies	\$1,792,886	Construction Contingencies Escalated	\$1,866,394
Maximum Allowable Construction Cost (MACC)	\$35,857,711	Maximum Allowable Construction Cost (MACC) Escalated	\$37,277,568
Sales Tax	\$3,418,674	Sales Tax Escalated	\$3,554,272
Construction Subtotal	\$41,069,271	Construction Subtotal Escalated	\$42,698,234

Equipment			
Equipment	\$2,525,673		
Sales Tax	\$229,331		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,755,004	Equipment Subtotal Escalated	\$2,867,960

Artwork			
Artwork Subtotal	\$258,096	Artwork Subtotal Escalated	\$258,096

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$202,867	Project Administration Subtotal Escalated	\$211,185

Other Costs			
Other Costs Subtotal	\$108,243	Other Costs Subtotal Escalated	\$111,036

Project Cost Estimate			
Total Project	\$50,046,496	Total Project Escalated	\$51,877,290
		Rounded Escalated Total	\$51,877,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$17,806			
Predesign Study	\$385,812			
Preliminary Geotechnical Investigation	\$59,356			
Insert Row Here				
Sub TOTAL	\$462,974	1.0000	\$462,974	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,693,825			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,693,825	1.0020	\$1,697,213	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$179,236			
Geotechnical Investigation	\$71,695			
Commissioning	\$59,746			
Site Survey	\$47,797			
Testing				
LEED Services	\$5,974			
Voice/Data Consultant	\$119,491			
Value Engineering	\$47,797			
Constructability Review	\$47,797			
Environmental Mitigation (EIS)				
Landscape Consultant	\$131,440			
Haz Mat Abatement Consultant	\$59,746			
Life Cycle Cost Analysis	\$107,541			
Reimbursables including Reprographics prior to bid	\$101,567			
Advertising	\$5,974			
Computer Modeling/animation/renderings	\$29,872			
Interior Design & Furniture Selection	\$119,491			
Acoustic Design	\$77,669			
Security Consultant	\$41,822			
Audio/Visual Consultant	\$77,669			
Value Engineering Study	\$29,872			
Kitchen Consultant	\$77,669			
LEED Design	\$209,109			
Lighting Consultant	\$89,618			
Constructability Review	\$29,872			
Insert Row Here	\$0			
Sub TOTAL	\$1,768,464	1.0020	\$1,772,001	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$760,994			31% of A/E Basic Services
HVAC Balancing				

Staffing				
Commissioning and Training	\$210,473			
LEED Reporting and Monitoring	\$60,135			
Reimbursables and Reprographics for bid and const	\$36,081			
Construction Material Testing	\$180,405			
Enhanced CA representation	\$210,473			
Insert Row Here				
Sub TOTAL	\$1,458,561	1.0410	\$1,518,362	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$269,191			
Other				
Insert Row Here				
Sub TOTAL	\$269,191	1.0410	\$280,229	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$5,653,015		\$5,730,779	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$497,919			
G20 - Site Improvements	\$1,962,809			
G30 - Site Mechanical Utilities	\$119,068			
G40 - Site Electrical Utilities	\$132,297			
G60 - Other Site Construction				
G40- Site Telecommunications	\$38,487			
G90- Demolition of 100 Building	\$559,256			
Insert Row Here				
Sub TOTAL	\$3,309,836	1.0258	\$3,395,230	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$0	
3) Facility Construction				
A10 - Foundations	\$2,917,754			
A20 - Basement Construction				
B10 - Superstructure	\$5,106,671			
B20 - Exterior Closure	\$4,475,252			
B30 - Roofing	\$713,202			
C10 - Interior Construction	\$3,907,577			
C20 - Stairs	\$79,379			
C30 - Interior Finishes	\$1,594,782			
D10 - Conveying	\$235,730			
D20 - Plumbing Systems	\$940,512			
D30 - HVAC Systems	\$4,413,914			
D40 - Fire Protection Systems	\$420,945			
D50 - Electrical Systems	\$3,820,983			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$4,246,739			
Delete Green Roof	-\$158,304			
Commitment to reduction from value engineering	-\$1,318,641			
Sep-17 to Sep-18 Prevailing Wage Increase	\$1,151,380			
Insert Row Here				
Sub TOTAL	\$32,547,875	1.0410	\$33,882,338	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$35,857,711		\$37,277,568	

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7) Construction Contingency

Allowance for Change Orders	\$1,792,886		
Other			
Insert Row Here			
Sub TOTAL	\$1,792,886	1.0410	\$1,866,394

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0410	\$0

Sales Tax

Sub TOTAL	\$3,418,674		\$3,554,272
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CONSTRUCTION CONTRACTS TOTAL	\$41,069,271		\$42,698,234
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$962,161				
E20 - Furnishings	\$962,161				
F10 - Special Construction					
A/V System	\$481,080				
Telecom/Data Cabling/Security Equipment	\$120,271				
Insert Row Here					
Sub TOTAL	\$2,525,673		1.0410	\$2,629,226	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0				1.0410
Sales Tax					
Sub TOTAL	\$229,331			\$238,734	
EQUIPMENT TOTAL	\$2,755,004			\$2,867,960	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$258,096				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$258,096				NA

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Owner Management	\$202,867				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$202,867		1.0410	\$211,185	

Green cells must be filled in by user

<div>Cost Estimate Details</div>

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$108,243				
Historic and Archeological Mitigation					
Permit Fee & Plan Check					
LEED Registration/Certification					\$180,405
Utility Connection Fees					\$12,027
Insert Row Here					\$120,271
OTHER COSTS TOTAL	\$108,243		1.0258	\$111,036	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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SBCTC program updates for major projects included in a capital budget request

Project name: Grays Harbor College: Student Services and Instructional Building

OFM project number: 30000127 **Legislative district(s):** 19, 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-phase funding request	Predesign to OFM	Const.-phase funding request
<i>February 2014</i>	<i>September 2017</i>	<i>November 2018</i>	September 2020
Culinary Arts/Hospitality Management	Culinary Arts/Hospitality Management	Culinary Arts/Hospitality Management	Culinary Arts/Hospitality Management
Student Services	Student Services	Student Services	Student Services
General Education	General Education	General Education	General Education

2021-23 FINANCIAL CONTRACT REQUEST

College: Grays Harbor College
Project title: Student Services and Instructional Building (30000127)
Project location: Aberdeen WA
Contact Name: Nick Lutes
Contact Phone: (360) 583-4221

Probable Timing

Month/year of possible acquisition/development: July 2021 (construction start)

Probable Type of Acquisition/Development

<input type="checkbox"/>	Purchase (lump sum)	<input type="checkbox"/>	Lease with a purchase option
<input checked="" type="checkbox"/>	Time purchase (COP)	<input type="checkbox"/>	Lease for more than 10 years

Probable Property Description

Desired location of proposed acquisition: Grays Harbor College campus

Description of proposed or desired property: local portion of major project

Size of proposed acquisition:

Acres	N/A	Assignable SF	44,590 total	Gross SF	69,985 total
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Condition of acquired facility:

Estimated Cost and Terms of Acquisition

Total cost/value \$3,200,000 Annual cost (if lease or time purchase) \$

Expected terms: 20 years, 3.5%

Repair and renovation costs on existing facility (included): none

Probable programs and enrollments to be accommodated:

Academic Transfer Instruction, Basic Education for Adults, Workforce Education, and Student Services

Reasons for acquisition and how this project relates to the college's facilities master plan, the strategic plan, and institutional goals:

The 100 Building was constructed in 1957. While thoughtfully maintained, the building is in poor condition, completely out-dated and does not meet the needs of our students. The 100 Building does not portray a positive image for visitors to our campus. Our services for students have greatly expanded and have become a stronger focus of the College's mission. Additional student services functions cannot fit in the 100 Building. Rather than be located together and mutually supportive, they have been scattered in four different buildings on campus. Furthermore, CIS and general

distance learning are located in second-hand space and need spaces designed to suite their growing needs. Our desire to respond to community requests for the development of a culinary arts and hospitality management program cannot be addressed in our current food service facility. Lastly, flexible education space for alternative modes of learning and delivering instruction do not exist on our campus. This proposal requests funds to replace the 100 Building, with a contemporary facility which includes much needed new instructional spaces while merging student services from four separate campus locations. As our only Capital Budget request and our #1 priority, this new building is critical to fulfilling our Facility Master Plan and achieving GHC Strategic Planning Goals. Replacement funds for this new Student Services & Instructional Building would be supplemented in part by Bond/COP funds. The new facility will be located at the center of a wholly redefined campus. It will become truly a one-stop location for campus information and student services, increase our staff efficiency, improve our service and program delivery, meet community program demands and reflect a new dynamic as the student-focused “heart” of campus. Co-location of student services functions with our most technology intensive educational programs creates a synergy of use: a student heart of campus that is connected to all parts of the physical campus, as well as plugged in to the world outside.

FINANCIAL PLAN

Estimated Acquisition / Development Cost

Attach C100 cost estimating form if Project Total is more than \$5 million.

Available here - https://ofm.wa.gov/sites/default/files/public//budget/forms/C100_2018.xlsx

Acquisition	\$ 0	Include DES RES fee
Design	\$ 5,730,779	Include sales tax if design-build delivery
Construction	\$ 42,698,234	Include sales tax
Equipment	\$ 2,867,960	Include sales tax
Artwork	\$ 258,096	Optional for locally funded projects
Project Management	\$ 211,185	Include college & DES E&AS fee
Other	\$ 111,036	Include permits, HazMat, DAHP, LEED, ...
Total Project Cost	\$ 51,877,000	Must equal cash and financing below

Capital Project Funding

Cash and State Appropriations

<u>Fund #</u>	<u>Describe Sources of Cash or Appropriation</u>	<u>Amount</u>
057	State Building Construction	+ \$ 48,177,000
147	Local Building Account – tuition, fees, misc.	+ \$ 500,000
		+ \$
		+ \$
Total Cash Contribution		= \$ 48,677,000

Local Financing

Certificate of Participation (amount borrowed)	\$ 3,200,000
Term (years)	20 yrs
Rate	3.50 %

Annual Operating Cost

Annual debt service payment	(a)	+ \$ 225,156 per yr
Incremental cost of maintenance and operations due to project		+ \$ 0 per yr
Additional 25 percent for debt service coverage		+ \$ 56,289 per yr
Annual dedicated operating cash flow	(C)	= \$ 228,445 per yr

Revenue Sources for Operating Costs

<u>Fund #</u>	<u>Describe Source of Revenues</u>	<u>Amount</u>
148	Student Fees	+ \$ 228,445
		+ \$
		+ \$
		+ \$
Total Dedicated Revenue (R)		= \$ 228,445

Annual Excess/(Deficit) Revenue due to Project (R – C) \$

Notes:

1. Identify special fees and distributions assessed by the students or Board of Trustees. Indicate date of action, duration of the assessment, and other conditions associated with the funds dedicated to this project. Additional information may be provided to support this request.
2. The State has not provided M & O for college non-academic or enterprise related facilities – dormitories, parking structures, food service facilities, bookstore space, etc. M & O for other alternatively financed projects is not certain and will be subject to OFM and legislative review on a case-by-case basis.

FISCAL HEALTH MEASURE

Use the following criteria for your analysis:

Operating Revenue:

Funds: 145, 148, 149, 4xx (except 444), 5xx
GL: 32xx
SrcRev: All except 03xx, 06xx, 07xx and 08xx
GL: 65xx
Exp Obj: Sx

Debt:

Funds: All except 0xx, 253, 444, 790, 840
GL: 5xxx except 5116, 5124, 5125, 5127, 5128, 5153, 5155, 5158, 5192, 5225, 5227, 5228

Previous fiscal year (e.g., 2018)	(current)	2018
First full fiscal year of debt service for proposed financing	(future)	2019
Current debt service		\$740,085
Current operating revenue		/ \$8,355,428
Current debt service / operating revenue		= 9 %
Future debt service without proposed project requiring financing		\$740,085
Future debt service due to proposed project requiring financing (a) from page 2		+ \$228,445
Future debt service (A)		= \$968,530
Future operating revenue without proposed project requiring financing		\$8,355,428
Future operating revenue due to proposed project requiring financing		+ \$0
Future operating revenue (B)		= \$8,355,428
Future debt service / operating revenue	(A/B)	= 12%

ELIGIBILITY FOR TAX EXEMPT FINANCING

Treasurer's questions to be answered when requesting authorization for capital financing. June 2018 update.

1. Will any portion of the project or asset ever be owned by any entity other than the state or one of its agencies or departments? ☐ Yes ☒ No
2. Will any portion of the project or asset ever be leased to any entity other than the state or one of its agencies or departments? ☐ Yes ☒ No
3. Will any portion of the project or asset ever be managed or operated by any entity other than the state or one of its agencies or departments? ☐ Yes ☒ No
4. Will any portion of the project or asset be used to perform sponsored research under an agreement with a nongovernmental entity (business, non-profit entity, or the federal government), including any federal department or agency? ☐ Yes ☒ No
5. Does the project involve a public/private venture, or will any entity other than the state or one of its agencies or departments ever have a special priority or other right to use any portion of the project or asset to purchase or otherwise acquire any output of the project or asset such as electric power or water supply? ☐ Yes ☒ No
6. Will any portion of the Bond/COP proceeds be granted or transferred to nongovernmental entities (businesses, non-profit entities, or the federal government) or granted or transferred to other governmental entities which will use the grant for nongovernmental purposes? ☐ Yes ☒ No
7. If you have answered "Yes" to any of the questions above, will your agency or any other state agency receive any payments from any nongovernmental entity, for the use of, or in connection with, the project or assets? A nongovernmental entity is defined as
 - a. any person or private entity, such as a corporation, partnership, limited liability company, or association;
 - b. any nonprofit corporation (including any 501(c)(3) organization); or
 - c. the federal governmental (including any federal department or agency).☐ Yes ☒ No
8. Is any portion of the project or asset, or rights to any portion of the project or asset, expected to be sold to any entity other than the state or one of its agencies or departments? ☐ Yes ☒ No
9. Will any portion of the Bond/COP proceeds be loaned to nongovernmental entities or loaned to other governmental entities that will use the loan for nongovernmental purposes? ☐ Yes ☒ No
10. Will any portion of the Bond/COP proceeds be used for staff costs for tasks not directly related to a financed project(s)? ☐ Yes ☒ No

Determining eligibility:

If all of the answers to the questions above are "No", request tax-exempt funding. If the answer to any of the questions is "Yes", contact the SBCTC Capital Budget Office for further review.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:45PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 17

Project Summary

Replace 46,565 gross square feet (GSF) in four building with a single new 59,525 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 construction.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:45PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

Description*proposal section 1.2]*

The project will replace 46,565 gross square feet (GSF) in four building with a single new 59,525 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.

- 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

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Renovation of Existing Buildings – The area weight age of the existing structures currently utilized by the Apprenticeship Program is 65 years. The buildings were originally built for manufacturing, offices, and residence. The cost to bring the existing structures up to current building standards and modify them to effectively serve the apprenticeship program, will be slightly less than the cost of building a new structure. The following are a few major issues that make remodeling the existing facility a poor use of capital funding:

- About 29,000 square feet of 46,000 square feet of existing buildings are two pre-engineered metal buildings. As is the nature of these types of buildings, they have little if any structural capacity beyond the code minimums at the time they were built. Coffman Engineers field observation (Appendix 7.1) is that if these buildings were insulated to current Washington Energy Code Standards, they would likely be overstressed by accumulation of snow. Currently, due to lack of insulation, snow does not accumulate on the roof structure.
- Building 602, built in the early 1950's is likely an unreinforced masonry structure susceptible to failure from seismic forces.
- The 2-story portion of building 602 has approximately 8ft clear height to bottom of structure on both levels. This severely limits the ability to retrofit updated mechanical and electrical systems. In addition, an elevator must be added and the existing stairways brought up to current code.

Do Nothing – Due to the facility's substandard teaching environment, doing nothing will severely limit the program's ability to effectively deliver the apprenticeship programs needed in the community. If the old, makeshift character of the existing facility remains, it will severely limit the ability of the programs to attract students to the construction trades.

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:45PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

Description

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 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.

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:45PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

Description

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 C100]

The project includes approximately \$496,996 for information technology, telecommunication and audio-visual equipment.

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) 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. 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)

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:45PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

Description**Growth Management impacts**

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	34,042,000				3,368,000
	Total	34,042,000	0	0	0	3,368,000

Future Fiscal Periods

	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	30,674,000			
	Total	30,674,000	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	0.8	0.9	0.9	0.9	0.9
001-1	General Fund-State	88,945	97,200	97,200	97,200	97,200
	Total	88,945	97,200	97,200	97,200	97,200

Narrative

12,960 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Aug-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Spokane Community College	
Project Name	Apprenticeship Center	
OFM Project Number	40000107 Building only (see separate C100 for Infrastructure)	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	59,525	MACC per Square Foot	\$369
Usable Square Feet	45,095	Escalated MACC per Square Foot	\$405
Space Efficiency	75.8%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	7.09%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	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	June-20	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	August-21	Predesign End	April-22
Design Start	April-22	Design End	March-23
Construction Start	June-23	Construction End	August-25
Construction Duration	26 Months		

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Project Cost Estimate			
Total Project	\$30,425,741	Total Project Escalated	\$33,224,385
		Rounded Escalated Total	\$33,224,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Spokane Community College	
Project Name	Apprenticeship Center	
OFM Project Number	40000107 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$882,000	Acquisition Subtotal Escalated	\$882,000

Consultant Services			
Predesign Services	\$196,461		
A/E Basic Design Services	\$1,129,629		
Extra Services	\$570,978		
Other Services	\$547,456		
Design Services Contingency	\$122,226		
Consultant Services Subtotal	\$2,566,750	Consultant Services Subtotal Escalated	\$2,737,134

Construction			
Construction Contingencies	\$1,130,408	Construction Contingencies Escalated	\$1,244,354
Maximum Allowable Construction Cost (MACC)	\$21,960,483	Maximum Allowable Construction Cost (MACC) Escalated	\$24,114,326
Sales Tax	\$2,055,089	Sales Tax Escalated	\$2,256,923
Construction Subtotal	\$25,145,980	Construction Subtotal Escalated	\$27,615,603

Equipment			
Equipment	\$932,861		
Sales Tax	\$83,025		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,015,886	Equipment Subtotal Escalated	\$1,118,288

Artwork			
Artwork Subtotal	\$165,295	Artwork Subtotal Escalated	\$165,295

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$315,200	Project Administration Subtotal Escalated	\$346,973

Other Costs			
Other Costs Subtotal	\$334,630	Other Costs Subtotal Escalated	\$359,092

Project Cost Estimate			
Total Project	\$30,425,741	Total Project Escalated	\$33,224,385
		Rounded Escalated Total	\$33,224,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$750,000				
Appraisal and Closing	\$7,000				
Right of Way					
Demolition	\$70,000				
Pre-Site Development					
Removal of easement					
Phase-1 Environmental Assessment	\$50,000				
	\$5,000				
Insert Row Here					
ACQUISITION TOTAL	\$882,000		NA	\$882,000	

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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	\$53,973			
Predesign Study	\$142,488			
Other				
Insert Row Here				
Sub TOTAL	\$196,461	1.0441	\$205,125	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,129,629			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,129,629	1.0554	\$1,192,211	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$53,973			
Geotechnical Investigation	\$32,384			
Commissioning	\$97,151			
Site Survey	\$12,953			
Testing	\$80,959			
LEED Services	\$59,370			
Voice/Data Consultant				
Value Engineering	\$32,384			
Constructability Review	\$34,542			
Environmental Mitigation (EIS)	\$2,699			
Landscape Consultant	\$59,370			
Hazardous Materials Consultant	\$21,589			
Document Production	\$9,661			
AV Consultant	\$21,589			
Bridge Crane Consultant	\$5,397			
Advertising	\$1,080			
Historic Preservation Consultant	\$2,699			
Energy Life Cycle Cost Analysis	\$43,178			
Insert Row Here				
Sub TOTAL	\$570,978	1.0554	\$602,611	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$507,515			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Document Reproduction	\$21,589			
Advertising	\$1,080			
Archeological Construction				
Observation	\$17,272			
Insert Row Here				
Sub TOTAL	\$547,456	1.1008	\$602,640	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$122,226			
Other				

Insert Row Here				
Sub TOTAL	\$122,226	1.1008	\$134,547	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,566,750		\$2,737,134	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$778,285			
G20 - Site Improvements	\$900,479			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities	\$238,451			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,917,215	1.0731	\$2,057,364	
2) Related Project Costs				
Offsite Improvements	\$240,718			
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$240,718	1.0731	\$258,315	
3) Facility Construction				
A10 - Foundations	\$1,088,276			
A20 - Basement Construction				
B10 - Superstructure	\$2,052,336			
B20 - Exterior Closure	\$3,640,026			
B30 - Roofing	\$942,808			
C10 - Interior Construction	\$1,332,435			
C20 - Stairs				
C30 - Interior Finishes	\$662,758			
D10 - Conveying				
D20 - Plumbing Systems	\$1,503,487			
D30 - HVAC Systems	\$3,167,971			
D40 - Fire Protection Systems	\$368,821			
D50 - Electrical Systems	\$2,144,597			
F10 - Special Construction	\$340,554			
F20 - Selective Demolition				
General Conditions	\$1,929,160			
Sep-17 to Sep-18 Prevailing Wage Increase	\$629,321			
Insert Row Here				
Sub TOTAL	\$19,802,550	1.1008	\$21,798,647	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$21,960,483		\$24,114,326	

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7) Construction Contingency

Allowance for Change Orders	\$1,098,024			
Contaminated Soils Remediation Contingency	\$32,384			
Insert Row Here				
Sub TOTAL	\$1,130,408	1.1008	\$1,244,354	

8) Non-Taxable Items

Other				
Insert Row Here				
Sub TOTAL	\$0	1.1008	\$0	

Sales Tax

Sub TOTAL	\$2,055,089		\$2,256,923	
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CONSTRUCTION CONTRACTS TOTAL	\$25,145,980		\$27,615,603	
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$301,382			
E20 - Furnishings	\$168,934			
F10 - Special Construction				
IT-Telecom / AV Equipment	\$462,545			
Insert Row Here				
Sub TOTAL	\$932,861	1.1008	\$1,026,894	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1008	\$0	
Sales Tax				
Sub TOTAL	\$83,025		\$91,394	
EQUIPMENT TOTAL	\$1,015,886		\$1,118,288	

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<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$165,295				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$165,295		NA	\$165,295	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Facilities Project Management	\$315,200				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$315,200		1.1008	\$346,973	

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					
Contaminated Soil Remediation	\$334,630				
Insert Row Here					
OTHER COSTS TOTAL	\$334,630		1.0731	\$359,092	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Spokane Community College	
Project Name	Apprenticeship Center	
OFM Project Number	40000107 Infrastructure only (see separate C100 for Building)	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	59,525	MACC per Square Foot	\$8
Usable Square Feet	45,095	Escalated MACC per Square Foot	\$9
Space Efficiency	75.8%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	10.77%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	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	June-20	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	August-21	Predesign End	April-22
Design Start	April-22	Design End	March-23
Construction Start	June-23	Construction End	August-25
Construction Duration	26 Months		

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Project Cost Estimate			
Total Project	\$761,124	Total Project Escalated	\$817,823
		Rounded Escalated Total	\$818,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Spokane Community College	
Project Name	Apprenticeship Center	
OFM Project Number	40000107 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$41,211		
Extra Services	\$60,451		
Other Services	\$23,913		
Design Services Contingency	\$6,279		
Consultant Services Subtotal	\$131,853	Consultant Services Subtotal Escalated	\$140,530

Construction			
Construction Contingencies	\$57,250	Construction Contingencies Escalated	\$63,021
Maximum Allowable Construction Cost (MACC)	\$497,303	Maximum Allowable Construction Cost (MACC) Escalated	\$533,657
Sales Tax	\$49,355	Sales Tax Escalated	\$53,105
Construction Subtotal	\$603,908	Construction Subtotal Escalated	\$649,783

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

Artwork			
Artwork Subtotal	\$4,069	Artwork Subtotal Escalated	\$4,069

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$21,294	Project Administration Subtotal Escalated	\$23,441

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

Project Cost Estimate			
Total Project	\$761,124	Total Project Escalated	\$817,823
		Rounded Escalated Total	\$818,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	1.0441	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$41,211			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$41,211	1.0554	\$43,494	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$53,973			
Geotechnical Investigation				
Commissioning				
Site Survey	\$3,239			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Document Reproduction	\$3,239			
Insert Row Here				
Sub TOTAL	\$60,451	1.0554	\$63,800	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$18,515			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Archeological Construction	\$3,239			
Observation				
Geotechnical Inspection	\$2,159			
Insert Row Here				
Sub TOTAL	\$23,913	1.1008	\$26,324	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,279			
Other				

Insert Row Here				
Sub TOTAL	\$6,279	1.1008	\$6,912	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$131,853		\$140,530	

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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	\$167,531			
G40 - Site Electrical Utilities	\$79,448			
G60 - Other Site Construction				
Sep-17 to Sep-18 Prevailing Wage Increase	\$16,082			
Insert Row Here				
Sub TOTAL	\$263,061	1.0731	\$282,291	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation	\$7,557			
Parking Mitigation				
Stormwater Retention/Detention				
Private Utility Relocation	\$226,685			
Insert Row Here				
Sub TOTAL	\$234,242	1.0731	\$251,366	
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				
Insert Row Here				
Sub TOTAL	\$0	1.1008	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$497,303		\$533,657	

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7) Construction Contingency

Allowance for Change Orders	\$24,865		
Contaminated Soil Remediation	\$32,385		
Insert Row Here			
Sub TOTAL	\$57,250	1.1008	\$63,021

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1008	\$0

Sales Tax

Sub TOTAL	\$49,355		\$53,105
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CONSTRUCTION CONTRACTS TOTAL	\$603,908		\$649,783
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Insert Row Here					
Sub TOTAL	\$0		1.1008	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1008	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$4,069				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$4,069		NA	\$4,069	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Contaminated Soil Remediation	\$21,294				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$21,294		1.1008	\$23,441	

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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		1.0731	\$0	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>TBD</i>	<i>TBD</i>
Associated General Contractors, Carpenters, Heavy Equipment Operators, Laborers	Associated General Contractors, Carpenters, Heavy Equipment Operators, Laborers		
Bricklayers and Allied Crafts	Bricklayers and Allied Crafts		
Cement Masons Heat and Frost Insulators	Cement Masons Heat and Frost Insulators		
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)		
Roofers	Roofers		
Avista Gas Welding	Avista Gas Welding		
Spokane Home Builders, Residential Carpentry	Spokane Home Builders, Residential Carpentry		
Roofers	Roofers		
Skilled Trades Preparation (Pre- Apprenticeship)	Skilled Trades Preparation (Pre- Apprenticeship)		
Mass Timber Manufacturing and Construction (CLT)	Mass Timber Manufacturing and Construction (CLT)		
Electrical trades	Electrical trades		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:18PM

Project Number: 30001451

Project Title: North Seattle Library Building Renovation

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 19

Project Summary

Renovating the 58,177 GSF forty-six year old Library Building to provide space for student instructional support, research and information literacy skills.

Project Description

CRITICAL NEEDS

North Seattle College serves the rapidly growing and increasingly diverse population of Seattle's north end. It has made significant strides to adapt to the changing needs of its service district, integrating employment, health and human service agencies with its own student services, increasing its focus on innovative professional-technical programs such as nanotechnology while continuing a tradition of excellence in academic transfer programs.

The college continues to evolve to meet the city's, the state's and nation's changing economic and educational needs.

Employers are looking for job candidates with communications, critical thinking and teamwork skills. Cutting across a wide range of occupations is the need for people who can manage information resources. This requires learning environments and student study spaces to support project based learning, group work and peer-to-peer engagement.

Considerable research confirms the contributions that academic libraries make to student success, engagement and retention.

The Association of College & Research Libraries study, "Academic Library Contributions to Student Success: Documented Practices from the Field," includes community colleges and universities in Washington State. It reports that library instruction builds students' confidence, contributing to retention and persistence, particularly for first year students. Students who receive library instruction as part of their courses achieve higher grades and demonstrate better information literacy competencies than others. A Johns Hopkins University publication, "Library Use and Undergraduate Outcomes: New Evidence for Retention and Academic Success," reports that participation in library-related activities were positively correlated with student engagement in other areas; namely, participation in information technology was associated with competencies in active and collaborative learning, student-faculty interactions, and overcoming academic challenges.

North Seattle College's library has the potential to play a significant role in providing these resources. The college's aging facility, however, does not have the required spaces or infrastructure to achieve these goals. The 1969 Library Building is part of the original, monolithic, concrete campus that was designed on a model that does not serve contemporary education. Its deficiencies were identified in the college's 2013 accreditation report which called for a major renovation of the building. The state's 2011, 2013 and the 2015 Facility Condition Surveys all identify the need for a comprehensive renovation of the facility. Student study spaces for individual and group work should be at the center of the library but that space is filled with under utilized book stacks. Student should have broad access to information technology but the limited resources constrain information literacy. The Student Media Center, Teaching and Learning Center, and e-Learning Support Center should be configured as an integrated, shared assembly of digital resources for students, 2 North Seattle College DRAFT faculty and staff but they were shoehorned into the building in an incremental series of retrofits which limit their function. Classrooms in the library were designed for lectures, not group work or project based learning. The five, sloped-floor lecture halls get limited use because they can only serve a static lecture pedagogy. The building has exterior circulation which segregates its functions by floor. Access and wayfinding are difficult. There is limited space for student interaction.

The forty-six year old building is in poor condition and has never been significantly improved. It lacks adequate lateral strength to resist a seismic event and does not meet contemporary standards for life safety. Mechanical systems are beyond their service life. The main service switchboard and power distribution equipment are at the end of their useful life. Inadequate IT infrastructure limits the college's ability to adequately train and prepare students in the digital age.

PROPOSED SOLUTION

Renovating the Library Building will extend the life of the building for more than 50 years. The 58,177 square feet project will support the college's strategic goals of advancing student success and achievement, adapting to a rapidly changing world, building community and creating a culture of innovation and collaboration. The library will be transformed to an Information Commons that provides contemporary library services, consolidates digital resources and supports collaborative learning. Study areas will provide a variety of space for individual and group work.

Floors in four of the tiered lecture halls will be leveled to create flexible classrooms space that can accommodate multiple programs and uses. They will be the first active learning environments on campus, available for use by all programs on campus. One tiered space will be retained for use as multi-purpose space for larger assemblies including music, theater, film,

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:18PM

Project Number: 30001451

Project Title: North Seattle Library Building Renovation

Description

performing arts, presentations and lectures. Informal study lounges will be located immediately adjacent to these spaces to promote peer-to-peer interaction before and after class.

The renovated Library Building will support on-line, web-enhanced and traditional education. In the context of North Seattle's campus with its labyrinth of exterior walkways it will offer one of the few interior public spaces where people can gather, study in groups and collaborate.

Structural systems will be updated to meet contemporary life safety code requirements for resisting seismic forces. Mechanical and electrical systems will be replaced to meet functional and energy code requirements. Infrastructure renewal will be coordinated with programmatic renewal.

PROGRAMS ADDRESSED BY PROJECT

The project addresses all of the college's library services including the Student Media Center and the Teaching and Learning Center and the e-Learning Support Center. It provides flexible classrooms and student study spaces that will be utilized by all programs on campus and a multi-purpose performance venue that will be shared by the music and performing arts programs.

PROJECT DESCRIPTION

Renovating the forty-six year old Library Building will provide space for student instructional support, research and information literacy skills. It will contain contemporary classrooms and informal student study spaces that support active, project based learning, group work and peer-to-peer engagement and be shared by all programs on campus.

BENEFITS

The Library Building renovation supports North Seattle College's mission by implementing its three core themes.

Core Theme 1: Advancing Student Success

- A variety of learning environments that promote student engagement and faculty/ student engagement.
- Informal student study and group study rooms adjacent to right sized classrooms to support a combination of active, collaborative and self-directed learning.
- Adjacencies of instructional spaces that are adaptable to interdisciplinary learning.
- Access to modern, professional media equipment, hardware and software and technology support through a right sized and properly equipped Student Media Center. This access will give students the knowledge and skills needed to prepare them for successful careers in our global, competitive economy.
- Access to a full range of e-learning support services for online, hybrid, and web-enhanced campus classes including orientation resources, technical support, workshops, and monitored test proctoring in an updated e-learning support facility.
- Access to information resources expected by students in the digital age by providing data systems that support new knowledge resources.

Core Theme 2: Excelling Teaching and Learning

- Flexible, level classrooms that enable the college to deliver to active learning pedagogies that focus on collaborative learning and group work.
- Appropriate space and adjacencies for services including the e-learning Support Center and the Teaching and Learning Center that will foster faculty development through collaboration, shared spaces and resources in response to evolving pedagogies.
- Resources and access to digital information and software for all faculty and staff that promote excellence and innovation in the classroom and on campus.
- A facility that bridges faculty and student services by bringing students and their instructors together physically and virtually.

Core Theme 3: Building Community.

Renovating the Library Building will provide contemporary learning environments that enable the college to build upon its partnerships with state universities, industry and local high schools.

- North Seattle College has partnership agreements, and shares library and instructional space with Western, Central and Eastern Washington Universities. College graduates who hold Direct Transfer Agreement associate degrees may enroll in selected B.A. degree programs offered by the universities without leaving their home campus.
- North Seattle College also has partnerships with businesses including Boeing, Phillips Health Care, Rolex, and Fluke Inc. who provide financial resources, equipment, and curricular input for the engineering, electronics, health care, and technology programs. The college partners with local K-12 Schools, including programs with Ingraham High School Readiness Academy and College in High School at Ingraham and Nathan Hale high schools.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:18PM

Project Number: 30001451

Project Title: North Seattle Library Building Renovation

Description**Location**

City: Seattle

County: King

Legislative District: 046

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

The project is located within the already developed North Seattle College Campus. No growth management impacts are expected..

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	33,967,000	266,266	1,166,245	2,015,489	30,519,000
	Total	33,967,000	266,266	1,166,245	2,015,489	30,519,000
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</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

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	30001451	30001451
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 2020

Agency	North Seattle College	
Project Name	Library Building Renovation	
OFM Project Number	30001451	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	58,177	MACC per Square Foot	\$363
Usable Square Feet	58,177	Escalated MACC per Square Foot	\$381
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.08%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	9600 College Way, Seattle WA 98103
Contingency Rate	10%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	partial renovation of A09018
Project Administered By	DES		

Schedule

Predesign Start	May-18	Predesign End	July-19
Design Start	August-19	Design End	August-21
Construction Start	September-21	Construction End	March-23
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$32,546,181	Total Project Escalated	\$33,967,191
		Rounded Escalated Total	\$33,967,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	North Seattle College	
Project Name	Library Building Renovation	
OFM Project Number	30001451	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$428,832		
A/E Basic Design Services	\$1,616,044		
Extra Services	\$994,821		
Other Services	\$1,270,295		
Design Services Contingency	\$430,999		
Consultant Services Subtotal	\$4,740,991	Consultant Services Subtotal Escalated	\$4,833,178

Construction			
Construction Contingencies	\$2,112,277	Construction Contingencies Escalated	\$2,214,089
Maximum Allowable Construction Cost (MACC)	\$21,122,772	Maximum Allowable Construction Cost (MACC) Escalated	\$22,140,890
Sales Tax	\$2,346,740	Sales Tax Escalated	\$2,459,853
Construction Subtotal	\$25,581,789	Construction Subtotal Escalated	\$26,814,832

Equipment			
Equipment	\$1,429,227		
Sales Tax	\$144,352		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,573,579	Equipment Subtotal Escalated	\$1,649,426

Artwork			
Artwork Subtotal	\$168,991	Artwork Subtotal Escalated	\$168,991

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$303,607	Project Administration Subtotal Escalated	\$318,241

Other Costs			
Other Costs Subtotal	\$177,224	Other Costs Subtotal Escalated	\$182,523

Project Cost Estimate			
Total Project	\$32,546,181	Total Project Escalated	\$33,967,191
		Rounded Escalated Total	\$33,967,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$206,062			
Other	\$222,770			
Insert Row Here				
Sub TOTAL	\$428,832	1.0000	\$428,832	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,616,044			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,616,044	1.0039	\$1,622,347	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$33,857			
Geotechnical Investigation	\$13,543			
Commissioning	\$28,214			
Site Survey				
Testing	\$16,928			
LEED Services	\$135,992			
Voice/Data Consultant	\$33,857			
Value Engineering	\$73,356			
Constructability Review	\$73,356			
Environmental Mitigation (EIS)	\$5,642			
Landscape Consultant	\$39,499			
Site Measurement and Verification	\$5,642			
Renderings, Models, Presentations	\$11,286			
Lighting Consultant	\$50,785			
Signage Consultant	\$41,756			
Acoustical Consultant	\$20,314			
Audio/Visual Consultant	\$19,185			
Hazardous Materials Consultant	\$28,214			
Security Consultant	\$8,464			
Interior-Equipment and Furnishings design	\$30,471			
Theatre/Performing Arts Consultant	\$141,070			
Building Envelope Consultant	\$24,829			
MUP / Legal Services - Permit Coordination	\$20,314			
Tenant Relocation Design	\$39,499			
Energy Conservation Model (ELCCA)	\$56,428			
Life Cycle Cost Analysis Tool	\$28,214			
Artwork Design Coordination	\$5,642			
Document Reproduction for VE & Constructability	\$8,464			

Insert Row Here	\$0			
Sub TOTAL	\$994,821	1.0039	\$998,701	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$726,049			31% of A/E Basic Services
HVAC Balancing	\$85,753			
Staffing				
Testing and Inspections	\$102,904			
Hazardous Material Testing and Monitoring	\$17,150			
Building Envelope (WAB) Testing and Inspections	\$66,316			
Document Reproduction for bid and construction	\$36,588			
Additional Construction Observation	\$185,228			
As-Build Documentation	\$41,161			
Advertising	\$3,430			
Equipment Training	\$5,716			
Insert Row Here				
Sub TOTAL	\$1,270,295	1.0482	\$1,331,524	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$430,999			
Other				
Insert Row Here				
Sub TOTAL	\$430,999	1.0482	\$451,774	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,740,991		\$4,833,178	

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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				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0299	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0299	\$0	
3) Facility Construction				
A10 - Foundations	\$565,401			
A20 - Basement Construction				
B10 - Superstructure	\$2,093,957			
B20 - Exterior Closure	\$2,044,329			
B30 - Roofing	\$126,962			
C10 - Interior Construction	\$1,292,433			
C20 - Stairs	\$41,664			
C30 - Interior Finishes	\$1,605,779			
D10 - Conveying	\$63,681			
D20 - Plumbing Systems	\$875,814			
D30 - HVAC Systems	\$3,752,467			
D40 - Fire Protection Systems	\$520,106			
D50 - Electrical Systems	\$4,096,818			
F10 - Special Construction	\$525,669			
F20 - Selective Demolition	\$869,526			
General Conditions	\$1,976,784			
Sep-17 to Sep-18 Prevailing Wage Increase	\$671,382			
Insert Row Here				
Sub TOTAL	\$21,122,772	1.0482	\$22,140,890	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$21,122,772		\$22,140,890	

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7) Construction Contingency

Allowance for Change Orders	\$2,112,277		
Other			
Insert Row Here			
Sub TOTAL	\$2,112,277	1.0482	\$2,214,089

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0482	\$0

Sales Tax

Sub TOTAL	\$2,346,740		\$2,459,853
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CONSTRUCTION CONTRACTS TOTAL	\$25,581,789		\$26,814,832
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$400,183			
E20 - Furnishings	\$1,029,044			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,429,227	1.0482	\$1,498,116	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0482	\$0	
Sales Tax				
Sub TOTAL	\$144,352		\$151,310	
EQUIPMENT TOTAL	\$1,573,579		\$1,649,426	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$168,991				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$168,991				NA

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College coordination and project management	\$303,607				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$303,607		1.0482	\$318,241	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$28,584				
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Building Permit / Master Use	\$148,640				
Insert Row Here					
OTHER COSTS TOTAL	\$177,224		1.0299	\$182,523	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<i>Insert Row Here</i>

SBCTC program updates for major projects included in a capital budget request

Project name: North Seattle College: Library Building Renovation

OFM project number: 30001451 **Legislative district(s):** 46

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>January 2016</i>	<i>September 2017</i>	<i>June 2019</i>	<i>September 2020</i>
Student Media Center	Student Media Center	Student Media Center	Student Media Center
Teaching and Learning Center	Teaching and Learning Center	Teaching and Learning Center	Teaching and Learning Center
eLearning Support Center	eLearning Support Center	eLearning Support Center	eLearning Support Center
Classrooms	Classrooms	Classrooms	Classrooms
Performance Venue	Performance Venue	Performance Venue	Performance Venue

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:08AM

Project Number: 30001452

Project Title: Walla Walla Science and Technology Building Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 21

Project Summary

Replace a 16,044 gross square foot building on the main campus.

Project Description

CRITICAL NEEDS Walla Walla Community College plays a central role in meeting the educational needs of its service district in rural, southeastern Washington State. STEM education is critical to its ability to prepare students to transfer to a state university for a baccalaureate degree or enter the workforce through high demand occupations in the regional economy. The college needs improved facilities to meet the increasing economic demand for knowledge and skills in science, technology, engineering and math. This is particularly important to the regional economy focused on agriculture, the wine industry, three hospitals and wind energy, all of which depend on a workforce with STEM education. STEM jobs have increased three times faster than other jobs over the past ten years. In October 2015 there were approximately 1,500 STEM job openings in the college's service district. The college's Office of Planning, Research and Assessment estimates regional STEM employment will increase by 9.2% (1,000 jobs) by 2020. STEM employment in Washington will increase by 35,000 jobs over the same period. Job seekers with at least an associate degree in a STEM field have a competitive advantage over candidates who lack those credentials. Enrollment in the college's STEM-related academic and professional-technical degree programs has grown by 8% over the past seven years. Enrollment in physical sciences and chemistry courses has grown by 11% over the same time period. These courses are required for degrees in biology, chemistry, physics, engineering, geology, environmental science, earth science, computer science and atmospheric sciences. They are also required for degrees in nursing, viticulture and enology, animal science, agricultural science and business. Nonetheless, the college is falling behind in its ability to serve the educational needs of its service district. Existing science labs were squeezed into the college's Main Building as a retrofit subsequent to its original construction in 1974. These spaces were not designed to serve contemporary science programs. The substandard size, configuration and support spaces severely limit the college's ability to provide adequate STEM education. There is no organic chemistry lab, which prevents the college from offering courses required for many transfer degrees. The 42-year-old mechanical system cannot accommodate the number of fume hoods required to add an organic chemistry lab or meet the needs of the existing inorganic chemistry lab. The physics lab is too small to accommodate many of the college's physical science courses, forcing the faculty to stage a portion of the lab time in ad hoc spaces all over campus. Additionally, the science education spaces in the Main Building do not support contemporary pedagogy for STEM education. Labs and classrooms lack the space and technology required for active learning. There are no informal study spaces to promote interdisciplinary collaboration, peer-to-peer student exchanges, group work, or individual study. As a result, the college's ability to support project based learning and hybrid courses is severely limited. The labs are sequestered in a portion of the Main Building that is remote from the public spaces in the facility. The labs, related classroom, and student study space should be in a highly visible location that promotes access and allows students to understand the role that these programs play in opening career pathways. This would support the college's commitment to "Achieving the Dream" a national reform network dedicated to community college student success with a primary focus on helping low-income students and students of color complete their education. Making programs visible is critical to helping these student understand the full range of opportunities available to them. PROPOSED SOLUTION The Science & Technology Building will provide science labs, classrooms and informal student study spaces to serve the college's programs in physics, earth science, inorganic chemistry, organic chemistry and math. These programs, in turn, support academic and professional-technical programs across campus. The replacement project is the number one priority in both the college's Master Plan and its Academic STEM Plan. The 16,044 square foot, \$9.6 million building will be designed to support best pedagogical practices in STEM education, providing space and technology to support active learning, interdisciplinary collaboration and teamwork – greatly enhancing student engagement and success. The proximity of labs to classrooms and student study spaces will increase the opportunities for project based learning. The new building will enable the college to meet its goal of preparing students to transfer to state universities and training students for high wage, high demand occupations. It will have a huge impact in relation to its modest size and cost. The new building will be sited at a highly visible location that promotes student understanding of the career pathways opened through these programs. It makes physical and programmatic connections between the Main Building to the south and the Technology Center and the Health Sciences and Performing Arts buildings to the north. Students will walk along the pathway next to the new building as they cross campus and see the opportunities for advancement. Informal student study spaces, which are in short supply throughout the campus, will be a magnet for students from all programs. The facility will contribute to student recruitment and

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:08AM

Project Number: 30001452

Project Title: Walla Walla Science and Technology Building Replacement

Description

retention, encouraging students to enroll and complete their education. The new building will replace three small, deficient buildings which are each more than 40 years old. These buildings are beyond their service life and no longer serve the college's programmatic needs. The 4,000 square foot Greenhouse has limited use. The 1,644 square foot Women's Center has been abandoned because it is not fit for use. The 10,400 square foot China Pavilion is used for drama instruction and small performances that will be relocated to the new Health Sciences and Performing Arts Building. PROGRAMS ADDRESSED BY PROJECT The replacement project provides labs, classrooms and student study space for physics, earth science, inorganic chemistry, organic chemistry, astronomy, geology, and math. It addresses course requirements for STEM programs in biology, chemistry, physics, engineering, geology, environmental science, earth science, computer science, atmospheric sciences, nursing, viticulture and enology, animal science, agricultural science and business. SCOPE AND PROJECT DESCRIPTION A. THE PROJECT AND ITS BENEFITS 1. PROJECT DESCRIPTION The Science & Technology Building will provide spaces for formal and informal learning that serve contemporary pedagogies for chemistry, physical sciences and math programs which are the foundation for all of the college's STEM degrees. It will replace three buildings that are over 40 years old and well beyond their service life. The existing structures are functionally deficient and in dire need of envelope and building systems repairs. 2. BENEFITS Increases program access, efficiency, and improves space relationships. · Increases educational program access. Chemistry, physical sciences and math programs support multiple educational program tracks. · Increases access to baccalaureate degrees for Walla Walla students by enabling the college to increase its transfer agreements with state universities. · Increases operational efficiency by consolidating three smaller buildings into one building that can share informal learning space. · Enables the college to serve its rural student community by providing them with STEM educational opportunities such as organic chemistry that are commensurate with those in larger population centers. Adaptable to future use and expansion · Provides a new building with flexible educational space that can be configured for future expansion. · Provides flexible learning environments that enable the college to adopt active learning pedagogies where students gain skills in teamwork, collaboration, and communication that employers seek in job applicants. Strengthen Partnerships · Walla Walla Community College provides its students many opportunities to extend their education beyond an associate degree. The College has numerous transfer agreements for STEM-related programs at universities including Washington State University, the University of Idaho, Eastern Washington University, Oregon State University, Western Washington University, and the University of Washington. The sciences including organic chemistry are prerequisite for many transfer degrees especially for those in agriculture sciences and viticulture, degrees that are in demand in the Walla Walla area. With the Science and Technology Building and the ability to offer organic chemistry, the college will be able to expand its transfer agreements and strengthen its partnerships with four-year universities. INCREASED FTES ACCOMMODATED BY THIS PROJECT The college's FTES (academic) are expected to grow by 30 students by 2024. The college could serve more FTES by offering organic chemistry, which is required for many of its degree programs. In 2021, when the Science and Technology Building Replacement is completed, the additional students that could be taking organic chemistry at WWCC would number about 13.5 per year for an additional growth of 54 FTES by 2024. Over the projected years between 2014 and 2024, the number of students that are not being served due to the limitations of the existing facility is approximately 136.

Location

City: Walla Walla

County: Walla Walla

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	10,639,000	153,218	27,933	974,849	9,483,000
147-6	HE Plant Accounts-Non-Appropriated					
	Total	10,639,000	153,218	27,933	974,849	9,483,000

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:08AM

Project Number: 30001452

Project Title: Walla Walla Science and Technology Building Replacement

Funding

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriat				
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

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	30001452	30001452
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 2020

Agency	Walla Walla Community College	
Project Name	Science and Technology Building Replacement	
OFM Project Number	30001452	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	16,044	MACC per Square Foot	\$455
Usable Square Feet	10,002	Escalated MACC per Square Foot	\$474
Space Efficiency	62.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	8.35%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.90%	Location Used for Tax Rate	500 Tausick Way, Walla Walla 99362
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A05356 (Women's Center), A05789 (China Pavilion), A09884 (Greenhouse)
Project Administered By	DES		

Schedule			
Predesign Start	May-18	Predesign End	June-19
Design Start	March-20	Design End	May-21
Construction Start	July-21	Construction End	December-22
Construction Duration	17 Months		

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Project Cost Estimate			
Total Project	\$10,252,978	Total Project Escalated	\$10,639,079
		Rounded Escalated Total	\$10,639,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Walla Walla Community College	
Project Name	Science and Technology Building Replacement	
OFM Project Number	30001452	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$122,523		
A/E Basic Design Services	\$434,492		
Extra Services	\$578,385		
Other Services	\$389,582		
Design Services Contingency	\$76,249		
Consultant Services Subtotal	\$1,601,231	Consultant Services Subtotal Escalated	\$1,629,631

Construction			
Construction Contingencies	\$246,817	Construction Contingencies Escalated	\$257,677
Maximum Allowable Construction Cost (MACC)	\$7,294,492	Maximum Allowable Construction Cost (MACC) Escalated	\$7,599,302
Sales Tax	\$671,176	Sales Tax Escalated	\$699,272
Construction Subtotal	\$8,212,485	Construction Subtotal Escalated	\$8,556,251

Equipment			
Equipment	\$200,091		
Sales Tax	\$17,808		
Non-Taxable Items	\$0		
Equipment Subtotal	\$217,899	Equipment Subtotal Escalated	\$227,488

Artwork			
Artwork Subtotal	\$52,931	Artwork Subtotal Escalated	\$52,931

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	\$168,432	Other Costs Subtotal Escalated	\$172,778

Project Cost Estimate			
Total Project	\$10,252,978	Total Project Escalated	\$10,639,079
		Rounded Escalated Total	\$10,639,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$122,523			
Other				
Insert Row Here				
Sub TOTAL	\$122,523	1.0000	\$122,523	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$434,492			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$434,492	1.0078	\$437,882	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$39,499			
Geotechnical Investigation	\$39,499			
Commissioning	\$29,342			
Site Survey	\$11,286			
Testing	\$84,642			
LEED Services	\$50,785			
Voice/Data Consultant	\$13,543			
Value Engineering	\$28,214			
Constructability Review	\$31,600			
Environmental Mitigation (EIS)				
Landscape Consultant	\$34,986			
Lighting Design	\$5,642			
Site Data / Telecom Design for Relocation	\$16,928			
Document Reproduction	\$28,214			
ELCCA	\$39,499			
A/V Consultant	\$33,857			
Hazmat consultant	\$9,028			
Advertising	\$2,822			
Laboratory Planning Consultant	\$78,999			
Insert Row Here				
Sub TOTAL	\$578,385	1.0078	\$582,897	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$195,207			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Construction observation	\$68,603			
As-Built Documentation	\$22,868			
LEED documentation	\$28,584			
Reimbursables	\$11,434			
Geotechnical Inspection	\$40,018			
Building Envelope Inspection	\$22,868			
Insert Row Here				
Sub TOTAL	\$389,582	1.0440	\$406,724	Escalated to Mid-Const.

5) Design Services Contingency				
Design Services Contingency	\$76,249			
Other				
Insert Row Here				
Sub TOTAL	\$76,249	1.0440	\$79,605	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,601,231		\$1,629,631	

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	\$241,418			
G20 - Site Improvements	\$208,145			
G30 - Site Mechanical Utilities	\$158,698			
G40 - Site Electrical Utilities	\$159,049			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$767,310	1.0258	\$787,107	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Demo China Pavilion and Greenhouse	\$120,000			Womens Center has already been demolished
Insert Row Here				
Sub TOTAL	\$120,000	1.0258	\$123,096	
3) Facility Construction				
A10 - Foundations	\$218,098			
A20 - Basement Construction				
B10 - Superstructure	\$724,542			
B20 - Exterior Closure	\$720,966			
B30 - Roofing	\$154,501			
C10 - Interior Construction	\$321,698			
C20 - Stairs	\$81,055			
C30 - Interior Finishes	\$245,417			
D10 - Conveying	\$91,055			
D20 - Plumbing Systems	\$406,982			
D30 - HVAC Systems	\$927,919			
D40 - Fire Protection Systems	\$115,536			
D50 - Electrical Systems	\$918,819			
F10 - Special Construction	\$641,722			
F20 - Selective Demolition				
General Conditions	\$507,764			
Sep-17 to Sep-18 Prevailing Wage Increase	\$331,108			
Insert Row Here				
Sub TOTAL	\$6,407,182	1.0440	\$6,689,099	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$7,294,492		\$7,599,302	

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7) Construction Contingency

Allowance for Change Orders	\$364,725		
Reduction for demo above	-\$117,908		
Insert Row Here			
Sub TOTAL	\$246,817	1.0440	\$257,677

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0440	\$0

Sales Tax

Sub TOTAL	\$671,176		\$699,272
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CONSTRUCTION CONTRACTS TOTAL	\$8,212,485		\$8,556,251
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Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$200,091			
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$200,091	1.0440	\$208,896	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0440	\$0	
Sales Tax				
Sub TOTAL	\$17,808		\$18,592	
EQUIPMENT TOTAL	\$217,899		\$227,488	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$52,931				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$52,931				NA

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0440	\$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					
Building permits and impact fees	\$168,432				
Insert Row Here					
OTHER COSTS TOTAL	\$168,432		1.0258	\$172,778	

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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SBCTC program updates for major projects included in a capital budget request

Project name: Walla Walla Community College: Science and Technology Building Replacement

OFM project number: 30001452 **Legislative district(s):** 9, 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	Predesign to OFM	Const.-phase funding request
<i>January 2016</i>	<i>September 2017</i>	<i>May 2019</i>	<i>September 2020</i>
Physics	Physics	Physics	Physics
Earth Science	Earth Science	Earth Science	Earth Science
Inorganic Chemistry	Inorganic Chemistry	Inorganic Chemistry	Inorganic Chemistry
Organic Chemistry	Organic Chemistry	Organic Chemistry	Organic Chemistry
Math	Math	Math	Math

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:48AM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 24

Project Summary

Replace 17,430 gross square feet (GSF) in six buildings with a new 18,430 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 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]

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:48AM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Description

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]

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 C100]

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:48AM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Description

The project includes approximately \$84,890 for equipment including computers and printers.

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. 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	11,055,000				2,268,000
147-6	HE Plant Accounts-Non-Appropriated	1,000,000				
Total		12,055,000	0	0	0	2,268,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:48AM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Funding

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	8,787,000			
147-6	HE Plant Accounts-Non-Appropriat	1,000,000			
Total		9,787,000	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	7,500	7,500	7,500	7,500	7,500
Total		7,500	7,500	7,500	7,500	7,500

Narrative

1,000 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Jul-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Centralia College	
Project Name	Teacher Education and Family Development Center	
OFM Project Number	40000109	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	18,430	MACC per Square Foot	\$412
Usable Square Feet	15,211	Escalated MACC per Square Foot	\$447
Space Efficiency	82.5%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	8.30%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.20%	Location Used for Tax Rate	600 Centralia College Blvd, Centralia, WA 98531
Contingency Rate	4%		
Base Month	June-20	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	\$11,231,226	Total Project Escalated	\$12,054,942
		Rounded Escalated Total	\$12,055,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Centralia College	
Project Name	Teacher Education and Family Development Center	
OFM Project Number	40000109	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$1,105,142	Acquisition Subtotal Escalated	\$1,105,142

Consultant Services			
Predesign Services	\$91,754		
A/E Basic Design Services	\$452,312		
Extra Services	\$442,577		
Other Services	\$203,213		
Design Services Contingency	\$47,594		
Consultant Services Subtotal	\$1,237,450	Consultant Services Subtotal Escalated	\$1,307,013

Construction			
Construction Contingencies	\$303,765	Construction Contingencies Escalated	\$330,466
Maximum Allowable Construction Cost (MACC)	\$7,594,126	Maximum Allowable Construction Cost (MACC) Escalated	\$8,241,420
Sales Tax	\$647,627	Sales Tax Escalated	\$702,895
Construction Subtotal	\$8,545,518	Construction Subtotal Escalated	\$9,274,781

Equipment			
Equipment	\$161,918		
Sales Tax	\$13,277		
Non-Taxable Items	\$0		
Equipment Subtotal	\$175,195	Equipment Subtotal Escalated	\$190,596

Artwork			
Artwork Subtotal	\$59,975	Artwork Subtotal Escalated	\$59,975

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$107,946	Project Administration Subtotal Escalated	\$117,435

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

Project Cost Estimate			
Total Project	\$11,231,226	Total Project Escalated	\$12,054,942
		Rounded Escalated Total	\$12,055,000

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	\$91,754			
Other				
Insert Row Here				
Sub TOTAL	\$91,754	1.0380	\$95,241	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$452,312			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$452,312	1.0492	\$474,566	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$86,356			
Geotechnical Investigation	\$16,192			
Commissioning	\$48,575			
Site Survey	\$16,192			
Testing	\$37,781			
LEED Services	\$43,178			
Voice/Data Consultant	\$10,795			
Value Engineering	\$32,384			
Constructability Review	\$32,384			
Environmental Mitigation (EIS)	\$5,397			
Landscape Consultant	\$21,589			
Kitchen	\$10,795			
ELCCA	\$21,589			
Envelope Consultant	\$21,589			
HAZMAT Identification	\$16,192			
Reimbursable Expenses	\$21,589			
Insert Row Here				
Sub TOTAL	\$442,577	1.0492	\$464,352	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$203,213			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$203,213	1.0879	\$221,076	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$47,594			
Other				
Insert Row Here				
Sub TOTAL	\$47,594	1.0879	\$51,778	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,237,450		\$1,307,013	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$440,490			
G20 - Site Improvements	\$520,471			
G30 - Site Mechanical Utilities	\$254,647			
G40 - Site Electrical Utilities	\$122,479			
G60 - Other Site Construction				
General Conditions	\$133,808			
GC Overhead and Fee	\$75,568			
Insert Row Here				
Sub TOTAL	\$1,547,463	1.0752	\$1,663,833	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation	\$39,460			
Parking Mitigation	\$0			
Stormwater Retention/Detention	\$0			
General Conditions	\$3,946			
GC Overhead and Fee	\$2,170			
Insert Row Here				
Sub TOTAL	\$45,576	1.0752	\$49,004	
3) Facility Construction				
A10 - Foundations	\$279,088			
A20 - Basement Construction				
B10 - Superstructure	\$519,944			
B20 - Exterior Closure	\$881,436			
B30 - Roofing	\$342,926			
C10 - Interior Construction	\$690,656			
C20 - Stairs	\$1,897			
C30 - Interior Finishes	\$259,556			
D10 - Conveying				
D20 - Plumbing Systems	\$184,900			
D30 - HVAC Systems	\$690,014			
D40 - Fire Protection Systems	\$120,562			
D50 - Electrical Systems	\$708,142			
F10 - Special Construction	\$306,422			
F20 - Selective Demolition				
General Conditions	\$498,554			
GC Overhead and Fee	\$274,205			
Sep-17 to Sep-18 Prevailing Wage Increase	\$242,785			
Insert Row Here				
Sub TOTAL	\$6,001,087	1.0879	\$6,528,583	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$7,594,126		\$8,241,420	

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7) Construction Contingency

Allowance for Change Orders	\$303,765		
Other			
Insert Row Here			
Sub TOTAL	\$303,765	1.0879	\$330,466

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0879	\$0

Sales Tax

Sub TOTAL	\$647,627		\$702,895
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CONSTRUCTION CONTRACTS TOTAL	\$8,545,518		\$9,274,781
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$80,959			
E20 - Furnishings	\$80,959			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$161,918	1.0879	\$176,151	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0879	\$0	
Sales Tax				
Sub TOTAL	\$13,277		\$14,445	
EQUIPMENT TOTAL	\$175,195		\$190,596	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$59,975				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$59,975		NA	\$59,975	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College Project Coordination	\$107,946				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$107,946		1.0879	\$117,435	

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		1.0752	\$0		

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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	Predesign to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>TBD</i>	<i>TBD</i>
Early Childhood Education	Early Childhood Education		
BAS-Teacher Education	BAS-Teacher Education		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 12:03PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 25

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.

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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

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Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Description

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 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 12:03PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Description

planning effort.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project includes approximately \$598,954 for equipment including computers and printers.

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. 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 12:03PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	25,014,000				2,257,000
	Total	25,014,000	0	0	0	2,257,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	22,757,000			
	Total	22,757,000	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	1.0	1.1	1.1	1.1	1.1
001-1	General Fund-State	113,034	123,525	123,525	123,525	123,525
	Total	113,034	123,525	123,525	123,525	123,525

Narrative

16,470 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Aug-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Skagit Valley College	
Project Name	Library and Culinary Arts	
OFM Project Number	40000256 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	43,200	MACC per Square Foot	\$352
Usable Square Feet	31,545	Escalated MACC per Square Foot	\$388
Space Efficiency	73.0%	A/E Fee Class	B
Construction Type	Libraries	A/E Fee Percentage	7.51%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	2405 E College Way, Mt Vernon, WA 98273
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A05680
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	December-21	Design End	May-23
Construction Start	September-23	Construction End	August-25
Construction Duration	23 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$21,733,993	Total Project Escalated	\$23,860,281
		Rounded Escalated Total	\$23,860,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Skagit Valley College	
Project Name	Library and Culinary Arts	
OFM Project Number	40000256 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$205,096		
A/E Basic Design Services	\$828,401		
Extra Services	\$748,061		
Other Services	\$766,180		
Design Services Contingency	\$127,387		
Consultant Services Subtotal	\$2,675,125	Consultant Services Subtotal Escalated	\$2,859,535

Construction			
Construction Contingencies	\$761,259	Construction Contingencies Escalated	\$840,506
Maximum Allowable Construction Cost (MACC)	\$15,225,170	Maximum Allowable Construction Cost (MACC) Escalated	\$16,782,700
Sales Tax	\$1,390,819	Sales Tax Escalated	\$1,533,219
Construction Subtotal	\$17,377,248	Construction Subtotal Escalated	\$19,156,425

Equipment			
Equipment	\$1,259,072		
Sales Tax	\$109,539		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,368,611	Equipment Subtotal Escalated	\$1,511,085

Artwork			
Artwork Subtotal	\$118,708	Artwork Subtotal Escalated	\$118,708

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$194,301	Project Administration Subtotal Escalated	\$214,528

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

Project Cost Estimate			
Total Project	\$21,733,993	Total Project Escalated	\$23,860,281
		Rounded Escalated Total	\$23,860,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$205,096			
Other				
Insert Row Here				
Sub TOTAL	\$205,096	1.0359	\$212,459	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$828,401			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$828,401	1.0533	\$872,555	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$151,124			
Geotechnical Investigation	\$21,589			
Commissioning	\$26,986			
Site Survey	\$19,430			
Testing				
LEED Services	\$53,973			
Voice/Data Consultant	\$48,575			
Value Engineering	\$37,781			
Constructability Review	\$37,781			
Environmental Mitigation (EIS)				
Landscape Consultant	\$86,356			
ELCCA and Energy Modeling	\$64,767			
Kitchen Consultant	\$48,575			
Reimbursables	\$16,192			
Interior Design/FF&E Support	\$43,178			
Instructional Media/A-V Design	\$37,781			
Renderings Modeling	\$10,795			
Interactive Cost estimating	\$43,178			
Insert Row Here				
Sub TOTAL	\$748,061	1.0533	\$787,933	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$372,180			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA/CO Services	\$183,506			
Materials Testing	\$70,165			
Independent Commissioning	\$75,562			
LEED Reporting	\$37,781			
Reimbursables for Bid & CA/CO	\$26,986			
Insert Row Here				
Sub TOTAL	\$766,180	1.1041	\$845,940	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$127,387			

Other				
Insert Row Here				
Sub TOTAL	\$127,387	1.1041	\$140,648	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,675,125		\$2,859,535	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$561,736			
G20 - Site Improvements	\$394,464			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$75,562			
Contractors O & P	\$82,541			
Insert Row Here				
Sub TOTAL	\$1,114,303	1.0795	\$1,202,891	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0795	\$0	
3) Facility Construction				
A10 - Foundations	\$464,833			
A20 - Basement Construction				
B10 - Superstructure	\$801,828			
B20 - Exterior Closure	\$1,340,725			
B30 - Roofing	\$560,041			
C10 - Interior Construction	\$1,068,657			
C20 - Stairs	\$177,030			
C30 - Interior Finishes	\$1,119,175			
D10 - Conveying	\$172,712			
D20 - Plumbing Systems	\$458,551			
D30 - HVAC Systems	\$2,525,918			
D40 - Fire Protection Systems	\$265,545			
D50 - Electrical Systems	\$2,270,087			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$755,617			
Built-In Fixtures and Equipment	\$648,189			
Contractors O & P	\$1,010,313			
Sep-17 to Sep-18 Prevailing Wage Increase	\$471,646			
Insert Row Here				
Sub TOTAL	\$14,110,867	1.1041	\$15,579,809	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$15,225,170		\$16,782,700	

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7) Construction Contingency

Allowance for Change Orders	\$761,259		
Other			
Insert Row Here			
Sub TOTAL	\$761,259	1.1041	\$840,506

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1041	\$0

Sales Tax

Sub TOTAL	\$1,390,819		\$1,533,219
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CONSTRUCTION CONTRACTS TOTAL	\$17,377,248		\$19,156,425
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$559,588			
E20 - Furnishings	\$699,484			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,259,072	1.1041	\$1,390,142	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1041	\$0	
Sales Tax				
Sub TOTAL	\$109,539		\$120,943	
EQUIPMENT TOTAL	\$1,368,611		\$1,511,085	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$118,708				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$118,708		NA	\$118,708	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College Project Management	\$194,301				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$194,301		1.1041	\$214,528	

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		1.0795	\$0	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<div>Tab D. Equipment</div>

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<div>Tab E. Artwork</div>

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<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Skagit Valley College	
Project Name	Library and Culinary Arts	
OFM Project Number	40000256 Infrastructure only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	43,200	MACC per Square Foot	\$18
Usable Square Feet	31,545	Escalated MACC per Square Foot	\$20
Space Efficiency	73.0%	A/E Fee Class	B
Construction Type	Libraries	A/E Fee Percentage	10.46%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	2405 E College Way, Mt Vernon, WA 98273
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A05680
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	December-21	Design End	May-23
Construction Start	September-23	Construction End	August-25
Construction Duration	23 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,069,150	Total Project Escalated	\$1,153,682
		Rounded Escalated Total	\$1,154,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Skagit Valley College	
Project Name	Library and Culinary Arts	
OFM Project Number	40000256 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$59,409		
Extra Services	\$43,178		
Other Services	\$37,486		
Design Services Contingency	\$7,004		
Consultant Services Subtotal	\$147,076	Consultant Services Subtotal Escalated	\$157,178

Construction			
Construction Contingencies	\$39,197	Construction Contingencies Escalated	\$43,278
Maximum Allowable Construction Cost (MACC)	\$783,936	Maximum Allowable Construction Cost (MACC) Escalated	\$846,259
Sales Tax	\$71,613	Sales Tax Escalated	\$77,390
Construction Subtotal	\$894,745	Construction Subtotal Escalated	\$966,927

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

Artwork			
Artwork Subtotal	\$5,740	Artwork Subtotal Escalated	\$5,740

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$21,589	Project Administration Subtotal Escalated	\$23,837

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

Project Cost Estimate			
Total Project	\$1,069,150	Total Project Escalated	\$1,153,682
		Rounded Escalated Total	\$1,154,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	1.0359	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$59,409			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$59,409	1.0533	\$62,576	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$21,589			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Structural Engineering	\$21,589			
Insert Row Here				
Sub TOTAL	\$43,178	1.0533	\$45,480	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$26,691			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Materials Testing	\$10,795			
Insert Row Here				
Sub TOTAL	\$37,486	1.1041	\$41,389	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$7,004			

Other				
Insert Row Here				
Sub TOTAL	\$7,004	1.1041	\$7,733	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$147,076		\$157,178	

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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	\$225,453			
G40 - Site Electrical Utilities	\$190,826			
G60 - Other Site Construction	\$212,653			
General Conditions	\$75,562			
Contractors O & P	\$56,359			
Sep-17 to Sep-18 Prevailing Wage Increase	\$23,083			
Insert Row Here				
Sub TOTAL	\$783,936	1.0795	\$846,259	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0795	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.1041	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$783,936		\$846,259	

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7) Construction Contingency

Allowance for Change Orders	\$39,197		
Other			
Insert Row Here			
Sub TOTAL	\$39,197	1.1041	\$43,278

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1041	\$0

Sales Tax

Sub TOTAL	\$71,613		\$77,390
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CONSTRUCTION CONTRACTS TOTAL	\$894,745		\$966,927
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1041	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1041	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$5,740				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$5,740		NA	\$5,740	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College Project Management	\$21,589				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$21,589		1.1041	\$23,837	

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		1.0795	\$0		

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

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<div>Tab G. Other Costs</div>

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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>TBD</i>	<i>TBD</i>
Culinary Arts	Culinary Arts		
Library	Library		
Student Services	Student Services		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 5:01PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 27

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]

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]

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 5:01PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Description

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 C100]

The project includes approximately \$572,401 for equipment which includes computers and printers.

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. 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 5:01PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	34,938,000				3,126,000
	Total	34,938,000	0	0	0	3,126,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	31,812,000			
	Total	31,812,000	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	0.2	0.4	0.4	0.4	0.4
001-1	General Fund-State	18,657	45,398	45,398	45,398	45,398
	Total	18,657	45,398	45,398	45,398	45,398

Narrative

6,053 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Feb-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

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	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	60,315	MACC per Square Foot	\$361
Usable Square Feet	39,808	Escalated MACC per Square Foot	\$395
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.10%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	2400 S 240th St, Des Moines WA 98198
Contingency Rate	5%		
Base Month	June-20	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-21	Predesign End	December-21
Design Start	January-22	Design End	May-23
Construction Start	July-23	Construction End	February-25
Construction Duration	19 Months		

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Project Cost Estimate

Total Project	\$30,569,991	Total Project Escalated	\$33,318,035
		Rounded Escalated Total	\$33,318,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Highline College	
Project Name	Welcome Center for Student Success	
OFM Project Number	40000105 Building only (see separate C100 for Infrastructure costs)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$297,523		
A/E Basic Design Services	\$1,119,962		
Extra Services	\$1,246,351		
Other Services	\$503,171		
Design Services Contingency	\$158,350		
Consultant Services Subtotal	\$3,325,358	Consultant Services Subtotal Escalated	\$3,528,568

Construction			
Construction Contingencies	\$1,088,621	Construction Contingencies Escalated	\$1,192,584
Maximum Allowable Construction Cost (MACC)	\$21,772,411	Maximum Allowable Construction Cost (MACC) Escalated	\$23,818,574
Sales Tax	\$2,286,103	Sales Tax Escalated	\$2,501,116
Construction Subtotal	\$25,147,135	Construction Subtotal Escalated	\$27,512,274

Equipment			
Equipment	\$1,541,712		
Sales Tax	\$154,171		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,695,883	Equipment Subtotal Escalated	\$1,857,841

Artwork			
Artwork Subtotal	\$165,761	Artwork Subtotal Escalated	\$165,761

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	\$235,854	Other Costs Subtotal Escalated	\$253,591

Project Cost Estimate			
Total Project	\$30,569,991	Total Project Escalated	\$33,318,035
		Rounded Escalated Total	\$33,318,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$27,048			
Environmental Analysis				
Predesign Study	\$270,475			
Other				
Insert Row Here				
Sub TOTAL	\$297,523	1.0380	\$308,829	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,119,962			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,119,962	1.0544	\$1,180,888	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$91,961			
Geotechnical Investigation	\$32,457			
Commissioning	\$32,457			
Site Survey	\$27,048			
Testing	\$54,095			
LEED Services	\$91,961			
Voice/Data Consultant	\$43,276			
Value Engineering	\$48,686			
Constructability Review	\$48,686			
Environmental Mitigation (EIS)	\$10,819			
Landscape Consultant	\$54,095			
ELCCA	\$54,095			
LCCT	\$54,095			
Reimbursables inc Reprographics prior to bid	\$54,095			
Advertising	\$2,163			
Traffic Analysis	\$32,457			
Hazardous Materials Consultant	\$27,048			
Acoustic Design	\$43,276			
Interior Design	\$43,276			
Security Consultant	\$37,867			
Historical Consultant	\$27,048			Update Historical Survey
Lighting & AV Consultant	\$37,867			
Value Engineering Participation	\$43,276			
Constructability Review Participation	\$43,276			
Environmental Graphics/Signage	\$37,867			
Added CA, Cost and Scheduling	\$54,095			
Door Hardware Consultant	\$10,819			
Envelope Consultant	\$54,095			
SEPA/Land Use	\$54,095			
Insert Row Here				
Sub TOTAL	\$1,246,351	1.0544	\$1,314,153	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$503,171			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$503,171	1.0955	\$551,225	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$158,350			
Other				
Insert Row Here				
Sub TOTAL	\$158,350	1.0955	\$173,473	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,325,358		\$3,528,568	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$124,419			
G20 - Site Improvements	\$367,847			
G30 - Site Mechanical Utilities	\$443,581			
G40 - Site Electrical Utilities	\$48,686			
G60 - Other Site Construction				
General Conditions	\$88,608			
General Contractors Overhead and Profit	\$53,657			
Insert Row Here				
Sub TOTAL	\$1,126,798	1.0752	\$1,211,534	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Building Demolition and Abatement	\$503,919			
Insert Row Here				
Sub TOTAL	\$503,919	1.0752	\$541,814	
3) Facility Construction				
A10 - Foundations	\$731,158			
A20 - Basement Construction	\$791,732			
B10 - Superstructure	\$2,534,898			
B20 - Exterior Closure	\$1,960,891			
B30 - Roofing	\$713,945			
C10 - Interior Construction	\$1,774,487			
C20 - Stairs	\$104,782			
C30 - Interior Finishes	\$1,074,002			
D10 - Conveying	\$121,714			
D20 - Plumbing Systems	\$685,211			
D30 - HVAC Systems	\$3,001,879			
D40 - Fire Protection Systems	\$326,291			
D50 - Electrical Systems	\$2,936,620			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,532,065			
General Contractors Overhead and Profit	\$927,751			
F10 Furnishings included in Construction Contract	\$255,220			
E10 Equipment included in Construction Contract	\$10,116			
Sep-17 to Sep-18 Prevailing Wage Increase	\$658,932			
Insert Row Here				
Sub TOTAL	\$20,141,694	1.0955	\$22,065,226	

4) Maximum Allowable Construction Cost		
MACC Sub TOTAL	\$21,772,411	\$23,818,574

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7) Construction Contingency

Allowance for Change Orders	\$1,088,621		
Other			
Insert Row Here			
Sub TOTAL	\$1,088,621	1.0955	\$1,192,584

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0955	\$0

Sales Tax

Sub TOTAL	\$2,286,103		\$2,501,116
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CONSTRUCTION CONTRACTS TOTAL	\$25,147,135		\$27,512,274
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$540,952			
E20 - Furnishings	\$540,952			
F10 - Special Construction				
A/V Systems	\$270,475			
Telecom/Data Cabling/Equipment	\$189,333			
Insert Row Here				
Sub TOTAL	\$1,541,712	1.0955	\$1,688,946	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0955	\$0	
Sales Tax				
Sub TOTAL	\$154,171		\$168,895	
EQUIPMENT TOTAL	\$1,695,883		\$1,857,841	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$165,761				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$165,761		NA	\$165,761	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0955	\$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	\$235,854				
Insert Row Here					
OTHER COSTS TOTAL	\$235,854		1.0752	\$253,591	

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<div>C-100(2020) Additional Notes</div>

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
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Tab E. Artwork
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Tab F. Project Management
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Tab G. Other Costs
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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

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	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	60,315	MACC per Square Foot	\$19
Usable Square Feet	39,808	Escalated MACC per Square Foot	\$20
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.16%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	2400 S 240th St, Des Moines WA 98198
Contingency Rate	5%		
Base Month	June-20	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-21	Predesign End	December-21
Design Start	January-22	Design End	May-23
Construction Start	July-23	Construction End	February-25
Construction Duration	19 Months		

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Project Cost Estimate

Total Project	\$1,508,427	Total Project Escalated	\$1,620,388
		Rounded Escalated Total	\$1,620,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Highline College	
Project Name	Welcome Center for Student Success	
OFM Project Number	40000105 Infrastructure only (see separate C100 for Building costs)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$83,206		
Extra Services	\$64,914		
Other Services	\$37,383		
Design Services Contingency	\$9,275		
Consultant Services Subtotal	\$194,778	Consultant Services Subtotal Escalated	\$207,293

Construction			
Construction Contingencies	\$56,519	Construction Contingencies Escalated	\$61,917
Maximum Allowable Construction Cost (MACC)	\$1,130,379	Maximum Allowable Construction Cost (MACC) Escalated	\$1,215,385
Sales Tax	\$118,690	Sales Tax Escalated	\$127,731
Construction Subtotal	\$1,305,588	Construction Subtotal Escalated	\$1,405,033

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

Artwork			
Artwork Subtotal	\$8,062	Artwork Subtotal Escalated	\$8,062

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	\$1,508,427	Total Project Escalated	\$1,620,388
		Rounded Escalated Total	\$1,620,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details	
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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	1.0380	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$83,206			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$83,206	1.0544	\$87,733	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$64,914			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Insert Row Here				
Sub TOTAL	\$64,914	1.0544	\$68,446	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$37,383			31% of A/E Basic Services
HVAC Balancing				

Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$37,383	1.0955	\$40,953	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$9,275			
Other				
Insert Row Here				
Sub TOTAL	\$9,275	1.0955	\$10,161	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$194,778		\$207,293	

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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	\$741,104			
G40 - Site Electrical Utilities	\$192,579			
G60 - Other Site Construction	\$0			
General Conditions	\$84,031			
General Contractors Overhead and Profit	\$50,885			
Sep-17 to Sep-18 Prevailing Wage Increase	\$34,732			
Insert Row Here				
Sub TOTAL	\$1,103,331	1.0752	\$1,186,302	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Utility Hook-Up	\$27,048			
Insert Row Here				
Sub TOTAL	\$27,048	1.0752	\$29,083	
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				
Insert Row Here				
Sub TOTAL	\$0	1.0955	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,130,379		\$1,215,385	

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7) Construction Contingency

Allowance for Change Orders	\$56,519		
Other			
Insert Row Here			
Sub TOTAL	\$56,519	1.0955	\$61,917

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0955	\$0

Sales Tax

Sub TOTAL	\$118,690		\$127,731
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CONSTRUCTION CONTRACTS TOTAL	\$1,305,588		\$1,405,033
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Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Insert Row Here				
Sub TOTAL	\$0	1.0955	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0955	\$0	
Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL	\$0		\$0	

Green cells must be filled in by user

<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$8,062				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,062		NA	\$8,062	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0955	\$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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0752	\$0	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

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<div>Tab G. Other Costs</div>

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SBCTC program updates for major projects included in a capital budget request

Project name: Highline College: Health and Life Sciences

OFM project number: 30000983 **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	Const.-phase reap. request
<i>February 2014</i>	<i>September 2014</i>	<i>May 2016</i>	<i>October 2017</i>	<i>September 2020</i>
Biology	Biology	Biology	Biology	Biology
Medical Assistant	Medical Assistant	Medical Assistant	Medical Assistant	Medical Assistant
Nursing – RN and LPN-to-RN	Nursing – RN and LPN-to-RN	Nursing – RN and LPN-to-RN	Nursing – RN and LPN-to-RN	Nursing – RN and LPN-to-RN
Personal Fitness Trainer	Personal Fitness Trainer	Personal Fitness Trainer	Personal Fitness Trainer	Personal Fitness Trainer
Nursing Assistant	Nursing Assistant	Nursing Assistant	Nursing Assistant	Nursing Assistant
Dispensing Optician	Dispensing Optician	Dispensing Optician	Dispensing Optician	Dispensing Optician
Respiratory Care	Respiratory Care	Respiratory Care	Respiratory Care	Respiratory Care

SBCTC program updates for major projects included in a capital budget request

Home Care Aide	Home Care Aide	Home Care Aide	Home Care Aide	Home Care Aide
Polysomnography	Polysomnography	Polysomnography	Polysomnography	Polysomnography
Health Information Management	Health Information Management	Health Information Management	Health Information Management	Health Information Management
Bachelor of Applied Science in RC	Bachelor of Applied Science in RC	Bachelor of Applied Science in RC	Bachelor of Applied Science in RC	Bachelor of Applied Science in RC
Patient Account Specialist certificate	Patient Account Specialist certificate	Patient Account Specialist certificate	Patient Account Specialist certificate	Patient Account Specialist certificate
UW-T ADN-to-BSN	UW-T ADN-to-BSN	UW-T ADN-to-BSN	UW-T ADN-to-BSN	UW-T ADN-to-BSN
Patient Care Navigator/Interpreter	Patient Care Navigator/Interpreter	Patient Care Navigator/Interpreter	Patient Care Navigator/Interpreter	Patient Care Navigator/Interpreter

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:46PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 30

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 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:46PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

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:

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:46PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

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 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 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 C100]

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:46PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

The project includes approximately \$769,317 for equipment including computers and printers.

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. 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	39,699,000				3,515,000
	Total	39,699,000	0	0	0	3,515,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:46PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Funding

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	36,184,000			
	Total	36,184,000	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	0.5	0.5	0.5	0.5	0.5
001-1	General Fund-State	51,552	62,100	62,100	62,100	62,100
	Total	51,552	62,100	62,100	62,100	62,100

Narrative

8,280 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Sep-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	South Seattle College	
Project Name	Rainier Hall Renovation	
OFM Project Number	40000231 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	66,585	MACC per Square Foot	\$362
Usable Square Feet	41,782	Escalated MACC per Square Foot	\$400
Space Efficiency	62.7%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	9.96%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	6000 16th Ave SW, Seattle WA 98106
Contingency Rate	7.50%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	renovation of A04220 (Rainier Hall)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	December-21	Design End	May-23
Construction Start	September-23	Construction End	September-25
Construction Duration	23 Months		

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Project Cost Estimate

Total Project	\$35,558,560	Total Project Escalated	\$39,106,475
		Rounded Escalated Total	\$39,106,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	South Seattle College	
Project Name	Rainier Hall Renovation	
OFM Project Number	40000231 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$311,961		
A/E Basic Design Services	\$1,781,358		
Extra Services	\$779,364		
Other Services	\$1,264,484		
Design Services Contingency	\$310,288		
Consultant Services Subtotal	\$4,447,455	Consultant Services Subtotal Escalated	\$4,760,967

Construction			
Construction Contingencies	\$1,808,405	Construction Contingencies Escalated	\$1,998,830
Maximum Allowable Construction Cost (MACC)	\$24,112,061	Maximum Allowable Construction Cost (MACC) Escalated	\$26,638,023
Sales Tax	\$2,617,967	Sales Tax Escalated	\$2,892,323
Construction Subtotal	\$28,538,433	Construction Subtotal Escalated	\$31,529,176

Equipment			
Equipment	\$1,725,007		
Sales Tax	\$174,226		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,899,233	Equipment Subtotal Escalated	\$2,099,223

Artwork			
Artwork Subtotal	\$194,560	Artwork Subtotal Escalated	\$194,560

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$215,890	Project Administration Subtotal Escalated	\$238,624

Other Costs			
Other Costs Subtotal	\$262,990	Other Costs Subtotal Escalated	\$283,925

Project Cost Estimate			
Total Project	\$35,558,560	Total Project Escalated	\$39,106,475
		Rounded Escalated Total	\$39,106,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$69,085			
Environmental Analysis	\$26,986			
Predesign Study	\$215,890			
Other				
Insert Row Here				
Sub TOTAL	\$311,961	1.0359	\$323,161	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,781,358			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,781,358	1.0533	\$1,876,305	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$86,356			
Geotechnical Investigation	\$25,907			
Commissioning	\$48,575			
Site Survey	\$19,430			
Testing				
LEED Services	\$64,767			
Voice/Data Consultant	\$64,767			
Value Engineering	\$48,575			
Constructability Review	\$48,575			
Environmental Mitigation (EIS)				
Landscape Consultant	\$70,165			
ELCCA and Energy Modeling	\$86,356			
Not Used				
Reimbursables	\$21,589			
Interior Design/FF&E Support	\$59,370			
Instructional Media/A-V Design	\$70,165			
Renderings Modeling	\$16,192			
Interactive Cost estimating	\$48,575			
Insert Row Here				
Sub TOTAL	\$779,364	1.0533	\$820,905	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$800,320			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Enhanced CA/CO Services	\$215,890			
Materials Testing	\$86,356			
Independent Commissioning	\$80,959			
LEED Reporting	\$43,178			
Reimbursables for Bid & CA/CO	\$37,781			
Insert Row Here				
Sub TOTAL	\$1,264,484	1.1053	\$1,397,635	Escalated to Mid-Const.
5) Design Services Contingency				

Design Services Contingency	\$310,288			
Other				
Insert Row Here				
Sub TOTAL	\$310,288	1.1053	\$342,961	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,447,455		\$4,760,967	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$172,086			
G20 - Site Improvements	\$205,366			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$75,562			
Contractors O & P	\$54,361			
Insert Row Here				
Sub TOTAL	\$507,375	1.0796	\$547,763	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0796	\$0	
3) Facility Construction				
A10 - Foundations	\$184,069			
A20 - Basement Construction				
B10 - Superstructure	\$175,627			
B20 - Exterior Closure	\$2,226,618			
B30 - Roofing	\$618,278			
C10 - Interior Construction	\$2,013,415			
C20 - Stairs	\$77,721			
C30 - Interior Finishes	\$2,157,230			
D10 - Conveying	\$242,876			
D20 - Plumbing Systems	\$790,985			
D30 - HVAC Systems	\$4,026,831			
D40 - Fire Protection Systems	\$431,446			
D50 - Electrical Systems	\$4,328,084			
F10 - Special Construction				
F20 - Selective Demolition	\$903,360			
General Conditions	\$1,511,233			
Built-In Fixtures and Equipment	\$747,840			
Contractors O & P	\$2,452,272			
Sep-17 to Sep-18 Prevailing Wage Increase	\$716,801			
Insert Row Here				
Sub TOTAL	\$23,604,686	1.1053	\$26,090,260	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$24,112,061		\$26,638,023	

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7) Construction Contingency

Allowance for Change Orders	\$1,808,405		
Other			
Insert Row Here			
Sub TOTAL	\$1,808,405	1.1053	\$1,998,830

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1053	\$0

Sales Tax

Sub TOTAL	\$2,617,967		\$2,892,323
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CONSTRUCTION CONTRACTS TOTAL	\$28,538,433		\$31,529,176
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$718,753			
E20 - Furnishings	\$1,006,254			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,725,007	1.1053	\$1,906,651	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1053	\$0	
Sales Tax				
Sub TOTAL	\$174,226		\$192,572	
EQUIPMENT TOTAL	\$1,899,233		\$2,099,223	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$194,560				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$194,560		NA	\$194,560	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College Project Management	\$215,890				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$215,890		1.1053	\$238,624	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$106,470				
Historic and Archeological Mitigation					
Permitting and Fees	\$156,520				
Insert Row Here					
OTHER COSTS TOTAL	\$262,990		1.0796	\$283,925	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<div>Tab D. Equipment</div>

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<div>Tab E. Artwork</div>

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<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	South Seattle College	
Project Name	Rainier Hall Renovation	
OFM Project Number	40000231 Infrastructure only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	66,585	MACC per Square Foot	\$5
Usable Square Feet	41,782	Escalated MACC per Square Foot	\$6
Space Efficiency	62.7%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	14.03%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	6000 16th Ave SW, Seattle WA 98106
Contingency Rate	7.50%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	renovation of A04220 (Rainier Hall)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	December-21	Design End	May-23
Construction Start	September-23	Construction End	September-25
Construction Duration	23 Months		

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Project Cost Estimate

Total Project	\$549,069	Total Project Escalated	\$592,892
		Rounded Escalated Total	\$593,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	South Seattle College	
Project Name	Rainier Hall Renovation	
OFM Project Number	40000231 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$37,767		
Extra Services	\$21,589		
Other Services	\$16,968		
Design Services Contingency	\$5,724		
Consultant Services Subtotal	\$82,048	Consultant Services Subtotal Escalated	\$87,603

Construction			
Construction Contingencies	\$27,218	Construction Contingencies Escalated	\$30,085
Maximum Allowable Construction Cost (MACC)	\$362,908	Maximum Allowable Construction Cost (MACC) Escalated	\$391,796
Sales Tax	\$39,403	Sales Tax Escalated	\$42,610
Construction Subtotal	\$429,529	Construction Subtotal Escalated	\$464,491

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

Artwork			
Artwork Subtotal	\$2,950	Artwork Subtotal Escalated	\$2,950

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$21,589	Project Administration Subtotal Escalated	\$23,863

Other Costs			
Other Costs Subtotal	\$12,953	Other Costs Subtotal Escalated	\$13,985

Project Cost Estimate			
Total Project	\$549,069	Total Project Escalated	\$592,892
		Rounded Escalated Total	\$593,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	1.0359	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$37,767			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$37,767	1.0533	\$39,780	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$21,589			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Insert Row Here				
Sub TOTAL	\$21,589	1.0533	\$22,740	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$16,968			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$16,968	1.1053	\$18,755	Escalated to Mid-Const.
5) Design Services Contingency				

Design Services Contingency	\$5,724			
Other				
Insert Row Here				
Sub TOTAL	\$5,724	1.1053	\$6,328	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$82,048		\$87,603	

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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	\$141,408			
G40 - Site Electrical Utilities	\$97,043			
G60 - Other Site Construction	\$0			
General Conditions	\$75,562			
Contractors O & P	\$37,682			
Sep-17 to Sep-18 Prevailing Wage Increase	\$11,213			
Insert Row Here				
Sub TOTAL	\$362,908	1.0796	\$391,796	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0796	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.1053	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$362,908		\$391,796	

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7) Construction Contingency

Allowance for Change Orders	\$27,218		
Other			
Insert Row Here			
Sub TOTAL	\$27,218	1.1053	\$30,085

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1053	\$0

Sales Tax

Sub TOTAL	\$39,403		\$42,610
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CONSTRUCTION CONTRACTS TOTAL	\$429,529		\$464,491
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1053	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1053	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$2,950				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$2,950		NA	\$2,950	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College Project Management	\$21,589				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$21,589		1.1053	\$23,863	

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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	\$12,953				
Insert Row Here					
OTHER COSTS TOTAL	\$12,953		1.0796	\$13,985	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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 2020</i>	<i>TBD</i>	<i>TBD</i>
Career Link	Career Link		
Running Start	Running Start		
Student Services	Student Services		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 3:03PM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 32

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.

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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 3:03PM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

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.

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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 3:03PM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description*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 C100]

The project includes approximately \$429,873 for information technology equipment including computers and printers.

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
- Time of day and occupancy programming of lighting
- Efficient lighting
- Roofing materials with high solar reflectance and reliability
- Orient building for natural light and reduced heating and cooling loads
- Trees and vegetation planted to directly shade building
- Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- Increase transportation choices - drive, walk, bike or public transit

11. 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 3:03PM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	31,442,000			275,000	31,167,000
	Total	31,442,000	0	0	275,000	31,167,000

Future Fiscal Periods

Acct Code	Account Title	2023-25	2025-27	2027-29	2029-31
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 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	0.9	1.7	1.7	1.7	1.7
001-1	General Fund-State	97,777	197,175	197,175	197,175	197,175
	Total	97,777	197,175	197,175	197,175	197,175

Narrative

26,290 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Jan-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Everett Community College	
Project Name	Baker Hall Replacement	
OFM Project Number	40000190 Building Only (see spearate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	50,000	MACC per Square Foot	\$392
Usable Square Feet	32,180	Escalated MACC per Square Foot	\$408
Space Efficiency	64.4%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.23%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.80%	Location Used for Tax Rate	2000 Tower St, Everett WA 98201
Contingency Rate	5%		
Base Month	June-20	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-21	Design End	January-23
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$28,746,119	Total Project Escalated	\$29,967,629
		Rounded Escalated Total	\$29,968,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College	
Project Name	Baker Hall Replacement	
OFM Project Number	40000190 Building Only (see spearate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$243,429		
A/E Basic Design Services	\$1,025,642		
Extra Services	\$1,176,030		
Other Services	\$731,273		
Design Services Contingency	\$158,819		
Consultant Services Subtotal	\$3,335,192	Consultant Services Subtotal Escalated	\$3,477,821

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$979,014	Construction Contingencies Escalated	\$1,022,189
Maximum Allowable Construction Cost (MACC)	\$19,580,289	Maximum Allowable Construction Cost (MACC) Escalated	\$20,420,766
Sales Tax	\$2,014,812	Sales Tax Escalated	\$2,101,410
Construction Subtotal	\$22,574,115	Construction Subtotal Escalated	\$23,544,365

Equipment			
Equipment	\$1,758,093		
Sales Tax	\$172,293		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,930,386	Equipment Subtotal Escalated	\$2,015,517

Artwork			
Artwork Subtotal	\$149,093	Artwork Subtotal Escalated	\$149,093

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$216,381	Project Administration Subtotal Escalated	\$225,924

Other Costs			
Other Costs Subtotal	\$540,952	Other Costs Subtotal Escalated	\$554,909

Project Cost Estimate			
Total Project	\$28,746,119	Total Project Escalated	\$29,967,629
		Rounded Escalated Total	\$29,968,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$27,048			
Environmental Analysis				
Predesign Study	\$216,381			
Other				
Insert Row Here				
Sub TOTAL	\$243,429	1.0258	\$249,710	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,025,642			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,025,642	1.0441	\$1,070,873	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$70,323			
Geotechnical Investigation	\$54,095			
Commissioning	\$27,048			
Site Survey	\$81,143			
Testing	\$54,095			
LEED Services	\$64,914			
Voice/Data Consultant	\$37,867			
Value Engineering	\$48,686			
Constructability Review	\$48,686			
Environmental Mitigation (EIS)				
Landscape Consultant	\$64,914			
ELCCA	\$54,095			
LCCT	\$81,143			
Reimbursables incl Reprographics prior to bid	\$27,048			
Advertising	\$2,163			
Traffic analysis	\$27,048			
Envelope Consultant	\$43,276			
Interior Design	\$10,819			
Acoustic Design	\$43,276			
Security Consultant	\$32,457			
Audio Visual Consultant	\$54,095			
Cost and Scheduling	\$59,505			
Value Engineering Participation	\$48,686			
Constructability Review Participation	\$43,276			
Environmental Graphics/Signage	\$5,410			
Lighting Consultant	\$37,867			
Materials/Equip/Lab Consultant	\$10,819			
Door Hardware Consultant	\$10,819			
SEPA/Land Use	\$32,457			
Insert Row Here				
Sub TOTAL	\$1,176,030	1.0441	\$1,227,893	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$460,796			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$108,191			
LEED Reporting and Monitoring	\$54,095			
Reimbursables/Reprographics for bid and construction	\$27,048			
Construction Materials Testing	\$81,143			
Insert Row Here				
Sub TOTAL	\$731,273	1.0441	\$763,522	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$158,819			
Other				
Insert Row Here				
Sub TOTAL	\$158,819	1.0441	\$165,823	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,335,192		\$3,477,821	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$553,302			
G20 - Site Improvements	\$472,175			
G30 - Site Mechanical Utilities	\$6,397			
G40 - Site Electrical Utilities	\$31,984			
G60 - Other Site Construction				
General Conditions	\$193,821			
Insert Row Here				
Sub TOTAL	\$1,257,679	1.0258	\$1,290,128	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$0	
3) Facility Construction				
A10 - Foundations	\$637,239			
A20 - Basement Construction				
B10 - Superstructure	\$2,109,781			
B20 - Exterior Closure	\$2,743,820			
B30 - Roofing	\$637,451			
C10 - Interior Construction	\$2,390,476			
C20 - Stairs	\$134,767			
C30 - Interior Finishes	\$1,689,838			
D10 - Conveying	\$191,903			
D20 - Plumbing Systems	\$543,724			
D30 - HVAC Systems	\$2,686,636			
D40 - Fire Protection Systems	\$335,830			
D50 - Electrical Systems	\$2,270,846			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,330,525			
Sep-17 to Sep-18 Prevailing Wage Increase	\$619,774			
Insert Row Here				
Sub TOTAL	\$18,322,610	1.0441	\$19,130,638	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$19,580,289		\$20,420,766	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
7) Construction Contingency			
Allowance for Change Orders	\$979,014		
Other			
Insert Row Here			
Sub TOTAL	\$979,014	1.0441	\$1,022,189
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
Sales Tax			
Sub TOTAL	\$2,014,812		\$2,101,410
CONSTRUCTION CONTRACTS TOTAL			
	\$22,574,115		\$23,544,365

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$540,952			
E20 - Furnishings	\$811,427			
F10 - Special Construction				
IT Equip/computers/printers/theater	\$405,714			
Insert Row Here				
Sub TOTAL	\$1,758,093	1.0441	\$1,835,625	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
Sales Tax				
Sub TOTAL	\$172,293		\$179,892	
EQUIPMENT TOTAL	\$1,930,386		\$2,015,517	

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<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$149,093				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$149,093		NA	\$149,093	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
EvCC Facilities Management	\$216,381				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$216,381		1.0441	\$225,924	

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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	\$540,952				
Insert Row Here					
OTHER COSTS TOTAL	\$540,952		1.0258	\$554,909	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<div>Tab D. Equipment</div>

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<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College	
Project Name	Baker Hall Replacement	
OFM Project Number	40000190 Infrastructure Only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	50,000	MACC per Square Foot	\$22
Usable Square Feet	32,180	Escalated MACC per Square Foot	\$23
Space Efficiency	64.4%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.17%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.80%	Location Used for Tax Rate	2000 Tower St, Everett WA 98201
Contingency Rate	5%		
Base Month	June-20	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-21	Design End	January-23
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,432,918	Total Project Escalated	\$1,473,508
		Rounded Escalated Total	\$1,474,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College	
Project Name	Baker Hall Replacement	
OFM Project Number	40000190 Infrastructure Only (see spearate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$81,710		
Extra Services	\$21,638		
Other Services	\$36,710		
Design Services Contingency	\$7,003		
Consultant Services Subtotal	\$147,062	Consultant Services Subtotal Escalated	\$153,549

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$55,448	Construction Contingencies Escalated	\$57,894
Maximum Allowable Construction Cost (MACC)	\$1,108,965	Maximum Allowable Construction Cost (MACC) Escalated	\$1,137,577
Sales Tax	\$114,112	Sales Tax Escalated	\$117,157
Construction Subtotal	\$1,278,526	Construction Subtotal Escalated	\$1,312,628

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

Artwork			
Artwork Subtotal	\$7,331	Artwork Subtotal Escalated	\$7,331

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	\$1,432,918	Total Project Escalated	\$1,473,508
		Rounded Escalated Total	\$1,474,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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		1.0258	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$81,710				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$81,710		1.0441	\$85,314	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$21,638				
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Insert Row Here					
Sub TOTAL	\$21,638		1.0441	\$22,593	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$36,710				31% of A/E Basic Services
HVAC Balancing					

Staffing				
Insert Row Here				
Sub TOTAL	\$36,710	1.0441	\$38,330	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$7,003			
Other				
Insert Row Here				
Sub TOTAL	\$7,003	1.0441	\$7,312	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$147,062		\$153,549	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$428,255			
G20 - Site Improvements	\$113,222			
G30 - Site Mechanical Utilities	\$258,109			
G40 - Site Electrical Utilities	\$278,898			
G60 - Other Site Construction				
Sep-17 to Sep-18 Prevailing Wage Increase	\$30,481			
Insert Row Here				
Sub TOTAL	\$1,108,965	1.0258	\$1,137,577	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$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				
Sep-17 to Sep-18 Prevailing Wage Increase				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,108,965		\$1,137,577	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
7) Construction Contingency			
Allowance for Change Orders	\$55,448		
Other			
Insert Row Here			
Sub TOTAL	\$55,448	1.0441	\$57,894
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
Sales Tax			
Sub TOTAL	\$114,112		\$117,157
CONSTRUCTION CONTRACTS TOTAL			
	\$1,278,526		\$1,312,628

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Insert Row Here					
Sub TOTAL	\$0		1.0441	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0441	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$7,331				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$7,331		NA	\$7,331	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0441	\$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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0258	\$0	

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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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 funding request	Predesign to OFM	Design-Build Funding request
<i>December 2017</i>	<i>September 2019</i>	<i>December 2020</i>	<i>September 2020</i>
General Business	General Business	General Business	General Business
Accounting	Accounting	Accounting	Accounting
Economics	Economics	Economics	Economics
Business Technology	Business Technology	Business Technology	Business Technology
Computer Information Systems	Computer Information Systems	Computer Information Systems	Computer Information Systems
Theatre	Theatre	Theatre	Theatre



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

August 25, 2020

Patrick Sisneros
Vice President College Services
Everett Community College, Everett Campus
2000 Tower Street
Everett, Washington 98201-1390

RE: Delivery Method for Baker Hall Replacement Project at Everett Community College, Everett Campus.

Dear Mr. Sisneros:

Within RCW 39.10.300, per requirements in RCW 39.10.270, DES has been certified through the project review committee to use the Design-Build procedure, when appropriate. We recommend the use of the Design-Build delivery method for the Everett Community College, Baker Hall Replacement Project for the following reasons:

- **This delivery method provides the project team with the opportunity to innovate in Building Performance:** The College is placing an emphasis on building performance. It is anticipated that the collaborative approach of the Design-Build delivery method will allow the project team to optimize the building to meet both program needs, building energy performance and LEED criteria.
- **Contractor feedback during design provides effective management of project costs:** It is expected that the Design-Build method will allow the college to evaluate design options against construction cost to establish the best value.
- **Significant acceleration of the projection Schedule:** By allowing for overlap with the design and construction phases, the Design-Build method allows for a compressed schedule. That may bring the completed building online faster and provide project efficiency and expedited schedule to help mitigate cost escalation.
- **Collaborative approach enables risk mitigation:** The Design-Build approach reduces the risk of change orders and construction claims, providing a more predictable budget for the College.

I am available to discuss these benefits further.

Sincerely,

Susan Smith

Susan Smith, Project Manager
Engineering & Architectural Services
Facility Professional Services
Department of Enterprise Services

CC:

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 2:57PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 33

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. 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.

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.

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 2:57PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description**4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

We have looked at three alternatives to overcoming the existing challenges of the P Building. These alternatives include:

Replace and Demolish Existing Building (Preferred Option) - Exploration of methods of renovating the existing facility have been discouraging, financially and from an operational standpoint. The existing facility is only 65% of the required size needed to adequately serve the Programs. This would necessitate an addition to the building, which would be a difficult endeavor. With those things in mind, the College feels that a full replacement of the facility is the preferred option to be funded, making the best argument from financial and educational perspectives. A subset for a Replacement project would be to fully replace the P Building, yet attempt to preserve the existing structure through a third party who would take control of the building. The Washington Trust for Historic Preservation (WTHP) was contacted in this regard. The WTHP was interested in the building being preserved due to historical architectural significance. However, the WTHP is not able to purchase or control the building, as they are primarily a facilitator for such activities, and do not have resources to acquire real estate for preservation. This alternative should remain 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.

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]

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 2:57PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

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 2017, 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 Center for Arts and Innovation will be a gathering place for concerts, performances, gallery openings, industry-specific training opportunities and other events. Showcasing student work will also be a critical function of the Center. The new building will increase community and business engagement on campus, along with greater collaboration with all levels of education. The availability of flexible spaces will provide opportunities for greater connectivity to the surrounding community and increased student engagement within the arts.

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 C100]

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 2:57PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

The project includes approximately \$1,650,079 for equipment including computers and printers.

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. 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	36,738,000				36,738,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 2:57PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Funding

Total		36,738,000	0	0	0	36,738,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
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 2024	FY 2025	FY 2026	FY 2027	FY 2028
FTE	Full Time Employee	0.5	1.4	1.4	1.4	1.4
001-1	General Fund-State	53,745	161,235	161,235	161,235	161,235
Total		53,745	161,235	161,235	161,235	161,235

Narrative

21,498 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Mar-24). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Columbia Basin College	
Project Name	Center for Arts and Innovation	
OFM Project Number	40000108	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	58,668	MACC per Square Foot	\$402
Usable Square Feet	42,924	Escalated MACC per Square Foot	\$442
Space Efficiency	73.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.01%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	2600 N. 20th Ave, Pasco WA 99301
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A08055 (P Building)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	January-22
Design Start	January-22	Design End	March-23
Construction Start	July-23	Construction End	May-25
Construction Duration	22 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$33,558,278	Total Project Escalated	\$36,737,694
		Rounded Escalated Total	\$36,738,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Columbia Basin College	
Project Name	Center for Arts and Innovation	
OFM Project Number	40000108	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$234,241		
A/E Basic Design Services	\$1,198,663		
Extra Services	\$753,459		
Other Services	\$695,050		
Design Services Contingency	\$144,071		
Consultant Services Subtotal	\$3,025,483	Consultant Services Subtotal Escalated	\$3,222,759

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$1,180,078	Construction Contingencies Escalated	\$1,297,732
Maximum Allowable Construction Cost (MACC)	\$23,601,557	Maximum Allowable Construction Cost (MACC) Escalated	\$25,917,383
Sales Tax	\$2,131,221	Sales Tax Escalated	\$2,340,500
Construction Subtotal	\$26,912,855	Construction Subtotal Escalated	\$29,555,615

Equipment			
Equipment	\$3,040,730		
Sales Tax	\$261,503		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,302,233	Equipment Subtotal Escalated	\$3,631,466

Artwork			
Artwork Subtotal	\$182,775	Artwork Subtotal Escalated	\$182,775

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	\$134,932	Other Costs Subtotal Escalated	\$145,079

Project Cost Estimate			
Total Project	\$33,558,278	Total Project Escalated	\$36,737,694
		Rounded Escalated Total	\$36,738,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$207,255			
Mitigation Planning DAHP	\$26,986			
Insert Row Here				
Sub TOTAL	\$234,241	1.0400	\$243,611	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,198,663			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,198,663	1.0534	\$1,262,672	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$70,165			
Geotechnical Investigation	\$12,953			
Commissioning	\$16,192			
Site Survey	\$16,192			
Testing	\$26,986			
LEED Services	\$97,151			
Voice/Data Consultant	\$19,430			
Value Engineering	\$64,767			
Constructability Review	\$97,151			
Environmental Mitigation (EIS)				
Landscape Consultant	\$16,192			
Renderings/Presentations	\$48,575			
Acoustical Consultant	\$48,575			
Cost Consultant	\$53,973			
Lighting and A/V Consultant	\$41,020			
Theatre Design Consultant	\$43,178			
Energy Conservation Model (ELCCA)	\$53,973			
Interior Design	\$26,986			
Insert Row Here				
Sub TOTAL	\$753,459	1.0534	\$793,694	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$538,530			31% of A/E Basic Services
HVAC Balancing	\$48,575			
Staffing				
Commissioning	\$64,767			
Testing	\$43,178			
Insert Row Here				
Sub TOTAL	\$695,050	1.0997	\$764,347	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$144,071			
Other				
Insert Row Here				

Sub TOTAL	\$144,071	1.0997	\$158,435	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,025,483		\$3,222,759	

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	\$338,018			
G20 - Site Improvements	\$558,087			
G30 - Site Mechanical Utilities	\$373,967			
G40 - Site Electrical Utilities	\$178,466			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,448,538	1.0752	\$1,557,469	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	\$71,918			
Other				
Insert Row Here				
Sub TOTAL	\$71,918	1.0752	\$77,327	
3) Facility Construction				
A10 - Foundations	\$607,962			
A20 - Basement Construction				
B10 - Superstructure	\$1,909,378			
B20 - Exterior Closure	\$2,609,167			
B30 - Roofing	\$601,628			
C10 - Interior Construction	\$2,928,346			
C20 - Stairs	\$205,820			
C30 - Interior Finishes	\$1,690,893			
D10 - Conveying	\$126,659			
D20 - Plumbing Systems	\$1,044,933			
D30 - HVAC Systems	\$3,302,622			
D40 - Fire Protection Systems	\$512,967			
D50 - Electrical Systems	\$3,578,104			
F10 - Special Construction				
F20 - Selective Demolition	\$1,043,204			
General Conditions	\$1,186,790			
Sep-17 to Sep-18 Prevailing Wage Increase	\$732,628			
Insert Row Here				
Sub TOTAL	\$22,081,101	1.0997	\$24,282,587	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$23,601,557		\$25,917,383	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0997	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0997	\$0
7) Construction Contingency			
Allowance for Change Orders	\$1,180,078		
Other			
Insert Row Here			
Sub TOTAL	\$1,180,078	1.0997	\$1,297,732
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0997	\$0
Sales Tax			
Sub TOTAL	\$2,131,221		\$2,340,500
CONSTRUCTION CONTRACTS TOTAL			
	\$26,912,855		\$29,555,615

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,551,567			
E20 - Furnishings	\$1,019,601			
F10 - Special Construction				
A/V Systems and Equipment	\$134,932			
Theatre Stage Equipment	\$334,630			
Insert Row Here				
Sub TOTAL	\$3,040,730	1.0997	\$3,343,891	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0997	\$0	
Sales Tax				
Sub TOTAL	\$261,503		\$287,575	
EQUIPMENT TOTAL	\$3,302,233		\$3,631,466	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$182,775				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$182,775		NA	\$182,775	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0997	\$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	\$134,932				
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$134,932		1.0752	\$145,079	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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 2020</i>	<i>TBD</i>	<i>TBD</i>
Visual Arts	Visual Arts		
Performing Arts	Performing Arts		
Music	Music		
Multimedia	Multimedia		
Innovation Center	Innovation Center		



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

Memorandum

August 5, 2020

TO: Brian Dexter/Columbia Basin College

FROM: Dave Hickman
Department of Enterprise Services (DES)
Division of Engineering & Architectural Services

RE: Justification of Design-Build Project Delivery Method for the P Building Replacement Project at Columbia Basin College.

Within RCW 39.10.300, per requirements in RCW 39.10.270, DES has been certified through the project review committee to use the Design-Build procedure, when appropriate. We recommend the use of the Design-Build delivery method for the MMHSC project for the following reasons:

- The P Building is a highly specialized performing and visual arts building. Key elements requiring a creative and flexible approach to construction methodologies include:
 - Performing Arts Theatre – sound, lighting, stage design, support spaces for props and costume, and spectator orientation
 - Music Recital Hall – acoustics appropriate for music performances with flexible sound stage design to accommodate solo as well as ensemble performances, lighting, and spectator orientation
 - Visual Arts Studios – air filtration systems to account for dust and fumes associated with ceramics, sculpture, and drawing/painting, plus computing resources for digital art/design

The project is also located in a built-up area of campus with limited laydown and high vehicular and pedestrian traffic.

- This project would benefit greatly from the innovation and efficiencies by bringing the design and construction teams together at the front end of the project. This will allow a collaborative approach to meeting building performance needs relative to the unique spaces required in this project.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:15PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 35

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 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:15PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J 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 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)

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:15PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

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]

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:15PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

• 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 C100]

The project includes approximately \$276,409 for instructional technology including computers and printers.

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
- 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. 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)

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:15PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description**Growth Management impacts**

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	14,039,000				14,039,000
	Total	14,039,000	0	0	0	14,039,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
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 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	0.1	0.7	0.7	0.7	0.7
001-1	General Fund-State	12,462	74,565	74,565	74,565	74,565
	Total	12,462	74,565	74,565	74,565	74,565

Narrative

9,942 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (May-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Bellingham Technical College	
Project Name	Engineering Technology Center	
OFM Project Number	40000256 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	21,500	MACC per Square Foot	\$408
Usable Square Feet	14,900	Escalated MACC per Square Foot	\$430
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	8.13%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A03143 (J bldg)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	February-22
Design Start	March-22	Design End	May-23
Construction Start	March-22	Construction End	May-23
Construction Duration	14 Months		

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Project Cost Estimate

Total Project	\$12,636,303	Total Project Escalated	\$13,333,251
		Rounded Escalated Total	\$13,333,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Bellingham Technical College	
Project Name	Engineering Technology Center	
OFM Project Number	40000256 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$170,352		
A/E Basic Design Services	\$516,269		
Extra Services	\$422,285		
Other Services	\$356,366		
Design Services Contingency	\$73,264		
Consultant Services Subtotal	\$1,538,535	Consultant Services Subtotal Escalated	\$1,623,166

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$438,245	Construction Contingencies Escalated	\$463,050
Maximum Allowable Construction Cost (MACC)	\$8,764,900	Maximum Allowable Construction Cost (MACC) Escalated	\$9,250,638
Sales Tax	\$800,674	Sales Tax Escalated	\$845,091
Construction Subtotal	\$10,003,819	Construction Subtotal Escalated	\$10,558,779

Equipment			
Equipment	\$654,280		
Sales Tax	\$56,922		
Non-Taxable Items	\$0		
Equipment Subtotal	\$711,202	Equipment Subtotal Escalated	\$751,458

Artwork			
Artwork Subtotal	\$66,335	Artwork Subtotal Escalated	\$66,335

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$260,195	Project Administration Subtotal Escalated	\$274,923

Other Costs			
Other Costs Subtotal	\$56,217	Other Costs Subtotal Escalated	\$58,590

Project Cost Estimate			
Total Project	\$12,636,303	Total Project Escalated	\$13,333,251
		Rounded Escalated Total	\$13,333,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$170,352			
Other				
Insert Row Here				
Sub TOTAL	\$170,352	1.0422	\$177,541	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$516,269			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$516,269	1.0566	\$545,490	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$64,914			
Geotechnical Investigation	\$12,983			
Commissioning	\$58,152			
Site Survey	\$12,983			
Testing	\$34,891			
LEED Services	\$43,276			
Voice/Data Consultant	\$21,638			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$27,048			
Independent estimating	\$0			
Signage and Enviro graphics	\$10,819			
Special Equipment Consulting	\$21,982			
Acoustical Engineering	\$21,638			
Instructional AV / Media	\$16,228			
ELCCA	\$43,276			
Reimbursables	\$32,457			
Insert Row Here				
Sub TOTAL	\$422,285	1.0566	\$446,187	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$231,947			31% of A/E Basic Services
HVAC Balancing	\$16,228			
Staffing				
Enhanced CA	\$108,191			
Insert Row Here				
Sub TOTAL	\$356,366	1.0566	\$376,537	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$73,264			
Other				
Insert Row Here				
Sub TOTAL	\$73,264	1.0566	\$77,411	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$1,538,535	\$1,623,166
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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$170,967			
G20 - Site Improvements	\$97,696			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions on sitework	\$179,516			
Contractor OH & P	\$183,791			
Insert Row Here				
Sub TOTAL	\$631,970	1.0422	\$658,640	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Demo Building J	\$87,245			
Insert Row Here				
Sub TOTAL	\$87,245	1.0422	\$90,927	
3) Facility Construction				
A10 - Foundations	\$287,505			
A20 - Basement Construction				
B10 - Superstructure	\$587,376			
B20 - Exterior Closure	\$1,309,016			
B30 - Roofing	\$268,663			
C10 - Interior Construction	\$522,673			
C20 - Stairs	\$38,949			
C30 - Interior Finishes	\$546,632			
D10 - Conveying	\$97,371			
D20 - Plumbing Systems	\$197,718			
D30 - HVAC Systems	\$1,078,657			
D40 - Fire Protection Systems	\$69,783			
D50 - Electrical Systems	\$976,958			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$833,065			
Building Related Site/Yard Improvements	\$14,441			
E10 Built In Equipment	\$305,367			
E20 Built In Furnishings	\$120,314			
General Contractor OH&P	\$517,310			
Sep-17 to Sep-18 Prevailing Wage Increase	\$273,887			
Insert Row Here				
Sub TOTAL	\$8,045,685	1.0566	\$8,501,071	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$8,764,900		\$9,250,638	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0566	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0566	\$0
7) Construction Contingency			
Allowance for Change Orders	\$438,245		
Other			
Insert Row Here			
Sub TOTAL	\$438,245	1.0566	\$463,050
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0566	\$0
Sales Tax			
Sub TOTAL	\$800,674		\$845,091
CONSTRUCTION CONTRACTS TOTAL			
	\$10,003,819		\$10,558,779

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$152,499				
E20 - Furnishings	\$368,879				
F10 - Special Construction					
Technology for 9 Instructional Spaces	\$132,902				
Insert Row Here					
Sub TOTAL	\$654,280		1.0566	\$691,313	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0				1.0566
Sales Tax					
Sub TOTAL	\$56,922			\$60,145	
EQUIPMENT TOTAL	\$711,202			\$751,458	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$66,335				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$66,335		NA	\$66,335	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
BTC Project Management	\$260,195				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$260,195		1.0566	\$274,923	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$56,217				
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$56,217		1.0422	\$58,590	

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C-100(2020) 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
Basis for equipment Technology is \$14,760 (30x\$492 per Station) per instructional Classroom OR Lab
Furniture based on some reuse of existing better Lab Furniture
<i>Insert Row Here</i>

Tab E. Artwork
<i>Insert Row Here</i>

Tab F. Project Management
Adding 130,062 for additional BTC project management above DES project Management included
<i>Insert Row Here</i>

Tab G. Other Costs
<i>Insert Row Here</i>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Bellingham Technical College	
Project Name	Engineering Technology Center	
OFM Project Number	40000256 Infrastructure only (see separate C100 for Building)	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	21,500	MACC per Square Foot	\$25
Usable Square Feet	14,900	Escalated MACC per Square Foot	\$26
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.77%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A03143 (J bldg)
Project Administered By	DES		

Schedule			
Predesign Start	July-21	Predesign End	February-22
Design Start	March-22	Design End	May-23
Construction Start	March-22	Construction End	May-23
Construction Duration	14 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	\$676,669	Total Project Escalated	\$706,433
		Rounded Escalated Total	\$706,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Bellingham Technical College	
Project Name	Engineering Technology Center	
OFM Project Number	40000256 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$41,578		
Extra Services	\$1,627		
Other Services	\$18,680		
Design Services Contingency	\$3,094		
Consultant Services Subtotal	\$64,979	Consultant Services Subtotal Escalated	\$68,660

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$26,643	Construction Contingencies Escalated	\$28,151
Maximum Allowable Construction Cost (MACC)	\$532,856	Maximum Allowable Construction Cost (MACC) Escalated	\$555,343
Sales Tax	\$48,676	Sales Tax Escalated	\$50,764
Construction Subtotal	\$608,175	Construction Subtotal Escalated	\$634,258

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

Artwork			
Artwork Subtotal	\$3,515	Artwork Subtotal Escalated	\$3,515

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	\$676,669	Total Project Escalated	\$706,433
		Rounded Escalated Total	\$706,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	1.0422	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$41,578			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$41,578	1.0566	\$43,932	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	\$1,627			
Insert Row Here				
Sub TOTAL	\$1,627	1.0566	\$1,720	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$18,680			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Insert Row Here				
Sub TOTAL	\$18,680	1.0566	\$19,738	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$3,094			
Other				
Insert Row Here				
Sub TOTAL	\$3,094	1.0566	\$3,270	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$64,979	\$68,660
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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	\$97,925			
G30 - Site Mechanical Utilities	\$192,434			
G40 - Site Electrical Utilities	\$148,026			
G60 - Other Site Construction				
General Conditions on Infrastructure	\$43,840			
Contractor OH & P	\$36,167			
Sep-17 to Sep-18 Prevailing Wage Increase	\$14,464			
Insert Row Here				
Sub TOTAL	\$532,856	1.0422	\$555,343	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Insert Row Here				
Sub TOTAL	\$0	1.0422	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.0566	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$532,856		\$555,343	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0566	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0566	\$0
7) Construction Contingency			
Allowance for Change Orders	\$26,643		
Other			
Insert Row Here			
Sub TOTAL	\$26,643	1.0566	\$28,151
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0566	\$0
Sales Tax			
Sub TOTAL	\$48,676		\$50,764
CONSTRUCTION CONTRACTS TOTAL			
	\$608,175		\$634,258

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Insert Row Here				
Sub TOTAL	\$0	1.0566	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0566	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$3,515				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$3,515		NA	\$3,515	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0566	\$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		1.0422	\$0		

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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 2020</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

August 13, 2020

Mr. Wayne Doty
Capital Budget Director
Washington State Board for Community and Technical Colleges
1300 Quince Street SE,
Olympia, WA Washington 98504

RE: Design-Build Delivery Method for the Engineering Technology Center (ETC) at Bellingham Technical College.

Mr. Doty:

Bellingham Technical College and the Department of Enterprise Services (DES) have determined that the Design-Build alternative public works contracting procedure, authorized under RCW 39.10, is the preferred and appropriate project delivery method for this facility for the following reasons:

- The Design-Build approach is critical in developing a creative and complex construction methodology required for this project. The project site is situated between two operating buildings with minimal separation on either side, a steep bank at the rear of the site, and a primary pedestrian/vehicular access/fire lane through campus on front side. The DB method will allow very early interaction with the construction team to identify, evaluate, and discuss solutions to these significant logistical challenges.
- The Design-Build approach brings the contractor, architect, the College and DES together early in the process to allow for a more collaborative project. The complex design of several components of the ETC lend themselves to opportunity for greater efficiency through the process that a DB delivery affords.
- This project has a compressed schedule with eight months for Pre-Design and fourteen months for Design and Construction. The Design-Build approach creates a streamline, efficient project delivery method, reducing project delivery time and potentially reducing construction cost.

DES is a certified public body for using Design-Build, approved by the Capital Projects Advisory Review Board's Project Review Committee (PRC) per RCW [39.10.270](#), and therefore, review of this project by the PRC is not required. Here is the [link to the](#) PRC certification letter.

Sincerely,



Kevin Barber
Project Manager
Engineering & Architectural Services
Facility Professional Services
Department of Enterprise Services

CC: Dave Jungkuntz, Facilities Director

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:35PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 36

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.

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:35PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex 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 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.

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:35PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

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 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 C100]

The project includes approximately \$577,695 for equipment including computers and printers.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:35PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

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]

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. 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	24,611,000				24,611,000
	Total	24,611,000	0	0	0	24,611,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 4:35PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Funding

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
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 2024	FY 2025	FY 2026	FY 2027	FY 2028
FTE	Full Time Employee	0.2	0.4	0.4	0.4	0.4
002-1	Hospital Data Coll-State	18,287	44,325	44,325	44,325	44,325
	Total	18,287	44,325	44,325	44,325	44,325

Narrative

5,910 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Feb-24). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Clark College	
Project Name	HFH Complex Replacement	
OFM Project Number	40000227	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	40,940	MACC per Square Foot	\$372
Usable Square Feet	26,278	Escalated MACC per Square Foot	\$396
Space Efficiency	64.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.51%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	
Inflation Rate	2.38%	Higher Ed Institution	
Sales Tax Rate %	8.40%	Location Used for Tax Rate	1933 Fort Vancouver Way, Vancouver, WA 98663
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A07210 (Foster Hall), A04633 (Hanna Hall), A01409 (Hawkins Hall)
Project Administered By	DES		

Schedule			
Predesign Start	July-21	Predesign End	February-22
Design Start	March-22	Design End	February-24
Construction Start	March-22	Construction End	February-24
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$22,304,129	Total Project Escalated	\$23,712,570
		Rounded Escalated Total	\$23,713,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Clark College	
Project Name	HFH Complex Replacement	
OFM Project Number	40000227	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$194,301		
A/E Basic Design Services	\$828,887		
Extra Services	\$901,342		
Other Services	\$836,563		
Design Services Contingency	\$138,055		
Consultant Services Subtotal	\$2,899,147	Consultant Services Subtotal Escalated	\$3,085,599

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$761,705	Construction Contingencies Escalated	\$811,902
Maximum Allowable Construction Cost (MACC)	\$15,234,109	Maximum Allowable Construction Cost (MACC) Escalated	\$16,196,230
Sales Tax	\$1,343,648	Sales Tax Escalated	\$1,428,684
Construction Subtotal	\$17,339,463	Construction Subtotal Escalated	\$18,436,816

Equipment			
Equipment	\$1,403,287		
Sales Tax	\$117,876		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,521,163	Equipment Subtotal Escalated	\$1,621,409

Artwork			
Artwork Subtotal	\$117,973	Artwork Subtotal Escalated	\$117,973

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$269,863	Project Administration Subtotal Escalated	\$287,647

Other Costs			
Other Costs Subtotal	\$156,520	Other Costs Subtotal Escalated	\$163,126

Project Cost Estimate			
Total Project	\$22,304,129	Total Project Escalated	\$23,712,570
		Rounded Escalated Total	\$23,713,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$194,301			
Other				
Insert Row Here				
Sub TOTAL	\$194,301	1.0422	\$202,501	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$828,887			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$828,887	1.0659	\$883,511	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$194,301			
Geotechnical Investigation	\$32,384			
Commissioning	\$34,542			
Site Survey	\$19,430			
Testing				
LEED Services	\$64,767			
Voice/Data Consultant	\$64,767			
Value Engineering	\$43,178			
Constructability Review	\$43,178			
Environmental Mitigation (EIS)				
Landscape Consultant	\$102,548			
ELCCA and Energy Modeling	\$86,356			
Reimbursables	\$21,589			
Interior Design/FF&E Support	\$59,370			
Instructional Media/A-V Design	\$70,165			
Renderings Modeling	\$16,192			
Interactive Cost estimating	\$48,575			
Insert Row Here				
Sub TOTAL	\$901,342	1.0659	\$960,741	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$372,399			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA/CO Services	\$215,890			
Materials Testing	\$86,356			
Independent Commissioning	\$80,959			
LEED Reporting	\$43,178			
Reimbursables for Bid & CA/CO	\$37,781			
Insert Row Here				
Sub TOTAL	\$836,563	1.0659	\$891,693	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$138,055			
Other				

Insert Row Here				
Sub TOTAL	\$138,055	1.0659	\$147,153	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,899,147		\$3,085,599	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$721,236			
G20 - Site Improvements	\$836,575			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$75,562			
Contractors O & P	\$130,670			
Insert Row Here				
Sub TOTAL	\$1,764,043	1.0422	\$1,838,486	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0422	\$0	
3) Facility Construction				
A10 - Foundations	\$354,573			
A20 - Basement Construction				
B10 - Superstructure	\$704,669			
B20 - Exterior Closure	\$1,751,811			
B30 - Roofing	\$597,951			
C10 - Interior Construction	\$1,006,697			
C20 - Stairs	\$151,124			
C30 - Interior Finishes	\$1,088,358			
D10 - Conveying	\$172,712			
D20 - Plumbing Systems	\$391,809			
D30 - HVAC Systems	\$2,176,714			
D40 - Fire Protection Systems	\$217,672			
D50 - Electrical Systems	\$2,227,126			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$755,617			
Built-In Fixtures and Equipment	\$430,991			
Contractors O & P	\$962,226			
Sep-17 to Sep-18 Prevailing Wage Increase	\$480,016			
Insert Row Here				
Sub TOTAL	\$13,470,066	1.0659	\$14,357,744	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$15,234,109		\$16,196,230	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0659	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0659	\$0
7) Construction Contingency			
Allowance for Change Orders	\$761,705		
Other			
Insert Row Here			
Sub TOTAL	\$761,705	1.0659	\$811,902
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0659	\$0
Sales Tax			
Sub TOTAL	\$1,343,648		\$1,428,684
CONSTRUCTION CONTRACTS TOTAL			
	\$17,339,463		\$18,436,816

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$539,726			
E20 - Furnishings	\$863,561			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,403,287	1.0659	\$1,495,764	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0659	\$0	
Sales Tax				
Sub TOTAL	\$117,876		\$125,645	
EQUIPMENT TOTAL	\$1,521,163		\$1,621,409	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$117,973				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$117,973		NA	\$117,973	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College Project Management	\$269,863				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$269,863		1.0659	\$287,647	

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	\$156,520				
Insert Row Here					
OTHER COSTS TOTAL	\$156,520		1.0422	\$163,126	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<div>Tab D. Equipment</div>

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<div>Tab E. Artwork</div>

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<div>Tab F. Project Management</div>

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<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Clark College	
Project Name	HFH Complex Replacement - Infrastructure	
OFM Project Number	40000227	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	40,940	MACC per Square Foot	\$15
Usable Square Feet	26,278	Escalated MACC per Square Foot	\$16
Space Efficiency	64.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.65%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	
Inflation Rate	2.38%	Higher Ed Institution	
Sales Tax Rate %	8.40%	Location Used for Tax Rate	1933 Fort Vancouver Way, Vancouver, WA 98663
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A07210 (Foster Hall), A04633 (Hanna Hall), A01409 (Hawkins Hall)
Project Administered By	DES		

Schedule			
Predesign Start	July-21	Predesign End	February-22
Design Start	March-22	Design End	February-24
Construction Start	March-22	Construction End	February-24
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$857,867	Total Project Escalated	\$898,046
		Rounded Escalated Total	\$898,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Clark College	
Project Name	HFH Complex Replacement - Infrastructure	
OFM Project Number	40000227	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$47,325		
Extra Services	\$37,781		
Other Services	\$29,898		
Design Services Contingency	\$5,750		
Consultant Services Subtotal	\$120,754	Consultant Services Subtotal Escalated	\$128,714

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$30,667	Construction Contingencies Escalated	\$32,688
Maximum Allowable Construction Cost (MACC)	\$613,340	Maximum Allowable Construction Cost (MACC) Escalated	\$639,223
Sales Tax	\$54,097	Sales Tax Escalated	\$56,441
Construction Subtotal	\$698,104	Construction Subtotal Escalated	\$728,352

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

Artwork			
Artwork Subtotal	\$4,468	Artwork Subtotal Escalated	\$4,468

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$21,589	Project Administration Subtotal Escalated	\$23,012

Other Costs			
Other Costs Subtotal	\$12,953	Other Costs Subtotal Escalated	\$13,500

Project Cost Estimate			
Total Project	\$857,867	Total Project Escalated	\$898,046
		Rounded Escalated Total	\$898,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	1.0422	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$47,325			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$47,325	1.0659	\$50,444	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$21,589			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$16,192			
Insert Row Here				
Sub TOTAL	\$37,781	1.0659	\$40,271	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$21,262			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Materials Testing	\$8,636			
Insert Row Here				
Sub TOTAL	\$29,898	1.0659	\$31,869	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$5,750			
Other				

Insert Row Here				
Sub TOTAL	\$5,750	1.0659	\$6,130	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$120,754		\$128,714	

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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	\$290,912			
G40 - Site Electrical Utilities	\$184,478			
G60 - Other Site Construction				
General Conditions	\$75,562			
Contractors O & P	\$44,076			
Sep-17 to Sep-18 Prevailing Wage Increase	\$18,312			
Insert Row Here				
Sub TOTAL	\$613,340	1.0422	\$639,223	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0422	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.0659	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$613,340		\$639,223	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0659	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0659	\$0
7) Construction Contingency			
Allowance for Change Orders	\$30,667		
Other			
Insert Row Here			
Sub TOTAL	\$30,667	1.0659	\$32,688
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0659	\$0
Sales Tax			
Sub TOTAL	\$54,097		\$56,441
CONSTRUCTION CONTRACTS TOTAL			
	\$698,104		\$728,352

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0659	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0659	\$0	
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
Project Artwork	\$4,468				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$4,468		NA	\$4,468	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College Project Management	\$21,589				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$21,589		1.0659	\$23,012	

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	\$12,953				
Insert Row Here					
OTHER COSTS TOTAL	\$12,953		1.0422	\$13,500	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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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 2020</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		

August 13, 2020

Mr. Wayne Doty
Washington State Board
1300 Quince St,
Olympia, WA Washington 98504

RE: Design-Build Delivery Method justification for Clark College Hanna/Foster/Hawkins Project

Mr. Doty:

Clark College and the Department of Enterprise Services (DES) have determined that the Design-Build alternative public works contracting procedure, authorized under RCW 39.10, is the preferred and appropriate project delivery method for the Hanna/Foster/Hawkins Project for the following reasons:

- The Design-Build approach enables creative and innovative thought in the development of a cost-effective, effective redevelopment of the Hanna/Foster/Hawkins complex.
- The Design-Build approach brings the contractor, architect, the College and DES together early in the process to allow for a more collaborative project, resulting in greater innovation and collaboration, critical in a complex project.
- The Design-Build approach creates a streamlined, efficient project delivery method, reducing project delivery time and brings instruction on line sooner than traditional delivery methods.

DES is a certified public body for Design-Build, approved by the Capital Projects Advisory Review Board's Project Review Committee (PRC) per RCW [39.10.270](#), and therefore, review of this project by the PRC is not required. Here is the [link to the](#) PRC certification letter. DES project manager Paul Fiedler is certified by the Design-Build Institute of America as an Associate Design Build professional.

The Hanna/Foster/Hawkins Project Design-Builder will be selected based on qualifications, price factor (fee), and other criteria in the two-step Request for Qualifications and Request for Proposals selection process. The Design-Build approach eliminates the requirements for design and fixed pricing during the process to select the Design-Builder. The DES approach for progressive Design-Build includes a single contract, with two-phases and additional general terms that are incorporated by reference. The first phase of the contract includes a preliminary agreement to establish major design elements and negotiate a price within the Maximum Allowable Design and Construction Cost (MADCC) for completing the project. The second phase governs the completion of design, construction, commissioning, performance guarantees and other aspects of scope and terms sufficient to complete the project.

Sincerely,

Paul Fiedler
Paul Fiedler
Project Manager
Department of Enterprise Services

CC: Nancy Deakins, DES

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:15PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 37

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.

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:15PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

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.

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:15PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

- 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.

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 includes approximately \$910,198 for equipment including computers and printers.

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

Capital Project Request

2021-23 Biennium

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Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

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. 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	19,074,000				19,074,000
	Total	19,074,000	0	0	0	19,074,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:15PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Operating Impacts**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	8,721	10,500	10,500	10,500	10,500
	Total	8,721	10,500	10,500	10,500	10,500

Narrative

1,400 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Sep-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Peninsula College	
Project Name	Advanced Technology Center	
OFM Project Number	40000111	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	31,622	MACC per Square Foot	\$371
Usable Square Feet	22,451	Escalated MACC per Square Foot	\$394
Space Efficiency	71.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.81%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	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	June-20	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	July-21	Predesign End	February-22
Design Start	May-22	Design End	September-23
Construction Start	May-22	Construction End	September-23
Construction Duration	16 Months		

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Project Cost Estimate

Total Project	\$17,975,130	Total Project Escalated	\$19,074,161
		Rounded Escalated Total	\$19,074,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Peninsula College	
Project Name	Advanced Technology Center	
OFM Project Number	40000111	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$215,890		
A/E Basic Design Services	\$663,884		
Extra Services	\$1,135,588		
Other Services	\$862,823		
Design Services Contingency	\$143,909		
Consultant Services Subtotal	\$3,022,093	Consultant Services Subtotal Escalated	\$3,208,602

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$586,641	Construction Contingencies Escalated	\$623,541
Maximum Allowable Construction Cost (MACC)	\$11,732,824	Maximum Allowable Construction Cost (MACC) Escalated	\$12,454,821
Sales Tax	\$1,084,113	Sales Tax Escalated	\$1,150,896
Construction Subtotal	\$13,403,578	Construction Subtotal Escalated	\$14,229,258

Equipment			
Equipment	\$1,079,451		
Sales Tax	\$94,992		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,174,443	Equipment Subtotal Escalated	\$1,248,316

Artwork			
Artwork Subtotal	\$94,896	Artwork Subtotal Escalated	\$94,896

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	\$280,119	Other Costs Subtotal Escalated	\$293,089

Project Cost Estimate			
Total Project	\$17,975,130	Total Project Escalated	\$19,074,161
		Rounded Escalated Total	\$19,074,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$215,890			
Other				
Insert Row Here				
Sub TOTAL	\$215,890	1.0463	\$225,886	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$663,884			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$663,884	1.0629	\$705,642	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$172,712			
Geotechnical Investigation	\$32,384			
Commissioning	\$21,589			
Site Survey	\$16,192			
Testing				
LEED Services	\$91,754			
Voice/Data Consultant	\$21,589			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$64,767			
Security Consultant	\$16,192			
DAHP - Historic Inventory Report				
Lighting Consultant	\$37,781			
Document Reproduction during design	\$16,192			
Acoustical Consultant	\$21,589			
Site Telecommunications	\$16,192			
Advertising	\$1,080			
Hazardous Materials Consultant	\$21,589			
Value Engineering Consultant	\$53,973			
VE Participation of Design Team	\$32,384			
Constructability Review Consultant	\$48,575			
Constructability Review Participation of Design Team	\$37,781			
Document repro for VE and CR	\$16,192			
Laboratory Planning Consultant	\$161,917			
Equipment Planning Consultant	\$10,795			
Audio/Visual, & CATV Consultant	\$21,589			
Stormwater Report (SWPPP, NOI), & Permitting	\$19,430			
Energy Conservation Report (ELCCA)	\$48,575			
Interior Design Consultant	\$16,192			

Graphics and Signage Consultant	\$10,795			
Art Work Design Coordination	\$5,397			
Energy/Daylight Modeling/ Ventilation & Drainage Studies	\$10,795			
Construction Logistics Plan	\$10,795			
Executive Order 13-03 (LCCA) for predesign and design	\$32,384			
SEPA Services	\$10,795			
NPDES Design Services	\$8,636			
Arborist Survey and Tree Protection Plan	\$5,397			
Building Envelope Consultant	\$21,589			
Insert Row Here				
Sub TOTAL	\$1,135,588	1.0629	\$1,207,017	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$298,267			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training, and A/E Participation	\$86,356			
As-Built Documentation	\$43,178			
Construction Observation	\$129,535			
Roof/ Building Envelope Inspection	\$53,973			
Art Installation coordination	\$4,317			
Advertising	\$2,159			
Reimbursables - after bid	\$2,159			
Geotechnical Construction Services	\$59,370			
Testing and Inspection	\$107,946			
Building Envelope (WAB) Testing	\$16,192			
Haz Mat Monitoring and Inspections	\$16,192			
Document Reproduction for base bid and construction	\$10,795			
Executive Order 13-03 (LCCA) after construction	\$10,795			
LEED Certification Documentation	\$21,589			
Insert Row Here				
Sub TOTAL	\$862,823	1.0629	\$917,095	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$143,909			
Other				
Insert Row Here				
Sub TOTAL	\$143,909	1.0629	\$152,962	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,022,093		\$3,208,602	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$38,175			
G20 - Site Improvements	\$527,620			
G30 - Site Mechanical Utilities	\$152,203			
G40 - Site Electrical Utilities	\$64,767			
G60 - Other Site Construction				
Contractor's Overhead and Profit	\$42,661			
General Conditions	\$70,449			
Insert Row Here				
Sub TOTAL	\$895,875	1.0463	\$937,355	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation	\$59,370			
Parking Mitigation				
Stormwater Retention/Detention				
Contractor's Overhead and Profit	\$3,237			
General Conditions	\$5,344			
Insert Row Here				
Sub TOTAL	\$67,951	1.0463	\$71,098	
3) Facility Construction				
A10 - Foundations	\$655,891			
A20 - Basement Construction				
B10 - Superstructure	\$1,516,814			
B20 - Exterior Closure	\$1,539,249			
B30 - Roofing	\$630,653			
C10 - Interior Construction	\$822,957			
C20 - Stairs	\$65,846			
C30 - Interior Finishes	\$395,103			
D10 - Conveying	\$124,137			
D20 - Plumbing Systems	\$300,384			
D30 - HVAC Systems	\$1,228,839			
D40 - Fire Protection Systems	\$136,538			
D50 - Electrical Systems	\$1,194,705			
F10 - Special Construction				
F20 - Selective Demolition	\$353,790			
General Conditions	\$788,650			
E10 - Equipment installed by contractor	\$23,208			
E20 - Furnishings installed by contractor	\$128,455			
Contractor's Overhead and Profit	\$477,571			
Sep-17 to Sep-18 Prevailing Wage Increase	\$386,208			
Insert Row Here				
Sub TOTAL	\$10,768,998	1.0629	\$11,446,368	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$11,732,824		\$12,454,821	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0629	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0629	\$0
7) Construction Contingency			
Allowance for Change Orders	\$586,641		
Other			
Insert Row Here			
Sub TOTAL	\$586,641	1.0629	\$623,541
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0629	\$0
Sales Tax			
Sub TOTAL	\$1,084,113		\$1,150,896
CONSTRUCTION CONTRACTS TOTAL			
	\$13,403,578		\$14,229,258

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$863,561			
E20 - Furnishings	\$215,890			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,079,451	1.0629	\$1,147,349	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0629	\$0	
Sales Tax				
Sub TOTAL	\$94,992		\$100,967	
EQUIPMENT TOTAL	\$1,174,443		\$1,248,316	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$94,896				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$94,896		NA	\$94,896	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0629	\$0	

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<div>Cost Estimate Details</div>

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$97,151				
Historic and Archeological Mitigation					
LEED Registration / Certification fees	\$4,857				
Permit Review Fees	\$107,946				
Tree Mitigation Fees	\$16,192				
City of Port Angeles Traffic Fees	\$53,973				
Insert Row Here					
OTHER COSTS TOTAL	\$280,119		1.0463	\$293,089	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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 2020</i>	<i>TBD</i>	<i>TBD</i>
Advanced Manufacturing and Composites Technology	Advanced Manufacturing and Composites Technology		
Automotive Technology	Automotive Technology		
Welding	Welding		



PENINSULA COLLEGE



August 14, 2020

Mr. Wayne Doty
Washington State Board
1300 Quince St,
Olympia, WA Washington 98504

RE: Design-Build Delivery Method for the Advanced Technology Center at Peninsula College

Mr. Doty:

Within RCW 39.10.300, per requirements in RCW 39.10.270, DES has been certified through the project review committee to use the Design-Build procedure, when appropriate. We recommend the use of the Design-Build delivery method for the Peninsula College, Port Angeles campus Building project for the following reasons:

- **This delivery method provides the project team with the opportunity to focus on building performance, meet the program needs and be efficient in operation:** The College is placing an emphasis on building performance given the programs within the space. It is anticipated that the collaborative approach of the Design-Build delivery method will allow the project team to optimize the building to meet both program needs, building energy performance and LEED criteria.
- **Contractor feedback during design provides effective management of project costs:** It is expected that the Design-Build method will allow the college to evaluate design options against construction cost to establish the best value. The two main programs have very different needs as it relates to infrastructure and this process will allow for the vetting of several different approaches to determine which is the most efficient and beneficial for both.
- **Project schedule:** By allowing for overlap with the design and construction phases, the Design-Build method allows for a compressed schedule. That may bring the completed building online faster and provide project efficiency and expedited schedule to help mitigate cost escalation. Given PC relative remote location this efficiency is even more important to the project.
- **Collaborative approach enables risk mitigation:** The Design-Build approach reduces the risk of change orders and construction claims, providing a more predictable budget for the College.

Sincerely,

Rick Croot
Director of Facilities
Peninsula College

Stacy Simpson, Project Manager
Engineering & Architectural Services
Facility Professional Services
Department of Enterprise Services

CC: Carie Edmiston, Patty Fischer, Nancy Deakins

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:32PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 38

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 (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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:32PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

- 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

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:32PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

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]

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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:32PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

projects. This document was also prepared in anticipation of engaging with the City of Seattle on a new MIMP. This is currently expected to commence in the spring of 2018.

The Facilities Master Plan was originally created in 2012 and was updated in the spring of 2016. The 2016 Master Plan included four planned projects to occur sometime in the next 10 years pending growth projections. The plan assumed growth to a main campus population of 7,508 FTE. (currently 2026 FTE is projected to be 6,199)

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project includes approximately \$571,640 for instructional technology including computers and printers.

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) 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. 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)

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 12:32PM

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	24,308,000				2,928,000
147-6	HE Plant Accounts-Non-Appropriated	3,000,000				
	Total	27,308,000	0	0	0	2,928,000

Future Fiscal Periods

	Account Title	2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	21,380,000			
147-6	HE Plant Accounts-Non-Appropriated	3,000,000			
	Total	24,380,000	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	0.1	0.2	0.2	0.2	0.2
001-1	General Fund-State	14,980	18,045	18,045	18,045	18,045
	Total	14,980	18,045	18,045	18,045	18,045

Narrative

2,406 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Sep-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Seattle Central College	
Project Name	Broadway Achievement Center	
OFM Project Number	40000294 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	43,580	MACC per Square Foot	\$358
Usable Square Feet	25,385	Escalated MACC per Square Foot	\$398
Space Efficiency	58.2%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.49%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	1625 Broadway, Seattle WA 98122
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	renovating A02918 (Broadway Performance Hall)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	June-22	Design End	November-23
Construction Start	March-24	Construction End	September-25
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$23,993,277	Total Project Escalated	\$26,539,811
		Rounded Escalated Total	\$26,540,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Seattle Central College	
Project Name	Broadway Achievement Center	
OFM Project Number	40000294 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$81,143		
A/E Basic Design Services	\$1,184,483		
Extra Services	\$1,125,395		
Other Services	\$835,600		
Design Services Contingency	\$161,331		
Consultant Services Subtotal	\$3,387,952	Consultant Services Subtotal Escalated	\$3,655,212

Construction			
Construction Contingencies	\$779,264	Construction Contingencies Escalated	\$866,309
Maximum Allowable Construction Cost (MACC)	\$15,585,289	Maximum Allowable Construction Cost (MACC) Escalated	\$17,324,057
Sales Tax	\$1,652,820	Sales Tax Escalated	\$1,837,227
Construction Subtotal	\$18,017,373	Construction Subtotal Escalated	\$20,027,593

Equipment			
Equipment	\$1,837,559		
Sales Tax	\$185,593		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,023,152	Equipment Subtotal Escalated	\$2,249,140

Artwork			
Artwork Subtotal	\$132,039	Artwork Subtotal Escalated	\$132,039

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$162,286	Project Administration Subtotal Escalated	\$180,414

Other Costs			
Other Costs Subtotal	\$270,475	Other Costs Subtotal Escalated	\$295,413

Project Cost Estimate			
Total Project	\$23,993,277	Total Project Escalated	\$26,539,811
		Rounded Escalated Total	\$26,540,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$27,048			
Environmental Analysis				
Predesign Study				
As-Built Drawings/Verification	\$54,095			
Insert Row Here				
Sub TOTAL	\$81,143	1.0482	\$85,055	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,184,483			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,184,483	1.0658	\$1,262,422	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$37,265			
Geotechnical Investigation	\$26,618			
Commissioning	\$37,265			
Site Survey	\$37,265			
Testing	\$106,470			
LEED Services	\$79,853			
Voice/Data Consultant	\$37,265			
Value Engineering	\$53,235			
Constructability Review	\$58,559			
Environmental Mitigation (EIS)				
Landscape Consultant				
ELCCA	\$53,235			
LCCT	\$79,853			
Reimbursables incl Reprographics prior to bid	\$26,618			
Advertising	\$2,129			
Traffic analysis				
Envelope Consultant	\$42,588			
Interior Design				
Acoustic Design	\$37,265			
Security Consultant	\$31,941			
Audio Visual Consultant	\$53,235			
Cost and Scheduling	\$58,559			
Value Engineering Participation	\$42,588			
Constructability Review Participation	\$37,265			
Environmental Graphics/Signage	\$26,618			
Lighting Consultant	\$37,265			
Historic Preservation Consultant	\$79,853			
Door Hardware Consultant	\$10,647			
SEPA/Land Use	\$31,941			
Insert Row Here				
Sub TOTAL	\$1,125,395	1.0658	\$1,199,446	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$532,159			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$106,470			
LEED Reporting and Monitoring	\$69,206			
Reimbursables/Reprographics for bid and construction	\$47,912			
Construction Materials Testing	\$79,853			
Insert Row Here				
Sub TOTAL	\$835,600	1.1117	\$928,937	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$161,331			
Other				
Insert Row Here				
Sub TOTAL	\$161,331	1.1117	\$179,352	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,387,952		\$3,655,212	

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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	\$108,191			
Insert Row Here				
Sub TOTAL	\$108,191	1.0922	\$118,167	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0922	\$0	
3) Facility Construction				
A10 - Foundations	\$386,415			
A20 - Basement Construction				
B10 - Superstructure	\$1,665,312			
B20 - Exterior Closure	\$486,633			
B30 - Roofing	\$89,407			
C10 - Interior Construction	\$1,620,934			
C20 - Stairs	\$245,635			
C30 - Interior Finishes	\$1,355,377			
D10 - Conveying	\$351,822			
D20 - Plumbing Systems	\$527,091			
D30 - HVAC Systems	\$2,108,365			
D40 - Fire Protection Systems	\$263,546			
D50 - Electrical Systems	\$2,140,348			
F10 - Special Construction				
F20 - Selective Demolition	\$749,460			
General Conditions	\$1,887,041			
Building Connector	\$1,106,300			
Sep-17 to Sep-18 Prevailing Wage Increase	\$493,412			
Insert Row Here				
Sub TOTAL	\$15,477,098	1.1117	\$17,205,890	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$15,585,289		\$17,324,057	

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7) Construction Contingency

Allowance for Change Orders	\$779,264		
Other			
Insert Row Here			
Sub TOTAL	\$779,264	1.1117	\$866,309

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1117	\$0

Sales Tax

Sub TOTAL	\$1,652,820		\$1,837,227
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CONSTRUCTION CONTRACTS TOTAL	\$18,017,373		\$20,027,593
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$589,367			
E20 - Furnishings	\$707,240			
F10 - Special Construction				
IT Equip/computers/printers	\$540,952			
Insert Row Here				
Sub TOTAL	\$1,837,559	1.1117	\$2,042,815	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1117	\$0	
Sales Tax				
Sub TOTAL	\$185,593		\$206,325	
EQUIPMENT TOTAL	\$2,023,152		\$2,249,140	

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<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$132,039				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$132,039		NA	\$132,039	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$162,286				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$162,286		1.1117	\$180,414	

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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	\$270,475				
Insert Row Here					
OTHER COSTS TOTAL	\$270,475		1.0922	\$295,413	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<i>Insert Row Here</i>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Seattle Central College	
Project Name	Broadway Achievement Center	
OFM Project Number	40000294 Infrastructure only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	43,580	MACC per Square Foot	\$11
Usable Square Feet	25,385	Escalated MACC per Square Foot	\$12
Space Efficiency	58.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	13.83%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	1625 Broadway, Seattle WA 98122
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	renovating A02918 (Broadway Performance Hall)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	June-22	Design End	November-23
Construction Start	March-24	Construction End	September-25
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$705,663	Total Project Escalated	\$768,442
		Rounded Escalated Total	\$768,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Seattle Central College	
Project Name	Broadway Achievement Center	
OFM Project Number	40000294 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$48,474		
Extra Services	\$65,521		
Other Services	\$21,778		
Design Services Contingency	\$6,789		
Consultant Services Subtotal	\$142,562	Consultant Services Subtotal Escalated	\$153,255

Construction			
Construction Contingencies	\$24,189	Construction Contingencies Escalated	\$26,892
Maximum Allowable Construction Cost (MACC)	\$483,783	Maximum Allowable Construction Cost (MACC) Escalated	\$528,388
Sales Tax	\$51,305	Sales Tax Escalated	\$56,084
Construction Subtotal	\$559,277	Construction Subtotal Escalated	\$611,364

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

Artwork			
Artwork Subtotal	\$3,823	Artwork Subtotal Escalated	\$3,823

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	\$705,663	Total Project Escalated	\$768,442
		Rounded Escalated Total	\$768,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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				
Pre-design Study				
Insert Row Here				
Sub TOTAL	\$0	1.0482	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$48,474			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$48,474	1.0658	\$51,664	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$65,521			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Insert Row Here				
Sub TOTAL	\$65,521	1.0658	\$69,833	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$21,778			31% of A/E Basic Services
HVAC Balancing				

Staffing				
Insert Row Here				
Sub TOTAL	\$21,778	1.1117	\$24,211	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,789			
Other				
Insert Row Here				
Sub TOTAL	\$6,789	1.1117	\$7,547	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$142,562		\$153,255	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$56,494			
G20 - Site Improvements	\$80,706			
G30 - Site Mechanical Utilities	\$124,288			
G40 - Site Electrical Utilities	\$154,956			
G60 - Other Site Construction	\$0			
General Requirements	\$51,652			
Sep-17 to Sep-18 Prevailing Wage Increase	\$15,687			
Insert Row Here				
Sub TOTAL	\$483,783	1.0922	\$528,388	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0922	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.1117	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$483,783		\$528,388	

This Section is Intentionally Left Blank

7) Construction Contingency

Allowance for Change Orders	\$24,189		
Other			
Insert Row Here			
Sub TOTAL	\$24,189	1.1117	\$26,892

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1117	\$0

Sales Tax

Sub TOTAL	\$51,305		\$56,084
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CONSTRUCTION CONTRACTS TOTAL	\$559,277		\$611,364
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Insert Row Here					
Sub TOTAL	\$0		1.1117	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1117	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$3,823				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$3,823		NA	\$3,823	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.1117	\$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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0922	\$0	

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

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: 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 2020</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

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 1:43PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 0

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 uninviting and due to their condition and functionality, severely limited and underutilized. Moreover, the facilities were designed for a "chalk-n-talk"-style of pedagogy that is no longer considered effective. These facilities need to be more student-centric and responsive to the needs of the service district.

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, 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 1:43PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

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 outmatched 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

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

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 1:43PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

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 serving the music and drama auditorium. The music and drama programs will gain a modern technically equipped performing arts center featuring a fully functional stage, workshop, and rehearsal space. Practice rooms will be available as well as gathering areas for before and after performance celebrations. The space will be designed to engage with K-12, higher education, and the community. Glass partition walls will allow for maximum versatility and transparency. The facility will be able to host small and large events and serve as informal and project-based learning space when events are not in session. The Career and Technology Learning Commons will feature the latest technologies, including 3-D printers, and provide students with the assistance they need to learn new software and develop new skills. The infrastructure will be flexible and allow for continuous updating. Access to information and advising on career readiness, skill requirements, demand, and wages will be readily available. The Center will engage and increase networking opportunities with local businesses and area economic development agencies. Additionally, the new music and drama facilities will provide the space needed for the college to offer K-12 music and drama events as well as higher education collaborations. All programs campus wide, including distance learning students, will be able to use the new facility. The facility will assist the college in increasing educational attainment and growing lifelong learning opportunities and attachment.

4. *Which clientele would be impacted by the budget request?*

Students, their families, and the community served by the Yakima Valley College.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 1:43PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

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 does not have IT related costs.

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. 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	23,614,000				1,957,000
	Total	23,614,000	0	0	0	1,957,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 1:43PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Funding

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	21,657,000			
	Total	21,657,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Yakima Valley College	
Project Name	Prior-Kendall Hall Replacement	
OFM Project Number	40000506	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	40,177	MACC per Square Foot	\$381
Usable Square Feet	31,854	Escalated MACC per Square Foot	\$418
Space Efficiency	79.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.51%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	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	June-20	OFM UFI# (from FPMT, if available)	to demolish A03623 (Kendall), A03366 (Prior)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	January-22	Design End	April-23
Construction Start	July-23	Construction End	April-25
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$21,630,644	Total Project Escalated	\$23,614,290
		Rounded Escalated Total	\$23,614,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Yakima Valley College	
Project Name	Prior-Kendall Hall Replacement	
OFM Project Number	40000506	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$175,423		
A/E Basic Design Services	\$975,389		
Extra Services	\$609,961		
Other Services	\$732,414		
Design Services Contingency	\$124,659		
Consultant Services Subtotal	\$2,617,846	Consultant Services Subtotal Escalated	\$2,792,665

Construction			
Construction Contingencies	\$765,473	Construction Contingencies Escalated	\$840,184
Maximum Allowable Construction Cost (MACC)	\$15,309,461	Maximum Allowable Construction Cost (MACC) Escalated	\$16,784,418
Sales Tax	\$1,334,220	Sales Tax Escalated	\$1,462,842
Construction Subtotal	\$17,409,154	Construction Subtotal Escalated	\$19,087,444

Equipment			
Equipment	\$773,925		
Sales Tax	\$64,236		
Non-Taxable Items	\$0		
Equipment Subtotal	\$838,161	Equipment Subtotal Escalated	\$919,967

Artwork			
Artwork Subtotal	\$117,484	Artwork Subtotal Escalated	\$117,484

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	\$648,000	Other Costs Subtotal Escalated	\$696,730

Project Cost Estimate			
Total Project	\$21,630,644	Total Project Escalated	\$23,614,290
		Rounded Escalated Total	\$23,614,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$175,423			
Other				
Insert Row Here				
Sub TOTAL	\$175,423	1.0380	\$182,090	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$832,987			69% of A/E Basic Services
A/E Reimbursable Expenses	\$142,402			
Insert Row Here				
Sub TOTAL	\$975,389	1.0533	\$1,027,378	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$15,479			
Geotechnical Investigation	\$24,250			
Commissioning	\$36,117			
Site Survey	\$19,090			
Testing	\$5,779			
LEED Services	\$87,712			
Voice/Data Consultant	\$14,963			
Value Engineering	\$61,914			
Constructability Review	\$61,914			
Environmental Mitigation (EIS)				
Landscape Consultant	\$19,090			
Sound/Lighting/Audio-Visual	\$47,467			
Acoustics/Assembly	\$24,766			
Security/Alarm	\$12,383			
Interior Design	\$36,117			
ELCCA	\$33,021			
LCCT	\$24,766			
BIM/Computer Modeling	\$15,479			
Energy/Envelope	\$23,218			
Cost Estimating	\$30,957			
Staging/Rigging	\$15,479			
Insert Row Here				
Sub TOTAL	\$609,961	1.0533	\$642,472	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$374,241			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Civil (Above Basic Services)	\$6,707			
Landscape Consultant	\$8,771			
Acoustic Consultant	\$6,191			
Energy/Envelope Consultant	\$2,580			
Sound/Lighting/Audio-Visual	\$9,803			
Commissioning	\$92,871			

Special Testing	\$185,742			
Staging/Rigging	\$3,612			
Interior Design	\$5,779			
LEED	\$36,117			
Insert Row Here				
Sub TOTAL	\$732,414	1.0976	\$803,898	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$124,659			
Other				
Insert Row Here				
Sub TOTAL	\$124,659	1.0976	\$136,827	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,617,846		\$2,792,665	

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	\$131,334			
G20 - Site Improvements	\$370,803			
G30 - Site Mechanical Utilities	\$89,276			
G40 - Site Electrical Utilities	\$87,242			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$678,655	1.0752	\$729,690	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation	\$180,583			
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$180,583	1.0752	\$194,163	
3) Facility Construction				
A10 - Foundations	\$516,347			
A20 - Basement Construction	\$162,506			
B10 - Superstructure	\$1,627,180			
B20 - Exterior Closure	\$1,518,507			
B30 - Roofing	\$733,658			
C10 - Interior Construction	\$1,388,265			
C20 - Stairs	\$112,591			
C30 - Interior Finishes	\$740,942			
D10 - Conveying	\$60,985			
D20 - Plumbing Systems	\$807,730			
D30 - HVAC Systems	\$2,837,926			
D40 - Fire Protection Systems	\$218,809			
D50 - Electrical Systems	\$1,855,344			
F10 - Special Construction	\$594,271			
F20 - Selective Demolition	\$0			
General Conditions	\$612,808			
Other	\$662,354			
Insert Row Here				
Sub TOTAL	\$14,450,223	1.0976	\$15,860,565	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$15,309,461		\$16,784,418	

This Section is Intentionally Left Blank

7) Construction Contingency

Allowance for Change Orders	\$765,473		
Other			
Insert Row Here			
Sub TOTAL	\$765,473	1.0976	\$840,184

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0976	\$0

Sales Tax

Sub TOTAL	\$1,334,220		\$1,462,842
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CONSTRUCTION CONTRACTS TOTAL	\$17,409,154		\$19,087,444
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Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$505,631			
E20 - Furnishings	\$268,294			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$773,925	1.0976	\$849,461	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0976	\$0	
Sales Tax				
Sub TOTAL	\$64,236		\$70,506	
EQUIPMENT TOTAL	\$838,161		\$919,967	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$117,484				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$117,484				NA

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0976	\$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					
Demolition	\$648,000				
Insert Row Here					
OTHER COSTS TOTAL	\$648,000		1.0752	\$696,730	

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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: TBD **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 2020</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

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 2:15PM

Project Number: 40000507

Project Title: COP for South Puget Sound renovation of Health Education building

Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 0

Project Summary

Authority to finance up to \$5,000,000 for renovation of the Louis Walker Middleton Building purchased in 2018, now known as the Dr. Angela Bowen Center for Health Education (OFM unique facility identifier A26101) to allow for allied health program expansion using local funds.

Project Description

The College's Nursing and Medical Assisting programs will be moved to this building which will allow them to expand. This will allow other College programs (IT, Business) to expand in the vacated space. This building was acquired in 2018 to house allied health programs of the College. This COP request is for the funds needed to remodel the building for this purpose. Allied Health programs are identified in the Campus Master Plan, Implementation section as some of our highest enrolled programs, have transferability to four-year institutions, and are planned to be relocated to campus location to meet program space requirements. The institutional strategic plan addresses Student Achievement, Equity, and Learning and Engagement in our 3 Core Themes. All of these include goals that directly and/or indirectly relate to our Allied Health programs.

Location

City: Olympia

County: Thurston

Legislative District: 022

Project Type

Acquisition - Facilities

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
COP-6	Certificate of Part-Non-Appropriated	5,000,000				5,000,000
	Total	5,000,000	0	0	0	5,000,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
COP-6	Certificate of Part-Non-Appropriated					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/25/2020 2:15PM

Project Number: 40000507

Project Title: COP for South Puget Sound renovation of Health Education building

Operating Impacts

Narrative

There is no net-new area being added to the campus. Consistent with State Board policy 6.30.30, South Puget Sound Community College has identified sufficient revenue and reserves for the debt service, operating, and maintenance of the renovated facility within existing resources.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000507	40000507
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

2021-23 FINANCIAL CONTRACT REQUEST

College: South Puget Sound Community College
Project title: Building Remodel
Project location: Dr. Angela Bowen Center for Health Education, Olympia, WA
Contact Name: Albert Brown
Contact Phone: 360-596-5250

Probable Timing

Month/year of possible acquisition/development: September, 2021

Probable Type of Acquisition/Development

<input type="checkbox"/> Purchase (lump sum)	<input type="checkbox"/> Lease with a purchase option
<input checked="" type="checkbox"/> Time purchase (COP)	<input type="checkbox"/> Lease for more than 10 years

Probable Property Description

Desired location of proposed acquisition:
Description of proposed or desired property (include parcel numbers):
Owner's name on title if COP desired (attach title report):

Size of proposed acquisition:
Acres _____ Assignable SF _____ Gross SF _____

Condition of acquired facility: good

Estimated Cost and Terms of Acquisition

Total cost/value \$ _____ Annual cost (if lease or time purchase) \$ _____

Expected terms: 20 years

Repair and renovation costs on existing facility (included): \$5,000,000

Probable programs and enrollments to be accommodated:

The College's Nursing and Medical Assisting programs will be moved to this building which will allow them to expand. This will allow other College programs (IT, Business) to expand in the vacated space.

Reasons for acquisition and how this project relates to the college's facilities master plan, the strategic plan, and institutional goals:

This building was acquired in 2018 to house allied health programs of the College. This COP request is for the funds needed to remodel the building for this purpose. Allied Health programs are identified in the Campus Master Plan, Implementation section as some of our highest enrolled programs, have transferability to four-year institutions, and are planned to be relocated to campus location to meet program space requirements. The institutional strategic plan addresses Student Achievement, Equity, and Learning and Engagement in our 3 Core Themes. All of these include goals that directly and/or indirectly relate to our Allied Health programs.

FINANCIAL PLAN

Estimated Acquisition / Development Cost

Attach C100 cost estimating form if Project Total is more than \$5 million.

Available here - https://ofm.wa.gov/sites/default/files/public//budget/forms/C100_2018.xlsx

Acquisition	\$	Include DES RES fee
Design	\$	Include sales tax if design-build delivery
Construction	\$ 5,000,000	Include sales tax
Equipment	\$	Include sales tax
Artwork	\$	Optional for locally funded projects
DES Project Management	\$	Include DES E&AS fee
Other	\$	Include permits, HazMat, DAHP, LEED, ...
Total Project Cost	\$ 5,000,000	Must equal cash and financing below

Capital Project Funding

Cash and State Appropriations

<u>Fund #</u>	<u>Describe Sources of Cash or Appropriation</u>	<u>Amount</u>
		+ \$
		+ \$
		+ \$
		+ \$
	Total Cash Contribution	= \$

Local Financing

Certificate of Participation (amount borrowed)	\$ 5,000,000
Term (years)	20 yrs
Rate	3.5 %

Annual Operating Cost

Annual debt service payment	(a)	+ \$ 348,000 per yr
Incremental cost of maintenance and operations due to project		+ \$ 52,000 per yr
Additional 25 percent for debt service coverage		+ \$ 100,000 per yr
Annual dedicated operating cash flow	(C)	= \$ 500,000 per yr

Revenue Sources for Operating Costs

<u>Fund #</u>	<u>Describe Source of Revenues</u>	<u>Amount</u>
148	local funds	+ \$ 348,000
148	operating budget	+ \$ 52,000
149	tuition and fee revenue	+ \$ 100,000
		+ \$
	Total Dedicated Revenue (R)	= \$ 500,000

<u>Annual Excess/(Deficit) Revenue due to Project</u>	(R – C)	\$ 0.00
--	----------------	----------------

Notes:

1. Identify special fees and distributions assessed by the students or Board of Trustees. Indicate date of action, duration of the assessment, and other conditions associated with the funds dedicated to this project. Additional information may be provided to support this request.
2. The State has not provided M & O for college non-academic or enterprise related facilities – dormitories, parking structures, food service facilities, bookstore space, etc. M & O for other alternatively financed projects is not certain and will be subject to OFM and legislative review on a case-by-case basis.

FISCAL HEALTH MEASURE

Use the following criteria for your analysis:

Operating Revenue:

Funds: 145, 148, 149, 4xx (except 444), 5xx
GL: 32xx
SrcRev: All except 03xx, 06xx, 07xx and 08xx
GL: 65xx
Exp Obj: Sx

Debt:

Funds: All except 0xx, 253, 444, 790, 840
GL: 5xxx except 5116, 5124, 5125, 5127, 5128, 5153, 5155, 5158, 5192, 5225, 5227, 5228

Previous fiscal year (e.g., 2018)	(current)	2020
First full fiscal year of debt service for proposed financing	(future)	2021
Current debt service		\$ 2,162,300
Current operating revenue		/ \$ 39,075,121
Current debt service / operating revenue		= .055 %
Future debt service without proposed project requiring financing		\$ 1,820,550
Future debt service due to proposed project requiring financing (a) from page 2		+ \$ 348,000
Future debt service (A)		= \$ 2,168,550
Future operating revenue without proposed project requiring financing		\$ 41,621,000
Future operating revenue due to proposed project requiring financing		+ \$ 100,000
Future operating revenue (B)		= \$ 41,721,000
Future debt service / operating revenue	(A/B)	= .052 %

ELIGIBILITY FOR TAX EXEMPT FINANCING

Treasurer's questions to be answered when requesting authorization for capital financing. June 2018 update.

1. Will any portion of the project or asset ever be owned by any entity other than the state or one of its agencies or departments? ☐ Yes ☒ No
2. Will any portion of the project or asset ever be leased to any entity other than the state or one of its agencies or departments? ☐ Yes ☒ No
3. Will any portion of the project or asset ever be managed or operated by any entity other than the state or one of its agencies or departments? ☐ Yes ☒ No
4. Will any portion of the project or asset be used to perform sponsored research under an agreement with a nongovernmental entity (business, non-profit entity, or the federal government), including any federal department or agency? ☐ Yes ☒ No
5. Does the project involve a public/private venture, or will any entity other than the state or one of its agencies or departments ever have a special priority or other right to use any portion of the project or asset to purchase or otherwise acquire any output of the project or asset such as electric power or water supply? ☐ Yes ☒ No
6. Will any portion of the Bond/COP proceeds be granted or transferred to nongovernmental entities (businesses, non-profit entities, or the federal government) or granted or transferred to other governmental entities which will use the grant for nongovernmental purposes? ☐ Yes ☒ No
7. If you have answered "Yes" to any of the questions above, will your agency or any other state agency receive any payments from any nongovernmental entity, for the use of, or in connection with, the project or assets? A nongovernmental entity is defined as
 - a. any person or private entity, such as a corporation, partnership, limited liability company, or association;
 - b. any nonprofit corporation (including any 501(c)(3) organization); or
 - c. the federal governmental (including any federal department or agency).☐ Yes ☐ No
8. Is any portion of the project or asset, or rights to any portion of the project or asset, expected to be sold to any entity other than the state or one of its agencies or departments? ☐ Yes ☒ No
9. Will any portion of the Bond/COP proceeds be loaned to nongovernmental entities or loaned to other governmental entities that will use the loan for nongovernmental purposes? ☐ Yes ☒ No
10. Will any portion of the Bond/COP proceeds be used for staff costs for tasks not directly related to a financed project(s)? ☐ Yes ☒ No

Determining eligibility:

If all of the answers to the questions above are "No", request tax-exempt funding. If the answer to any of the questions is "Yes", contact the SBCTC Capital Budget Office for further review.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 12:44PM

Project Number: 30000135

Project Title: Clark College: North County Satellite

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 11

Project Summary

Construct a new 69,000 gross square foot facility in north Clark County.

Project Description

The Clark College service district is one of the fastest growing areas in the State and will continue to grow. The population of Clark County has grown 62 % in the past 15 years and is forecasted to grow 1.8-2.5 % per year for many years to come. Clark College is challenged to develop additional instructional capacity to meet current and future enrollment demand to avoid a significant decline in service level. The population growth for Clark County has sifted to the east and north of the main campus and is the primary motivator for building satellite facilities. The lack of suitable sites for major buildings on the main campus coupled with parking constraints and traffic congestion have lead the College to develop off-campus satellite facilities to accommodate growth. The Clark College Facilities Master Plan specifies that the College will accommodate growth and enrollment pressures by developing satellite facilities in rapidly growing areas of the service district. Accordingly, the College proposes to construct a 69,000 square foot instructional building on property located in north central Clark County that will be acquired by the Clark College Foundation and transferred to the State of Washington. The proposed three story building will be modeled after the College's two previous successful satellite facilities (Clark College at WSU-Vancouver and Clark College at Columbia Tech Center) to serve general education, technical training programs and business/ industry training. The facilities will contain classrooms, science labs, computer labs, professional labs, offices, student services and support spaces. The College intends to partner with K-12, business and industry, and the local community to develop and enhance program offerings and services. The new facilities will have a capacity to serve 1025 FTE students.

Location

City: Battle Ground

County: Clark

Legislative District: 018

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 Clark College Facilities Master Plan specifies that the College will accommodate growth and enrollment pressures by developing satellite facilities in rapidly growing areas of the service district. Accordingly, the College proposes to construct a 69,000 square foot instructional building on property located in north central Clark County that will be acquired by the Clark College Foundation and transferred to the State of Washington. The proposed three story building will be modeled after the College's two previous successful satellite facilities (Clark College at WSU-Vancouver and Clark College at Columbia Tech Center) to serve general education, technical training programs and business/ industry training. The facilities will contain classrooms, science labs, computer labs, professional labs, offices, student services and support spaces. The College intends to partner with K-12, business and industry, and the local community to develop and enhance program offerings and services. The new facilities will have a capacity to serve 1025 FTE students.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 12:44PM

Project Number: 30000135

Project Title: Clark College: North County Satellite

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	58,918,000	373,807	6,393	5,307,800	53,230,000
	Total	58,918,000	373,807	6,393	5,307,800	53,230,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
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 2024	FY 2025	FY 2026	FY 2027	FY 2028
FTE	Full Time Employee	3.4	4.6	4.6	4.6	4.6
001-1	General Fund-State	387,418	517,500	517,500	517,500	517,500
	Total	387,418	517,500	517,500	517,500	517,500

Narrative

69,000 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Oct-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	30000135	30000135
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 2020

Agency	Clark College	
Project Name	North County Satellite	
OFM Project Number	30000135	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	69,000	MACC per Square Foot	\$540
Usable Square Feet	49,000	Escalated MACC per Square Foot	\$564
Space Efficiency	71.0%	A/E Fee Class	B
Construction Type	Science labs (teaching)	A/E Fee Percentage	6.42%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.40%	Location Used for Tax Rate	6370 Pioneer St, Ridgefield, WA 98642
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	May-18	Predesign End	June-19
Design Start	August-21	Design End	October-23
Construction Start	August-21	Construction End	October-23
Construction Duration	26 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$56,395,015	Total Project Escalated	\$58,917,904
		Rounded Escalated Total	\$58,918,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Clark College	
Project Name	North County Satellite	
OFM Project Number	30000135	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$1,577,759	Acquisition Subtotal Escalated	\$1,577,759

Consultant Services			
Predesign Services	\$615,110		
A/E Basic Design Services	\$1,814,952		
Extra Services	\$1,347,470		
Other Services	\$965,399		
Design Services Contingency	\$474,293		
Consultant Services Subtotal	\$5,217,224	Consultant Services Subtotal Escalated	\$5,484,681

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$3,724,674	Construction Contingencies Escalated	\$3,927,296
Maximum Allowable Construction Cost (MACC)	\$37,246,736	Maximum Allowable Construction Cost (MACC) Escalated	\$38,900,517
Sales Tax	\$3,441,598	Sales Tax Escalated	\$3,597,537
Construction Subtotal	\$44,413,008	Construction Subtotal Escalated	\$46,425,350

Equipment			
Equipment	\$3,365,679		
Sales Tax	\$282,717		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,648,396	Equipment Subtotal Escalated	\$3,846,869

Artwork			
Artwork Subtotal	\$293,124	Artwork Subtotal Escalated	\$293,124

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$375,588	Project Administration Subtotal Escalated	\$396,020

Other Costs			
Other Costs Subtotal	\$869,917	Other Costs Subtotal Escalated	\$894,101

Project Cost Estimate			
Total Project	\$56,395,015	Total Project Escalated	\$58,917,904
		Rounded Escalated Total	\$58,918,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Offsite Infrastructure and Site Improvements	\$1,577,759				
Insert Row Here					
ACQUISITION TOTAL	\$1,577,759		NA	\$1,577,759	

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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	\$70,823			
Environmental Analysis	\$150,826			
Predesign Study	\$393,461			
Other				
Insert Row Here				
Sub TOTAL	\$615,110	1.0278	\$632,211	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,814,952			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,814,952	1.0544	\$1,913,685	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$191,981			
Geotechnical Investigation	\$46,195			
Commissioning	\$161,985			
Site Survey	\$25,197			
Testing	\$89,992			
LEED Services	\$33,597			
Voice/Data Consultant	\$41,996			
Value Engineering	\$29,997			
Constructability Review	\$29,997			
Environmental Mitigation (EIS)	\$47,996			
Landscape Consultant	\$83,992			
Document Reproduction prior to bid	\$29,997			
Sustainable Design Consultant	\$17,999			
LEED Design	\$111,589			
Advertising	\$4,800			
Value Engineering Consultant	\$41,996			
Constructability Review Consultant	\$56,994			
Laboratory Planning Consultant	\$65,993			
Audio/Visual & CATV Consultant	\$29,997			
Site Telecommunications Design from Campus to bldg	\$35,996			
Stormwater Report (SWPPP, NOI) & Permitting	\$17,999			
Wetlands Study & Report, SEPA	\$46,796			
Energy Conservation Report (ELCCA)	\$41,996			
Hazmat Consultant	\$26,397			
Renderings, Models and Presentations	\$11,999			
Lighting Consultant	\$23,997			
Insert Row Here	\$0			
Sub TOTAL	\$1,347,470	1.0544	\$1,420,773	Escalated to Mid-Design

4) Other Services			
Bid/Construction/Closeout	\$815,413		31% of A/E Basic Services
HVAC Balancing	\$41,996		
Staffing			
Commissioning and Training	\$29,997		
As-Built Documentation	\$29,997		
Advertising	\$2,400		
LEED Documentation	\$11,999		
Reimbursables - after bid	\$9,599		
Geotechnical Construction Services	\$11,999		
Document Reproduction	\$11,999		
Insert Row Here			
Sub TOTAL	\$965,399	1.0544	\$1,017,917 Escalated to Mid-Const.
5) Design Services Contingency			
Design Services Contingency	\$237,147		
Additional 5% contingency for soil conditions and n	\$237,147		
Insert Row Here			
Sub TOTAL	\$474,293	1.0544	\$500,095 Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$5,217,224		\$5,484,681

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$917,913			
G20 - Site Improvements	\$2,399,772			
G30 - Site Mechanical Utilities	\$539,949			
G40 - Site Electrical Utilities	\$245,977			
G60 - Other Site Construction	\$185,982			
General Conditions	\$159,585			
Contractor's Overhead and Profit	\$165,584			
Insert Row Here				
Sub TOTAL	\$4,614,762	1.0278	\$4,743,053	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation	\$269,974			
Parking Mitigation				
Stormwater Retention/Detention	\$641,939			
Wetland Mitigation	\$2,159,795			
Street system improvements (offsite)	\$4,025,617			
Storm drainage system (offsite)	\$403,161			
Sanitary sewer system (offsite)	\$679,136			
Water system (offsite)	\$235,177			
Dry utilities (offsite)	\$347,967			
General Conditions	\$306,691			
Contractor's Overhead and Profit	\$317,370			
Insert Row Here				
Sub TOTAL	\$9,386,827	1.0278	\$9,647,781	
3) Facility Construction				
A10 - Foundations	\$1,235,882			
A20 - Basement Construction				
B10 - Superstructure	\$3,839,635			
B20 - Exterior Closure	\$1,883,821			
B30 - Roofing	\$389,963			
C10 - Interior Construction	\$3,179,698			
C20 - Stairs	\$159,585			
C30 - Interior Finishes	\$3,137,702			
D10 - Conveying	\$161,985			
D20 - Plumbing Systems	\$944,310			
D30 - HVAC Systems	\$2,825,731			
D40 - Fire Protection Systems	\$269,974			
D50 - Electrical Systems	\$1,955,815			
F10 - Special Construction	\$449,957			
F20 - Selective Demolition				
General Conditions	\$755,928			
Contractor's Overhead and Profit	\$781,726			
Sep-17 to Sep-18 Prevailing Wage Increase	\$1,273,435			
Insert Row Here				
Sub TOTAL	\$23,245,147	1.0544	\$24,509,683	

4) Maximum Allowable Construction Cost		
MACC Sub TOTAL	\$37,246,736	\$38,900,517

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0544	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0544	\$0
7) Construction Contingency			
Allowance for Change Orders	\$1,862,337		
Additional 5% contingency for soil conditions and	\$1,862,337		
Insert Row Here			
Sub TOTAL	\$3,724,674	1.0544	\$3,927,296
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0544	\$0
Sales Tax			
Sub TOTAL	\$3,441,598		\$3,597,537
CONSTRUCTION CONTRACTS TOTAL			
	\$44,413,008		\$46,425,350

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,109,894			
E20 - Furnishings	\$1,019,903			
F10 - Special Construction	\$359,965			
Security System	\$791,925			
Interior/Exterior Signage	\$83,992			
Insert Row Here				
Sub TOTAL	\$3,365,679	1.0544	\$3,548,772	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0544	\$0	
Sales Tax				
Sub TOTAL	\$282,717		\$298,097	
EQUIPMENT TOTAL	\$3,648,396		\$3,846,869	

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<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$293,124				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$293,124		NA	\$293,124	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Construction Coordinator	\$375,588				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$375,588		1.0544	\$396,020	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$269,974				
Hazardous Material Remediation/Removal	\$239,977				
Historic and Archeological Mitigation					
Permit Review Fees	\$113,989				
Utility Relocation	\$245,977				
Insert Row Here					
OTHER COSTS TOTAL	\$869,917				

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<div>C-100(2020) Additional Notes</div>

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: Clark College – North County Satellite

OFM project number: 30000135 **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-phase funding request	Predesign to OFM	Construction-phase funding request
<i>February 2014</i>	<i>September 2017</i>	<i>March 2019</i>	<i>September 2020</i>
general education	general education	general education	general education
transfer degree programs	transfer degree programs	transfer degree programs	transfer degree programs
career pathway programs	career pathway programs	career pathway programs	career pathway programs
faculty, adjunct faculty, and staff offices	faculty, adjunct faculty, and staff offices	faculty, adjunct faculty, and staff offices	faculty, adjunct faculty, and staff offices
student services	student services	student services	student services

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:28PM

Project Number: 30000136

Project Title: Everett Community College: Learning Resource Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 14

Project Summary

Construct a new 69,630 gross square foot facility on the college campus.

Project Description

Enrollment at Everett Community College has increased significantly (55%) since 1996, and a further 32% growth is anticipated through Fall 2016. The college lacks essential instructional space, especially for basic skills, and library and media services space to provide instruction for existing enrollment as well as growth. Existing basic skills space is inadequate for the number of students, and the existing library is undersized and overcrowded, with multiple functional deficiencies that cannot be corrected in its present location, and it cannot meet the growing demands of upper division programs on the campus. Construction of a new Learning Resource Center will provide critically needed new instruction space for basic skills, distance education and upper division partnerships with four-year institutions, integrated with the library, media services and the Teaching and Learning Center, to meet rapidly changing instructional needs and achieve essential program integration.

Location

City: Everett

County: Snohomish

Legislative District: 021

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

Projects are scored and selected based on criteria that include conformance with the College's Strategic and Facility Master Plan. This project represents the most critical needs of the individual college and is detailed in the PRR and Predesign documents transmitted to OFM capital staff and Legislative Fiscal Committee staff. The project further supports the statewide System Direction adopted by the State Board and represents the highest priority across the state's 34 Community and Technical Colleges. The individual master plans and system direction are available for review in the State Board Office along with additional copies of PRRs and Predesign documents.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	52,099,000	258,550	1,195,146	2,561,304	48,084,000
	Total	52,099,000	258,550	1,195,146	2,561,304	48,084,000
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 3:28PM

Project Number: 30000136

Project Title: Everett Community College: Learning Resource Center

Operating Impacts**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	2.3	4.6	4.6	4.6	4.6
001-1	General Fund-State	260,342	525,000	525,000	525,000	525,000
	Total	260,342	525,000	525,000	525,000	525,000

Narrative

70,000 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Jan-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	30000136	30000136
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 2020

Agency	Everett Community College	
Project Name	Learning Resource Center - Predesign Preferred Option A	
OFM Project Number	30000136	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	70,000	MACC per Square Foot	\$464
Usable Square Feet	45,500	Escalated MACC per Square Foot	\$483
Space Efficiency	65.0%	A/E Fee Class	B
Construction Type	Libraries	A/E Fee Percentage	6.63%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.80%	Location Used for Tax Rate	2000 Tower St, Everett, WA 98201
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	May-18	Predesign End	March-19
Design Start	April-19	Design End	May-21
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$50,355,591	Total Project Escalated	\$52,098,660
		Rounded Escalated Total	\$52,099,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College	
Project Name	Learning Resource Center - Predesign Preferred Option A	
OFM Project Number	30000136	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$4,000,000	Acquisition Subtotal Escalated	\$4,000,000

Consultant Services			
Predesign Services	\$369,110		
A/E Basic Design Services	\$1,558,511		
Extra Services	\$1,880,497		
Other Services	\$918,464		
Design Services Contingency	\$452,018		
Consultant Services Subtotal	\$5,178,600	Consultant Services Subtotal Escalated	\$5,239,040

Construction			
GC/CM Risk Contingency	\$115,352		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$1,622,288	Construction Contingencies Escalated	\$1,693,831
Maximum Allowable Construction Cost (MACC)	\$32,445,751	Maximum Allowable Construction Cost (MACC) Escalated	\$33,776,863
Sales Tax	\$3,349,972	Sales Tax Escalated	\$3,487,932
Construction Subtotal	\$37,533,363	Construction Subtotal Escalated	\$39,079,066

Equipment			
Equipment	\$2,305,076		
Sales Tax	\$225,897		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,530,973	Equipment Subtotal Escalated	\$2,642,590

Artwork			
Artwork Subtotal	\$259,197	Artwork Subtotal Escalated	\$259,197

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$179,771		
Project Administration Subtotal	\$179,771	Project Administration Subtotal Escalated	\$187,699

Other Costs			
Other Costs Subtotal	\$673,686	Other Costs Subtotal Escalated	\$691,068

Project Cost Estimate			
Total Project	\$50,355,591	Total Project Escalated	\$52,098,660
		Rounded Escalated Total	\$52,099,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$4,000,000				
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$4,000,000		NA	\$4,000,000	

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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	\$76,980			
Environmental Analysis	\$10,264			
Predesign Study	\$204,886			
Detailed Site Investigations	\$76,980			
Insert Row Here				
Sub TOTAL	\$369,110	1.0000	\$369,110	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,558,511			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,558,511	1.0000	\$1,558,511	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$141,129			
Geotechnical Investigation	\$52,270			
Commissioning	\$36,589			
Site Survey	\$36,589			
Testing	\$156,810			
LEED Services	\$5,227			
Voice/Data Consultant	\$26,135			
Value Engineering	\$67,951			
Constructability Review	\$20,908			
Environmental Mitigation (EIS)	\$57,497			
Landscape Consultant	\$99,313			
Asbestos Abatement Consultant	\$31,362			
Life Cycle Cost Analysis	\$41,816			
Reimbursables Including Document Reproduction	\$104,540			
Lighting Consultant	\$52,270			
Advertising	\$2,091			
Cost & Scheduling	\$57,497			
LEED Design	\$139,038			
Envelope Consultant	\$31,362			
Constructability Review	\$41,816			
Value Engineering Study	\$41,816			
Computer Modeling /Animation	\$26,135			
Interior Design	\$99,313			
Acoustic Design	\$52,270			
Security/Hardware Consultant	\$31,362			
Audio Visual Consultant	\$52,270			
Civil Related to Building Demolition	\$375,121			
Insert Row Here				
Sub TOTAL	\$1,880,497	1.0000	\$1,880,497	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$700,200			31% of A/E Basic Services
HVAC Balancing				

Staffing				
Commissioning and Training	\$106,470			
LEED Reporting and Monitoring	\$69,206			
Reimbursables and Reprographics for bid and construction	\$42,588			
Insert Row Here				
Sub TOTAL	\$918,464	1.0441	\$958,969	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$236,329			
Plus 5% due to underground utilities, sloping s	\$215,689			
Insert Row Here				
Sub TOTAL	\$452,018	1.0441	\$471,953	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$5,178,600		\$5,239,040	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$970,330			
G20 - Site Improvements	\$2,137,543			
G30 - Site Mechanical Utilities	\$933,051			
G40 - Site Electrical Utilities	\$483,962			
G60 - Other Site Construction				
Building Demolition	\$694,090			
General Conditions	\$231,657			
Insert Row Here				
Sub TOTAL	\$5,450,633	1.0258	\$5,591,260	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$0	
3) Facility Construction				
A10 - Foundations	\$702,734			
A20 - Basement Construction	\$108,275			
B10 - Superstructure	\$2,967,050			
B20 - Exterior Closure	\$3,581,219			
B30 - Roofing	\$688,157			
C10 - Interior Construction	\$3,961,219			
C20 - Stairs	\$244,248			
C30 - Interior Finishes	\$1,987,343			
D10 - Conveying	\$380,220			
D20 - Plumbing Systems	\$1,189,763			
D30 - HVAC Systems	\$3,692,670			
D40 - Fire Protection Systems	\$484,719			
D50 - Electrical Systems	\$3,785,837			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$2,084,917			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$1,136,747			
Insert Row Here				
Sub TOTAL	\$26,995,118	1.0441	\$28,185,603	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$32,445,751		\$33,776,863	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Allowance for GC/CM costs	\$115,352		
Insert Row Here			
Sub TOTAL	\$115,352	1.0441	\$120,440
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
7) Construction Contingency			
Allowance for Change Orders	\$1,622,288		
Other			
Insert Row Here			
Sub TOTAL	\$1,622,288	1.0441	\$1,693,831
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
Sales Tax			
Sub TOTAL	\$3,349,972		\$3,487,932
CONSTRUCTION CONTRACTS TOTAL			
	\$37,533,363		\$39,079,066

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$761,261			
E20 - Furnishings	\$1,117,935			
F10 - Special Construction				
Audio Visual Systems	\$212,940			
Telecom Cabling/Equipment	\$212,940			
Insert Row Here				
Sub TOTAL	\$2,305,076	1.0441	\$2,406,730	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
Sales Tax				
Sub TOTAL	\$225,897		\$235,860	
EQUIPMENT TOTAL	\$2,530,973		\$2,642,590	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$259,197				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$259,197		NA	\$259,197	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
EvCC Project Management	\$179,771				
PROJECT MANAGEMENT TOTAL	\$179,771		1.0441	\$187,699	

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	\$396,623				
Historic and Archeological Mitigation					
City Permits and Public Works Engineering	\$271,739				
LEED Registration Certification Fees	\$5,324				
Insert Row Here					
OTHER COSTS TOTAL	\$673,686		1.0258	\$691,068	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<div>Tab D. Equipment</div>

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<div>Tab E. Artwork</div>

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<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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SBCTC program updates for major projects included in a capital budget request

Project name: Everett Community College – Learning Resource Center

OFM project number: 30000136 **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	Predesign to OFM	Construction-phase Funding request
<i>March 2014</i>	<i>September 2017</i>	<i>February 2019</i>	<i>September 2020</i>
Writing Center	Writing Center	Writing Center	Writing Center
Tutoring Center	Tutoring Center	Tutoring Center	Tutoring Center
eLearning	eLearning	eLearning	eLearning
Media Services	Media Services	Media Services	Media Services
Library Services	Library Services	Library Services	Library Services
Teaching and Learning Collaboratory	Teaching and Learning Collaboratory	Teaching and Learning Collaboratory	Teaching and Learning Collaboratory

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:07PM

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.) [See proposal section 1.1]

In 1999 the State of Washington collocated Cascadia College and the University of Washington - Bothell (UWB) to meet the area's rapidly growing demand for educational access. Since that time, enrollment at both institutions has outstripped the state's projections – until constrained by physical capacity. The growth pattern at Cascadia has been one of buildings opening, enrollment immediately leaping and then plateauing. This pattern is reflected in the following statistic: in terms of total gross facility area per full time equivalent student, our master plan targets 150 GSF/FTE.1 While the community and technical college 2016 system average is 203 GSF/Type 1 FTE, Cascadia's current ratio is 99 GSF/Type 1 FTE – less than half of the system's average space per FTE. Based on our benchmark, Cascadia's current space shortfall is 106,744 GSF; even following the planned construction of CC4 Cascadia will have a space shortfall of 67,344 GSF in 2026. We are accordingly proposing a growth project to meet our community's educational access needs and the College's need for facilities that support educational excellence.

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 61,600 gross square foot building on the Cascadia 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]

Totaling 61,600 GSF, the facility will provide students with multiple opportunities to engage in active learning. The new building will support learning outside formal instructional environments through the inclusion of break-out rooms, collaborative workspaces, faculty offices, and a Learning Commons facilitating remote library access.

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Our planning committee has considered several alternatives to our preferred approach to the Gateway Building. These include:

- Increasing the number of Distance Education courses – Cascadia plans to continue to increase hybrid enrollment as total campus enrollment grows. This hybrid enrollment growth has already been factored into the college's capacity analysis; it does not obviate the need for a new building.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:07PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

- Offering more courses off campus – Cascadia has explored the cost of renting facilities off campus. The high value of real estate in the local market is not consistent with a community college business model. The college cannot remain financially solvent and meet enrollment with student services at a remote location. In addition, housing first year students offsite is contrary to the central concept of integrated these students into campus life.
- Renovate the current building – Since our facilities are all under 20 years old, largescale renovation is not a reasonable option. Practically, renovation would cause significant operational disruptions during the time period of renovation and reduce overall enrollment capacity. Renovating a facility that is already operating over its design capacity will undermine our ability to engage students in their learning and will have regressive effects on our efforts to develop a holistic learning environment.
- Offer more courses during hours which have low student demand – Theoretically, more enrollment capacity can be found within the existing facilities by scheduling more early morning, late evening, and weekend classes; however, Cascadia is not a residential campus. While we have had some limited success in this strategy, these off-hour classes suffer from low enrollment levels and are therefore costly to run. Classes scheduled at such times are often the “last late choice” for students and therefore enroll a disproportionate number of high risk students at times when limited academic support and student success staff are available to provide extra assistance. Student outcomes for sections scheduled during such times are generally poor and student retention suffers as well.
- Developed Alternative – None of the above alternatives address the fundamental needs of our community and students, and thus were pursued no further. We did see merit in analyzing the Gateway Building on the other site envisioned in the 2017 Campus Master Plan east of Campus Way NE (Building 25 on the long-term plan). The primary benefit of this location would be that construction would be considerably less disruptive to campus operations, while its primary disadvantage is that soils in this vicinity are notably inferior and will result in considerably higher foundation costs. In addition, the gateway concept is less powerful when located at a peripheral as opposed to central location. It should be noted that the City of Bothell allows taller buildings at this location specifically because of the anticipated high construction costs of development east of Campus Way NE. After analyzing the cost for soils improvements – in this case, Geopier soil displacement – we concluded there is no compelling benefit that would justify the alternative location.
- Consequences of Doing Nothing - Doing nothing is not an option given our commitment to access and educational excellence. It is critical that we simplify access to Cascadia College and our campus at all levels, from genuinely one-stop student services to campus onramp courses to basic visual comprehension of the institution (after all, many students approach learning from a visual bias). We must provide additional instructional space to support the rapid and continuing growth of our programs, and to continue to create new educational pathways. In the event Cascadia College's proposal is not approved, every year hundreds of our community's students will be denied access to a college education.

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 484 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]

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:

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:07PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

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.

Without the Gateway Building, Cascadia's ability to achieve its Strategic Plan will be compromised. We will be unable to meet the educational demands of our community, our chronic overcrowding will continue, student services essential to the development of new students and support of existing students will remain dispersed throughout the campus, classrooms/labs will lack the break-out spaces that promote innovation, and informal collaboration/study areas necessary to developing critical thinking will remain wholly lacking.

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 includes approximately \$352,130 for information technology equipment including computers and printers.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:07PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

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]

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) 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) 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. 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: Bothell

County: King

Legislative District: 001

Project Type

New Facilities/Additions (Major Projects)

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:07PM

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	36,582,000				3,096,000
	Total	36,582,000	0	0	0	3,096,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State	33,486,000				
	Total	33,486,000	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/20/2020 4:07PM

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	2.7	4.1	4.1	4.1	4.1
001-1	General Fund-State	306,312	462,000	462,000	462,000	462,000
	Total	306,312	462,000	462,000	462,000	462,000

Narrative

61,600 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Nov-24). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Cascadia Community College	
Project Name	CC5 Gateway Building	
OFM Project Number	40000222 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-407-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	61,600	MACC per Square Foot	\$371
Usable Square Feet	39,425	Escalated MACC per Square Foot	\$404
Space Efficiency	64.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.05%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	18345 Campus Way NE, Bothell WA 98011
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	May-21	Predesign End	October-21
Design Start	November-21	Design End	April-23
Construction Start	May-23	Construction End	November-24
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$32,635,489	Total Project Escalated	\$35,429,982
		Rounded Escalated Total	\$35,430,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Cascadia Community College	
Project Name	CC5 Gateway Building	
OFM Project Number	40000222 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$243,154		
A/E Basic Design Services	\$1,166,099		
Extra Services	\$1,126,072		
Other Services	\$810,281		
Design Services Contingency	\$167,280		
Consultant Services Subtotal	\$3,512,886	Consultant Services Subtotal Escalated	\$3,726,798

Construction			
Construction Contingencies	\$1,141,505	Construction Contingencies Escalated	\$1,244,355
Maximum Allowable Construction Cost (MACC)	\$22,830,104	Maximum Allowable Construction Cost (MACC) Escalated	\$24,871,960
Sales Tax	\$2,397,161	Sales Tax Escalated	\$2,611,632
Construction Subtotal	\$26,368,770	Construction Subtotal Escalated	\$28,727,947

Equipment			
Equipment	\$1,630,969		
Sales Tax	\$163,097		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,794,066	Equipment Subtotal Escalated	\$1,955,712

Artwork			
Artwork Subtotal	\$176,269	Artwork Subtotal Escalated	\$176,269

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$216,138	Project Administration Subtotal Escalated	\$235,613

Other Costs			
Other Costs Subtotal	\$567,360	Other Costs Subtotal Escalated	\$607,643

Project Cost Estimate			
Total Project	\$32,635,489	Total Project Escalated	\$35,429,982
		Rounded Escalated Total	\$35,430,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$27,017			
Environmental Analysis				
Predesign Study	\$216,137			
Other				
Insert Row Here				
Sub TOTAL	\$243,154	1.0339	\$251,398	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,166,099			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,166,099	1.0513	\$1,225,920	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$70,244			
Geotechnical Investigation	\$54,034			
Commissioning	\$27,017			
Site Survey	\$81,051			
Testing	\$54,034			
LEED Services	\$64,841			
Voice/Data Consultant	\$37,824			
Value Engineering	\$48,631			
Constructability Review	\$48,631			
Environmental Mitigation (EIS)				
Landscape Consultant	\$64,841			
ELCCA	\$54,034			
LCCT	\$81,051			
Reimburseables incl Reprographics prior to bid	\$27,017			
Advertising	\$2,161			
Traffic analysis	\$27,017			
Envelope Consultant	\$43,227			
Interior Design	\$10,807			
Acoustic Design	\$43,227			
Security Consultant	\$32,421			
Audio Visual Consultant	\$54,034			
Cost and Scheduling	\$59,438			
Value Engineering Participation	\$48,631			
Constructability Review Participation	\$43,227			
Environmental Graphics/Signage	\$5,404			
Lighting Consultant				
Materials/Equip/Lab Consultant				
Door Hardware Consultant	\$10,807			
SEPA/Land Use	\$32,421			
Insert Row Here				
Sub TOTAL	\$1,126,072	1.0513	\$1,183,840	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$523,900			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$108,069			
LEED Reporting and Monitoring	\$70,244			
Reimbursables/Reprographics for bid and construction	\$27,017			
Construction Materials Testing	\$81,051			
Insert Row Here				
Sub TOTAL	\$810,281	1.0901	\$883,287	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$167,280			
Other				
Insert Row Here				
Sub TOTAL	\$167,280	1.0901	\$182,353	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,512,886		\$3,726,798	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$303,704			
G20 - Site Improvements	\$297,156			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$191,686			
Insert Row Here				
Sub TOTAL	\$792,546	1.0710	\$848,817	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0710	\$0	
3) Facility Construction				
A10 - Foundations	\$496,800			
A20 - Basement Construction	\$420,777			
B10 - Superstructure	\$3,263,736			
B20 - Exterior Closure	\$3,308,339			
B30 - Roofing	\$468,784			
C10 - Interior Construction	\$2,451,815			
C20 - Stairs	\$217,563			
C30 - Interior Finishes	\$1,761,612			
D10 - Conveying	\$242,802			
D20 - Plumbing Systems	\$669,113			
D30 - HVAC Systems	\$3,306,205			
D40 - Fire Protection Systems	\$472,315			
D50 - Electrical Systems	\$2,755,170			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,431,257			
Sep-17 to Sep-18 Prevailing Wage Increase	\$771,270			
Insert Row Here				
Sub TOTAL	\$22,037,558	1.0901	\$24,023,143	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$22,830,104		\$24,871,960	

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7) Construction Contingency

Allowance for Change Orders	\$1,141,505		
Other			
Insert Row Here			
Sub TOTAL	\$1,141,505	1.0901	\$1,244,355

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0901	\$0

Sales Tax

Sub TOTAL	\$2,397,161		\$2,611,632
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CONSTRUCTION CONTRACTS TOTAL	\$26,368,770		\$28,727,947
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$499,276			
E20 - Furnishings	\$798,842			
F10 - Special Construction				
IT Equip/computers/printers	\$332,851			
Insert Row Here				
Sub TOTAL	\$1,630,969	1.0901	\$1,777,920	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0901	\$0	
Sales Tax				
Sub TOTAL	\$163,097		\$177,792	
EQUIPMENT TOTAL	\$1,794,066		\$1,955,712	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$176,269				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$176,269		NA	\$176,269	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Cascadia Facilities Management	\$216,138				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$216,138		1.0901	\$235,613	

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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	\$540,342				
Technology Fee	\$27,018				
Insert Row Here					
OTHER COSTS TOTAL	\$567,360		1.0710	\$607,643	

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<div>C-100(2020) Additional Notes</div>

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

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Tab G. Other Costs

<i>Insert Row Here</i>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Cascadia Community College	
Project Name	CC5 Gateway Building	
OFM Project Number	40000222 Infrastructure only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-407-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	61,600	MACC per Square Foot	\$14
Usable Square Feet	39,425	Escalated MACC per Square Foot	\$15
Space Efficiency	64.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.37%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	18345 Campus Way NE, Bothell WA 98011
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	May-21	Predesign End	October-21
Design Start	November-21	Design End	April-23
Construction Start	May-23	Construction End	November-24
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$1,328,679	Total Project Escalated	\$1,421,985
		Rounded Escalated Total	\$1,422,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Cascadia Community College	
Project Name	CC5 Gateway Building	
OFM Project Number	40000222 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$65,514		
Extra Services	\$43,276		
Other Services	\$29,434		
Design Services Contingency	\$6,911		
Consultant Services Subtotal	\$145,135	Consultant Services Subtotal Escalated	\$153,993

Construction			
Construction Contingencies	\$43,600	Construction Contingencies Escalated	\$47,529
Maximum Allowable Construction Cost (MACC)	\$872,003	Maximum Allowable Construction Cost (MACC) Escalated	\$933,916
Sales Tax	\$91,560	Sales Tax Escalated	\$98,145
Construction Subtotal	\$1,007,163	Construction Subtotal Escalated	\$1,079,590

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

Artwork			
Artwork Subtotal	\$7,075	Artwork Subtotal Escalated	\$7,075

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	\$169,306	Other Costs Subtotal Escalated	\$181,327

Project Cost Estimate			
Total Project	\$1,328,679	Total Project Escalated	\$1,421,985
		Rounded Escalated Total	\$1,422,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details	
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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		1.0339	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$65,514				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$65,514		1.0513	\$68,876	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$43,276				
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Insert Row Here					
Sub TOTAL	\$43,276		1.0513	\$45,497	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$29,434				31% of A/E Basic Services
HVAC Balancing					

Staffing				
Insert Row Here				
Sub TOTAL	\$29,434	1.0901	\$32,086	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,911			
Other				
Insert Row Here				
Sub TOTAL	\$6,911	1.0901	\$7,534	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$145,135		\$153,993	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$41,579			
G20 - Site Improvements	\$31,984			
G30 - Site Mechanical Utilities	\$154,482			
G40 - Site Electrical Utilities	\$369,732			
G60 - Other Site Construction	\$0			
Sep-17 to Sep-18 Prevailing Wage Increase	\$16,755			
Stormwater Vaults	\$257,471			
Insert Row Here				
Sub TOTAL	\$872,003	1.0710	\$933,916	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0710	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.0901	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$872,003		\$933,916	

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7) Construction Contingency

Allowance for Change Orders	\$43,600		
Other			
Insert Row Here			
Sub TOTAL	\$43,600	1.0901	\$47,529

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0901	\$0

Sales Tax

Sub TOTAL	\$91,560		\$98,145
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CONSTRUCTION CONTRACTS TOTAL	\$1,007,163		\$1,079,590
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Insert Row Here					
Sub TOTAL	\$0		1.0901	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0901	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$7,075				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$7,075		NA	\$7,075	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0901	\$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					
Site Development Drainage Fee	\$144,756				
Increased Traffic Mitigation Fee	\$24,550				
Insert Row Here					
OTHER COSTS TOTAL	\$169,306		1.0710	\$181,327	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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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>TBD</i>	<i>TBD</i>
Student Services	Student Services		
Foundation Courses	Foundation Courses		
Learning Commons	Learning Commons		
Faculty Offices	Faculty Offices		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 10:56AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 20

Project Summary

The project will renovate 5,250 gross square feet (GSF) and add 53,400 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 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]

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

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 10:56AM

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.)? [See proposal section 1.2]

The project will renovate 5,250 gross square feet (GSF) and add 53,400 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? [See proposal sections 1.3]

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? [See proposal section 3.3]

Alternative 1 – New Library (58,650 GSF stand-alone) located in the north parking lot between Seaview Gymnasium and Rainier Place student housing. This option was considered because it could successfully meet the full Library/LRC need as defined by the CAM. EdCC chose not to pursue this option because:

- Removing the Library from the center of campus, where it is adjacent to other college services (classrooms, student center, student services, etc.) was determined to be a detriment to EdCC's desire to merge basic skills, student services, and learning support activities all at the heart of campus.
- The project did not address space shortages for the College's primary academic need.
- If completed, it would leave LYN with two floors (approximately 43,000 gsf of vacant space) that is not easily renovated for other uses.
- It would displace approximately 110 parking stalls requiring construction of a new parking lot on the recently abandoned golf course driving range, which would add approximately \$1M to the project cost.
- Significant infrastructure would be required to extend the campus utility services (notably the utility tunnel and power).

Alternative 2 – New Academic Building (55,000 GSF stand-alone) located west of Lynnwood Hall in the western parking lot. This option was considered due to the potential for LYN to be declared a historic landmark. The proposed program would meet CAM deficiencies in Basic Skills, Open Computing, Auditorium, and Student Center. EdCC chose not to pursue this option because:

- The solution did not merge basic skills, student services, and learning support activities all at the heart of campus as is desired to assist Guided Pathways Initiatives.
- Student Center functions would be 'split' between Brier Hall and the new building. This was not desirable for both operational and effectiveness reasons.
- Space needs for Library/LRC were not addressed.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 10:56AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description

- The building would displace approximately 100 parking stalls requiring construction of a new parking lot on the recently abandoned golf course driving range, which would add approximately \$1M to the project cost.
- The project would isolate access to the Lynnwood Municipal Golf Course (EdCC has a joint operation agreement) likely requiring the construction of a new clubhouse.

Consequences of Doing Nothing - Doing nothing will inhibit the College's ability to meet the capacity needs of our growing ABE/ESL student population, provide optimal student learning support, and facilitate individual and collaborative learning outside of the classroom. Leaving the Library "as-is" will further negatively impact the ability of students, faculty, and staff to operate in an effective learning environment. If the project does not proceed:

- The goal of creating a modern, student-focused learning commons will be limited.
- Overall quality of the educational experience at the College will be diminished.
- Pre-college and ESL programs will run out of computer laboratory space for instruction, testing, and/or student use.
- The library will continue to turn away students looking for group study rooms and lose opportunities to teach information literacy skills without an additional classroom to meet the demands. The library will be unable to effectively create both silent study and collaborative study spaces to meet these competing student needs.
- Access to student technology and technology support will be limited.
- Collaborative learning overall will be limited by lack of suitable space.
- Staff efficiency due to space configuration deficiencies will continue to be problematic.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 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 C100]

The project includes approximately \$545,536 for information technology equipment including computers and printers.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 10:56AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description*expenditure and FTE detail.*

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. [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) 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. 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: 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

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	38,365,000				3,656,000
	Total	38,365,000	0	0	0	3,656,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 10:56AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Funding

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	34,709,000			
	Total	34,709,000	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	3.5	3.5	3.5	3.5	3.5
001-1	General Fund-State	400,500	400,500	400,500	400,500	400,500
	Total	400,500	400,500	400,500	400,500	400,500

Narrative

53,400 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Jul-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Edmonds Community College	
Project Name	Triton Learning Commons	
OFM Project Number	40000114 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	58,650	MACC per Square Foot	\$362
Usable Square Feet	35,220	Escalated MACC per Square Foot	\$399
Space Efficiency	60.1%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.13%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.50%	Location Used for Tax Rate	20212 68th Ave W, Lynnwood WA 98036
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	partial renovation of A04627
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	February-22	Design End	August-23
Construction Start	October-23	Construction End	July-25
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$32,952,488	Total Project Escalated	\$36,168,484
		Rounded Escalated Total	\$36,168,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Edmonds Community College	
Project Name	Triton Learning Commons	
OFM Project Number	40000114 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$367,848		
A/E Basic Design Services	\$1,096,611		
Extra Services	\$1,489,783		
Other Services	\$801,023		
Design Services Contingency	\$187,763		
Consultant Services Subtotal	\$3,943,029	Consultant Services Subtotal Escalated	\$4,212,278

Construction			
Construction Contingencies	\$1,061,439	Construction Contingencies Escalated	\$1,171,935
Maximum Allowable Construction Cost (MACC)	\$21,228,770	Maximum Allowable Construction Cost (MACC) Escalated	\$23,419,454
Sales Tax	\$2,340,472	Sales Tax Escalated	\$2,582,096
Construction Subtotal	\$24,630,680	Construction Subtotal Escalated	\$27,173,485

Equipment			
Equipment	\$2,270,337		
Sales Tax	\$238,385		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,508,722	Equipment Subtotal Escalated	\$2,769,882

Artwork			
Artwork Subtotal	\$179,943	Artwork Subtotal Escalated	\$179,943

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$216,382	Project Administration Subtotal Escalated	\$238,908

Other Costs			
Other Costs Subtotal	\$1,473,731	Other Costs Subtotal Escalated	\$1,593,988

Project Cost Estimate			
Total Project	\$32,952,488	Total Project Escalated	\$36,168,484
		Rounded Escalated Total	\$36,168,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$27,048			
Environmental Analysis				
Predesign Study	\$286,705			
As-built Drawings/Verifications	\$54,095			
Insert Row Here				
Sub TOTAL	\$367,848	1.0401	\$382,599	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,096,611			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,096,611	1.0586	\$1,160,873	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$70,323			
Geotechnical Investigation	\$48,686			
Commissioning	\$37,867			
Site Survey	\$54,095			
Testing	\$162,286			
LEED Services	\$108,191			
Voice/Data Consultant	\$37,867			
Value Engineering	\$64,914			
Constructability Review	\$70,323			
Environmental Mitigation (EIS)				
Landscape Consultant	\$64,914			
ELCCA	\$54,095			
LCCT	\$81,143			
Reimbursables incl Reprographics prior to bid	\$27,048			
Advertising	\$2,163			
Traffic Analysis	\$27,048			
Envelope Consultant	\$43,276			
Acoustical Design	\$37,867			
Interior Design	\$54,095			
Security Consultant	\$32,457			
Audio Visual Consultant	\$54,095			
Cost and Scheduling	\$59,505			
Value Engineering Participation	\$48,686			
Constructability Review Participation	\$43,276			
Environmental Graphics/Signage	\$43,276			
Lighting Consultant	\$37,867			
Door Hardware Consultant	\$10,819			
SEPA /Land Use	\$32,457			
Historic Preservation Consulting	\$81,144			
Insert Row Here				
Sub TOTAL	\$1,489,783	1.0586	\$1,577,085	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$492,680			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$108,191			
LEED Reporting and Monitoring	\$70,323			
Reimbursables/Reprographics for bid and construction	\$48,686			
Construction Materials Testing	\$81,143			
Insert Row Here				
Sub TOTAL	\$801,023	1.1041	\$884,411	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$187,763			
Other				
Insert Row Here				
Sub TOTAL	\$187,763	1.1041	\$207,310	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,943,029		\$4,212,278	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$265,996			
G20 - Site Improvements	\$374,752			
G30 - Site Mechanical Utilities	\$13,375			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$200,626			
Insert Row Here				
Sub TOTAL	\$854,749	1.0816	\$924,497	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0816	\$0	
3) Facility Construction				
A10 - Foundations	\$620,333			
A20 - Basement Construction				
B10 - Superstructure	\$1,975,423			
B20 - Exterior Closure	\$2,210,622			
B30 - Roofing	\$317,865			
C10 - Interior Construction	\$2,281,544			
C20 - Stairs	\$92,114			
C30 - Interior Finishes	\$1,900,872			
D10 - Conveying				
D20 - Plumbing Systems	\$929,544			
D30 - HVAC Systems	\$3,123,268			
D40 - Fire Protection Systems	\$446,181			
D50 - Electrical Systems	\$3,123,268			
F10 - Special Construction				
F20 - Selective Demolition	\$441,945			
General Conditions	\$2,238,862			
Sep-17 to Sep-18 Prevailing Wage Increase	\$672,180			
Insert Row Here				
Sub TOTAL	\$20,374,021	1.1041	\$22,494,957	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$21,228,770		\$23,419,454	

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7) Construction Contingency

Allowance for Change Orders	\$1,061,439		
Other			
Insert Row Here			
Sub TOTAL	\$1,061,439	1.1041	\$1,171,935

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1041	\$0

Sales Tax

Sub TOTAL	\$2,340,472		\$2,582,096
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CONSTRUCTION CONTRACTS TOTAL	\$24,630,680		\$27,173,485
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$786,084			
E20 - Furnishings	\$943,301			
F10 - Special Construction				
IT Equip/Computers/Printers	\$540,952			
Insert Row Here				
Sub TOTAL	\$2,270,337	1.1041	\$2,506,680	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1041	\$0	
Sales Tax				
Sub TOTAL	\$238,385		\$263,202	
EQUIPMENT TOTAL	\$2,508,722		\$2,769,882	

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<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$179,943				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$179,943		NA	\$179,943	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
EdCC Facilities Management	\$216,382				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$216,382		1.1041	\$238,908	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Permits and Fees	\$162,286				
Park Impact Fee	\$165,393				
Traffic Impact Fee	\$1,146,052				
Insert Row Here					
OTHER COSTS TOTAL	\$1,473,731				

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Edmonds Community College	
Project Name	Triton Learning Commons	
OFM Project Number	40000114 Infrastructure only (see separate C100 for Building)	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	58,650	MACC per Square Foot	\$26
Usable Square Feet	35,220	Escalated MACC per Square Foot	\$28
Space Efficiency	60.1%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	9.88%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.50%	Location Used for Tax Rate	20212 68th Ave W, Lynnwood WA 98036
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	partial renovation of A04627
Project Administered By	DES		

Schedule			
Predesign Start	July-21	Predesign End	December-21
Design Start	February-22	Design End	August-23
Construction Start	October-23	Construction End	July-25
Construction Duration	21 Months		

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Project Cost Estimate			
Total Project	\$2,032,802	Total Project Escalated	\$2,197,043
		Rounded Escalated Total	\$2,197,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Edmonds Community College	
Project Name	Triton Learning Commons	
OFM Project Number	40000114 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$110,188		
Extra Services	\$64,914		
Other Services	\$49,505		
Design Services Contingency	\$11,230		
Consultant Services Subtotal	\$235,837	Consultant Services Subtotal Escalated	\$252,422

Construction			
Construction Contingencies	\$76,968	Construction Contingencies Escalated	\$84,980
Maximum Allowable Construction Cost (MACC)	\$1,539,353	Maximum Allowable Construction Cost (MACC) Escalated	\$1,664,965
Sales Tax	\$169,714	Sales Tax Escalated	\$183,745
Construction Subtotal	\$1,786,034	Construction Subtotal Escalated	\$1,933,690

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

Artwork			
Artwork Subtotal	\$10,931	Artwork Subtotal Escalated	\$10,931

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	\$2,032,802	Total Project Escalated	\$2,197,043
		Rounded Escalated Total	\$2,197,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details	
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Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study					
Insert Row Here					
Sub TOTAL	\$0		1.0401	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$110,188				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$110,188		1.0586	\$116,645	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$64,914				
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Insert Row Here					
Sub TOTAL	\$64,914		1.0586	\$68,718	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$49,505				31% of A/E Basic Services
HVAC Balancing					

Staffing				
Insert Row Here				
Sub TOTAL	\$49,505	1.1041	\$54,659	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$11,230			
Other				
Insert Row Here				
Sub TOTAL	\$11,230	1.1041	\$12,400	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$235,837		\$252,422	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$159,718			
G20 - Site Improvements	\$128,534			
G30 - Site Mechanical Utilities	\$1,046,194			
G40 - Site Electrical Utilities	\$161,838			
G60 - Other Site Construction				
Sep-17 to Sep-18 Prevailing Wage Increase	\$43,069			
Insert Row Here				
Sub TOTAL	\$1,539,353	1.0816	\$1,664,965	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0816	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.1041	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,539,353		\$1,664,965	

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7) Construction Contingency

Allowance for Change Orders	\$76,968		
Other			
Insert Row Here			
Sub TOTAL	\$76,968	1.1041	\$84,980

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1041	\$0

Sales Tax

Sub TOTAL	\$169,714		\$183,745
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CONSTRUCTION CONTRACTS TOTAL	\$1,786,034		\$1,933,690
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Insert Row Here				
Sub TOTAL	\$0	1.1041	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1041	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$10,931				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$10,931		NA	\$10,931	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.1041	\$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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0816	\$0	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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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>TBD</i>	<i>TBD</i>
Basic Skills	Basic Skills		
Library	Library		
Learning Support Center	Learning Support Center		
Multi-disciplinary Computing Labs	Multi-disciplinary Computing Labs		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:25AM

Project Number: 40000293

Project Title: Pierce Puyallup: STEM building

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 22

Project Summary

Construct a new 66,500 gross square foot building on the Puyallup 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]

Pierce College Puyallup lacks adequate and ample space to meet the current and growing needs of students and community, particularly in Science, Technology, Engineering, and Math (STEM) programs and support services. In the 27 years since the establishment of Pierce College Puyallup's campus, community needs, student demographics, learning needs, instructional strategies, program offerings, and technologies have continued to evolve and expand.

Rapid population growth in the College's service area has exacerbated our capacity challenges. There are currently 3,500 residences being constructed in Puyallup alone, which is just a fraction of the District. The Puget Sound Regional Council 2009 Report the Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region predicts a population increase in Pierce County of 393,000 people by 2040, and an employment growth of 212,000 jobs. The report identifies Puyallup as a "core city," which means it is "intended to accommodate a significant share of future growth." As a result, we can clearly anticipate significant continued enrollment demand.

The Pierce College District strategically engages in a number of special initiatives aimed at student recruitment and retention throughout its service district and internationally, as well. As a part of its guided pathways work, the District employs an outreach team that partners with K-12 and other community organizations to build relationships and seamless pathways to higher education that fully and equitably serve our diverse communities. Our International Education program actively recruits international students to provide for additional diversity and global perspective on campus. We are focusing new efforts to expand participation at Pierce College Puyallup. Further, our Achieving the Dream efforts are proving to be highly successful with a Fall to Fall student retention increase of 19% over the five years through 2016.

Pierce College Puyallup has had consistent and substantial enrollment growth, due in part, to its significant Running Start enrollment. Running Start FTE at Pierce College Puyallup has increased over 71% in the last five years to a current enrollment of 1,326 (Fall 2016). Our data reveals trends that suggest Running Start enrollments will continue to grow. The Puyallup School District's growth is currently in the elementary and middle school levels. This new wave of students will begin reaching high school in 2020, less than three years from now, leaving Pierce with a very short turnaround to meet the growing needs of the community. This impact will include both traditional and Running Start enrollments in addition to planned growth in International Education enrollments.

A significant part of our enrollment growth has been in STEM programs with Pierce College Puyallup currently serving 1,076 STEM course enrollments, it is important to look at course enrollments in addition to FTE growth because course enrollments drive classroom use, accommodation of student schedules, and overall space utilization needs. This growth in course

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:25AM

Project Number: 40000293

Project Title: Pierce Puyallup: STEM building

Description

enrollments requires new and additional classroom space, laboratories, and student support services such as Tutoring, Supplemental Instruction, and Advising. We believe we can be creative with Pierce College Puyallup — Science, Technology, Engineering, Mathematics (STEM) Building the design of dynamic learning. Specifically, we want to incorporate learning spaces that serve as both classrooms and laboratories, which inspire new instructional pedagogies and take advantage of efficient building design.

Currently, space and facilities are insufficient to meet current demand, particularly in STEM programs and enrollments, and cannot accommodate projected future growth. Four major facilities problems now face Pierce College Puyallup:

- Condition, configuration and square footage of our current STEM facilities limit our ability to adequately schedule courses to meet demand, to provide a full complement of STEM courses needed in program pathways, and to fully offer educational programs that meet student and industry needs in STEM fields. For example, we have waitlists for many courses and we have no Organic Chemistry laboratory nor a Fabrication Space for Physics, Engineering, and industry.
- There is no space to expand the Engineering and Computer Network Engineering programs to meet current demand. These spaces can be designed in a way that maximizes their utilization for both proprietary programmatic needs and for more general educational uses (lectures, technology labs, tutoring, etc.).
- There is no space to add two identified industry needs (i.e., Additive Manufacturing, Robotics).
- Space is inadequate to meet our institutional goals of closing the student achievement gap and increasing student completion. Student services spaces are inadequate to serve the current population and there is no room for expansion. Areas that need to be expanded include Enrollment Services, Advising, Tutoring, Writing Center, and Supplemental Instruction. For example, each quarter we have a waitlist for students to be served in tutoring, not because of a lack of tutors, but because of a lack of space to serve them. In addition, we currently do not have a Veterans Resource Center to serve the strong military enrollments at Pierce College. Additional space provided by this project will free up space for expansion of these 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 construct a new 66,500 gross square foot building on the Puyallup 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]

Pierce College Puyallup is requesting capital funding to construct a new facility suitable to meet current and future needs for our STEM programs. Specifically, the project will provide new specialized spaces for several existing programs, flexible space for support classes, various unscheduled labs that support programs, student study spaces, and will enable the expansion of critical support services in vacated space created by the project. Additionally, the project will enable the development of several new programs and capabilities.

Solutions proposed will:

- Provide appropriately sized and configured flexible learning spaces to include STEM course and program offerings in order to meet student and industry needs.
- Reduce existing wait lists for many course offerings
- Provide a greatly needed and currently non-existent Organic Chemistry Laboratory
- Provide a multi-purpose Fabrication space to ensure a greatly improved and necessary capability in Physics and Engineering
- Expand the Engineering and Computer Network Engineering programs
- Develop new programs in Robotics and Additive Manufacturing/3-D Printing
- Utilize existing space vacated in the Library/Science Building to provide expanded and co-located spaces for Advising, Tutoring, Supplemental Instruction, an expanded Writing Center, and a Veterans Resource Center
- Meet standards for institutional accreditation
- Support improved ADA accessibility

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:25AM

Project Number: 40000293

Project Title: Pierce Puyallup: STEM building

Description

- Further integrate energy efficient building systems into the campus environment
- Provide enhanced surrounding site improvements such as lighting, landscaping, and exterior signage Continue an emphasis on maintaining a welcoming environment for all students

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Considerations have also included exploring opportunities for acquiring additional space in proximity to the College in lieu of constructing a new facility on campus. There appear to be potential options for acquisition of an existing building located immediately adjacent to the college in a business and technology center. The available building is a two-story structure originally constructed as a semi-conductor manufacturing plant. The current owner has conducted interior Pierce College Puyallup — Science, Technology, Engineering, Mathematics (STEM) Building demolition of the original facility and has replaced much of the exterior envelope. Considerable technology infrastructure is in place. The building is structurally sound and is conducive to tenant improvement at reasonable cost. Total square footage comprises approximately 174,335 GSF. Acquisition cost and initial tenant improvement is projected to be comparable to the cost of construction of a new 66,500 GSF building. This facility, if acquired, would provide sufficient space to meet the College's expansion needs for the next several biennia. Acquisition of this property should be considered a viable and practical alternative should funding become available.

During our master planning process we analyzed potential solutions for addressing the lack of adequate facilities to support our instructional and student support needs both in terms of general academic space but also in needs specific to STEM programs. Within existing facilities, we have no ability to realistically expand STEM offerings. We do not have the appropriate infrastructure in place to support expansion of specialized learning spaces without major renovation and could not do so, in any case, without further reducing the number of classroom spaces desperately needed for other disciplines.

The consequences of taking no action would leave the college unable to provide sufficient space and coursework, particularly in STEM-related programs to enable successful student program completion at Pierce College, whether for entry into the workforce or for 4-year transfer. Existing facilities are under-sized and insufficiently equipped to support these needs. In some cases, Organic Chemistry for example, we have no existing space whatsoever. The college will simply not be able to continue to provide a comprehensive STEM curriculum to meet the needs of its growing service area and we will be forced to turn away prospective students. Without this project, the college will also be unable to back-fill vacated space in the existing Library/Science Building with expanded and critically needed student support services such as Tutoring and Supplemental Instruction. It would also not be possible to expand the Library in order to support increasing numbers of student users.

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 194 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

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:25AM

Project Number: 40000293

Project Title: Pierce Puyallup: STEM building

Description*appropriate. [See proposal section 2.2]*

This project ties directly to the Pierce College Puyallup Campus (Facilities) Master Plan, completed in 2002 and updated in 2015. The Campus Master Plan identifies six major strategic planning goals:

- Establish a dynamic framework for continued growth and decision-making.
- Reinforce Pierce as a “learning-centered community” with quality comprehensive programs focused on student success.
- Create facilities that enhance interaction with other organizations and strengthen community connections.
- Use architecture and design to express and reinforce district values and mission.
- Maximize operational and maintenance efficiencies.
- Value open spaces and strengthen stewardship of the environment.

The plan also outlines four categories for planning and development: Comprehensive Needs, Current Campus Development, Near-Term Development Needs, and Long-Range Development Needs.

This project was identified as the next major project in our original campus master plan and continues to be our number one priority for 2019-21 biennium funding. This project will allow us to address four main needs: 1) The College simply does not have adequate space or capability to support the tremendous enrollment growth it has seen over the last decade; 2) create a facility that provides quality programming focused on student learning and success, particularly in STEM fields; 3) enhance our partnerships with local industry and community; 4) maximize space utilization and operational efficiencies through flexible design and LEED principles.

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 includes approximately \$912,551 for instructional technology including computers and printers.

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) 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:25AM

Project Number: 40000293

Project Title: Pierce Puyallup: STEM building

Description

- 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. 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: Puyallup

County: Pierce

Legislative District: 025

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

This project ties directly to the Pierce College Puyallup Campus (Facilities) Master Plan, completed in 2002 and updated in 2015. The Campus Master Plan identifies six major strategic planning goals: • Establish a dynamic framework for continued growth and decision-making. • Reinforce Pierce as a "learning-centered community" with quality comprehensive programs focused on student success. • Create facilities that enhance interaction with other organizations and strengthen community connections. • Use architecture and design to express and reinforce district values and mission. • Maximize operational and maintenance efficiencies. • Value open spaces and strengthen stewardship of the environment. The plan also outlines four categories for planning and development: Comprehensive Needs, Current Campus Development, Near-Term Development Needs, and Long-Range Development Needs. This project was identified as the next major project in our original campus master plan and continues to be our number one priority for 2019-21 biennium funding. This project will allow us to address four main needs: 1) The College simply does not have adequate space or capability to support the tremendous enrollment growth it has seen over the last decade; 2) create a facility that provides quality programming focused on student learning and success, particularly in STEM fields; 3) enhance our partnerships with local industry and community; 4) maximize space utilization and operational efficiencies through flexible design and LEED principles.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	41,969,000		144	3,368,856	38,600,000
	Total	41,969,000	0	144	3,368,856	38,600,000

Future Fiscal Periods

	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State				

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:25AM

Project Number: 40000293

Project Title: Pierce Puyallup: STEM building

Funding

Total

0

0

0

0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	2.2	4.4	4.4	4.4	4.4
001-1	General Fund-State	247,325	498,750	498,750	498,750	498,750
	Total	247,325	498,750	498,750	498,750	498,750

Narrative

66,500 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Jan-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000293	40000293
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 2020

Agency	Pierce College - Puyallup	
Project Name	Science, Technology, Engineering, Mathematics (STEM) Building	
OFM Project Number	40000293 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	66,500	MACC per Square Foot	\$396
Usable Square Feet	45,220	Escalated MACC per Square Foot	\$412
Space Efficiency	68.0%	A/E Fee Class	B
Construction Type	Science labs (teaching)	A/E Fee Percentage	6.88%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.90%	Location Used for Tax Rate	1601 39th Ave SE, Puyallup WA 98374
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	May-21
Design Start	July-21	Design End	January-23
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$37,944,696	Total Project Escalated	\$39,524,706
		Rounded Escalated Total	\$39,525,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Pierce College - Puyallup	
Project Name	Science, Technology, Engineering, Mathematics (STEM) Building	
OFM Project Number	40000293 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$248,274		
A/E Basic Design Services	\$1,311,986		
Extra Services	\$1,470,217		
Other Services	\$875,499		
Design Services Contingency	\$195,299		
Consultant Services Subtotal	\$4,101,276	Consultant Services Subtotal Escalated	\$4,277,601

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$1,316,050	Construction Contingencies Escalated	\$1,374,089
Maximum Allowable Construction Cost (MACC)	\$26,321,009	Maximum Allowable Construction Cost (MACC) Escalated	\$27,417,921
Sales Tax	\$2,736,069	Sales Tax Escalated	\$2,850,409
Construction Subtotal	\$30,373,128	Construction Subtotal Escalated	\$31,642,419

Equipment			
Equipment	\$2,482,739		
Sales Tax	\$245,791		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,728,530	Equipment Subtotal Escalated	\$2,848,859

Artwork			
Artwork Subtotal	\$196,640	Artwork Subtotal Escalated	\$196,640

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	\$545,122	Other Costs Subtotal Escalated	\$559,187

Project Cost Estimate			
Total Project	\$37,944,696	Total Project Escalated	\$39,524,706
		Rounded Escalated Total	\$39,525,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$32,384			
Environmental Analysis				
Predesign Study	\$215,890			
Other				
Insert Row Here				
Sub TOTAL	\$248,274	1.0258	\$254,680	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,311,986			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,311,986	1.0441	\$1,369,846	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$91,754			
Geotechnical Investigation	\$53,973			
Commissioning	\$37,781			
Site Survey	\$37,781			
Testing	\$80,959			
LEED Services	\$64,767			
Voice/Data Consultant	\$43,178			
Value Engineering	\$48,575			
Constructability Review	\$48,575			
Environmental Mitigation (EIS)	\$43,178			
Landscape Consultant	\$80,959			
ELCCA	\$53,973			
LCCT	\$80,959			
Reimbursables inc Reprographics prior to bid	\$64,767			
Advertising	\$2,159			
Traffic Analysis	\$32,384			
Equipment /Lab Consultant	\$91,754			
Acoustic Design	\$43,178			
Interior Design	\$53,973			
Security Consultant	\$43,178			
Audio Visual Consultant	\$64,767			
Lighting Consultant	\$37,781			
Value Engineering Participation	\$43,178			
Constructability Review Participation	\$43,178			
Environmental Graphics/Signage	\$43,178			
Cost and Scheduling	\$43,178			
Door Hardware Consultant	\$10,795			
Envelope Consultant	\$53,973			
SEPA/Land Use	\$32,384			
Insert Row Here				
Sub TOTAL	\$1,470,217	1.0441	\$1,535,054	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$589,443			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning & Training	\$107,946			
LEED Reporting & Monitoring	\$53,973			
Reimbursables/Reprographics for bid and construction	\$43,178			
Construction Materials Testing	\$80,959			
Insert Row Here				
Sub TOTAL	\$875,499	1.0441	\$914,109	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$195,299			
Other				
Insert Row Here				
Sub TOTAL	\$195,299	1.0441	\$203,912	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,101,276		\$4,277,601	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$364,315			
G20 - Site Improvements	\$787,083			
G30 - Site Mechanical Utilities	\$817,037			
G40 - Site Electrical Utilities	\$306,025			
G60 - Other Site Construction				
Z10 - Contractors General Requirements	\$242,876			
Insert Row Here				
Sub TOTAL	\$2,517,336	1.0258	\$2,582,284	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation	\$971,507			
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$971,507	1.0258	\$996,572	
3) Facility Construction				
A10 - Foundations	\$538,376			
A20 - Basement Construction	\$394,810			
B10 - Superstructure	\$3,086,693			
B20 - Exterior Closure	\$3,302,044			
B30 - Roofing	\$689,122			
C10 - Interior Construction	\$1,184,429			
C20 - Stairs	\$179,458			
C30 - Interior Finishes	\$1,651,022			
D10 - Conveying	\$157,924			
D20 - Plumbing Systems	\$1,033,683			
D30 - HVAC Systems	\$3,732,745			
D40 - Fire Protection Systems	\$1,076,753			
D50 - Electrical Systems	\$2,584,208			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
E10 Equipment Installed by Contractor	\$143,567			
E20 - Furnishings Installed by Contractor	\$157,924			
Z10 Contractors General Requirements	\$1,722,805			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$1,196,603			
Insert Row Here				
Sub TOTAL	\$22,832,166	1.0441	\$23,839,065	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$26,321,009		\$27,417,921	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
7) Construction Contingency			
Allowance for Change Orders	\$1,316,050		
Other			
Insert Row Here			
Sub TOTAL	\$1,316,050	1.0441	\$1,374,089
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
Sales Tax			
Sub TOTAL	\$2,736,069		\$2,850,409
CONSTRUCTION CONTRACTS TOTAL			
	\$30,373,128		\$31,642,419

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$863,561			
E20 - Furnishings	\$755,617			
F10 - Special Construction				
A/V Equipment, Telcom/Cabling	\$863,561			
Insert Row Here				
Sub TOTAL	\$2,482,739	1.0441	\$2,592,228	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
Sales Tax				
Sub TOTAL	\$245,791		\$256,631	
EQUIPMENT TOTAL	\$2,728,530		\$2,848,859	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$196,640				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$196,640		NA	\$196,640	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0441	\$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	\$377,808				
LEED Registration/Certification Fee	\$5,397				
Landuse and Development Fee	\$161,917				
Insert Row Here					
OTHER COSTS TOTAL	\$545,122				

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Pierce College - Puyallup	
Project Name	Science, Technology, Engineering, Mathematics (STEM) Building	
OFM Project Number	40000293 Infrastructure only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	66,500	MACC per Square Foot	\$26
Usable Square Feet	45,220	Escalated MACC per Square Foot	\$27
Space Efficiency	68.0%	A/E Fee Class	B
Construction Type	Science labs (teaching)	A/E Fee Percentage	9.77%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.90%	Location Used for Tax Rate	1601 39th Ave SE, Puyallup WA 98374
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	May-21
Design Start	July-21	Design End	January-23
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$2,376,875	Total Project Escalated	\$2,444,347
		Rounded Escalated Total	\$2,444,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Pierce College - Puyallup	
Project Name	Science, Technology, Engineering, Mathematics (STEM) Building	
OFM Project Number	40000293 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$124,008		
Extra Services	\$64,767		
Other Services	\$55,714		
Design Services Contingency	\$12,224		
Consultant Services Subtotal	\$256,714	Consultant Services Subtotal Escalated	\$268,037

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$87,597	Construction Contingencies Escalated	\$91,460
Maximum Allowable Construction Cost (MACC)	\$1,751,934	Maximum Allowable Construction Cost (MACC) Escalated	\$1,797,134
Sales Tax	\$182,114	Sales Tax Escalated	\$186,971
Construction Subtotal	\$2,021,644	Construction Subtotal Escalated	\$2,075,565

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

Artwork			
Artwork Subtotal	\$12,161	Artwork Subtotal Escalated	\$12,161

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	\$86,356	Other Costs Subtotal Escalated	\$88,584

Project Cost Estimate			
Total Project	\$2,376,875	Total Project Escalated	\$2,444,347
		Rounded Escalated Total	\$2,444,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details	
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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		1.0258	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$124,008				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$124,008		1.0441	\$129,478	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$64,767				
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Insert Row Here					
Sub TOTAL	\$64,767		1.0441	\$67,624	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$55,714				31% of A/E Basic Services
HVAC Balancing					

Staffing					
Insert Row Here					
Sub TOTAL	\$55,714	1.0441	\$58,171	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$12,224				
Other					
Insert Row Here					
Sub TOTAL	\$12,224	1.0441	\$12,764	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$256,714		\$268,037		

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	\$242,876			
G20 - Site Improvements	\$524,721			
G30 - Site Mechanical Utilities	\$544,691			
G40 - Site Electrical Utilities	\$204,017			
G60 - Other Site Construction				
Z10 - Contractors General Requirements	\$161,917			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$73,712			
Insert Row Here				
Sub TOTAL	\$1,751,934	1.0258	\$1,797,134	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,751,934		\$1,797,134	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
7) Construction Contingency			
Allowance for Change Orders	\$87,597		
Other			
Insert Row Here			
Sub TOTAL	\$87,597	1.0441	\$91,460
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0
Sales Tax			
Sub TOTAL	\$182,114		\$186,971
CONSTRUCTION CONTRACTS TOTAL			
	\$2,021,644		\$2,075,565

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$12,161				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$12,161		NA	\$12,161	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0441	\$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					
Infrastructure permits and utility fees	\$86,356				
Insert Row Here					
OTHER COSTS TOTAL	\$86,356		1.0258	\$88,584	

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<i>Insert Row Here</i>

SBCTC program updates for major projects included in a capital budget request

Project name: Pierce College Puyallup: STEM Building

OFM project number: 40000293 **Legislative district(s):** 25

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 2020</i>
Engineering	Engineering	Engineering	Engineering
Computer Network Engineering	Computer Network Engineering	Computer Network Engineering	Computer Network Engineering
Biology	Biology	Biology	Biology
Chemistry	Chemistry	Chemistry	Chemistry
Earth Sciences	Earth Sciences	Earth Sciences	Earth Sciences
Mathematics	Mathematics	Mathematics	Mathematics
Robotics and Additive Manufacturing/3D Printing	Robotics and Additive Manufacturing/3D Printing	Robotics and Additive Manufacturing/3D Printing	Robotics and Additive Manufacturing/3D Printing
Fabrication space	Fabrication space	Fabrication space	Fabrication space

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:38AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 23

Project Summary

Construct a new 69,992 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 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:38AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description*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:

- 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:38AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description

- 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 C100]

The project includes approximately \$260,412 for telecommunication, data cabling, and equipment.

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:

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:38AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description

- 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. 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

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	47,934,000				3,997,000
	Total	47,934,000	0	0	0	3,997,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	43,937,000			
	Total	43,937,000	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 11:38AM

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	2.3	4.6	4.6	4.6	4.6
001-1	General Fund-State	260,313	524,940	524,940	524,940	524,940
	Total	260,313	524,940	524,940	524,940	524,940

Narrative

69,992 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Jan-25). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Renton Technical College	
Project Name	Health Sciences Center	
OFM Project Number	40000204 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	69,992	MACC per Square Foot	\$421
Usable Square Feet	46,195	Escalated MACC per Square Foot	\$460
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.75%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	3000 NE 4th St, Renton, WA 98056
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	January-22	Design End	May-23
Construction Start	July-23	Construction End	January-25
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$41,854,033	Total Project Escalated	\$45,642,150
		Rounded Escalated Total	\$45,642,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Renton Technical College	
Project Name	Health Sciences Center	
OFM Project Number	40000204 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$270,475		
A/E Basic Design Services	\$1,440,447		
Extra Services	\$1,257,170		
Other Services	\$917,634		
Design Services Contingency	\$194,286		
Consultant Services Subtotal	\$4,080,012	Consultant Services Subtotal Escalated	\$4,343,121

Construction			
Construction Contingencies	\$1,472,736	Construction Contingencies Escalated	\$1,613,236
Maximum Allowable Construction Cost (MACC)	\$29,454,727	Maximum Allowable Construction Cost (MACC) Escalated	\$32,221,301
Sales Tax	\$3,092,746	Sales Tax Escalated	\$3,383,454
Construction Subtotal	\$34,020,210	Construction Subtotal Escalated	\$37,217,991

Equipment			
Equipment	\$2,791,015		
Sales Tax	\$279,102		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,070,117	Equipment Subtotal Escalated	\$3,363,006

Artwork			
Artwork Subtotal	\$227,075	Artwork Subtotal Escalated	\$227,075

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	\$456,619	Other Costs Subtotal Escalated	\$490,957

Project Cost Estimate			
Total Project	\$41,854,033	Total Project Escalated	\$45,642,150
		Rounded Escalated Total	\$45,642,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$270,475			
Other				
Insert Row Here				
Sub TOTAL	\$270,475	1.0380	\$280,754	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,440,447			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,440,447	1.0544	\$1,518,807	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$91,961			
Geotechnical Investigation	\$43,276			
Commissioning	\$27,048			
Site Survey	\$43,276			
Testing	\$43,276			
LEED Services	\$81,143			
Voice/Data Consultant	\$43,276			
Value Engineering	\$48,686			
Constructability Review	\$48,686			
Environmental Mitigation (EIS)	\$43,276			
Landscape Consultant	\$97,371			
ELCCA	\$54,095			
LCCT	\$81,143			
Reimbursables inc Reprographics prior to bid	\$54,095			
Advertising	\$2,163			
Traffic Analysis	\$32,457			
Hazardous Materials Consultant	\$43,276			
Acoustic Design	\$43,276			
Interior Design	\$54,095			
Security Consultant				
Audio Visual Consultant				
Lighting Consultant	\$37,867			
Value Engineering Participation	\$43,276			
Constructability Review Participation	\$43,276			
Environmental Graphics/Signage	\$32,457			
Cost and Scheduling	\$27,048			
Door Hardware Consultant	\$10,819			
Envelope Consultant	\$54,095			
SEPA/Land Use	\$32,457			
Insert Row Here				
Sub TOTAL	\$1,257,170	1.0544	\$1,325,561	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$647,157			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning & Training	\$108,191			
LEED Reporting & Monitoring	\$27,048			
Reimbursables/Reprographics for bid and construction	\$54,095			
Construction Materials Testing	\$81,143			
Insert Row Here				
Sub TOTAL	\$917,634	1.0954	\$1,005,177	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$194,286			
Other				
Insert Row Here				
Sub TOTAL	\$194,286	1.0954	\$212,822	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,080,012		\$4,343,121	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$535,217			
G20 - Site Improvements	\$1,095,666			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$146,780			
Contractors Overhead and Profit	\$88,883			
Insert Row Here				
Sub TOTAL	\$1,866,546	1.0752	\$2,006,911	
2) Related Project Costs				
Offsite Improvements	\$282,365			
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$282,365	1.0752	\$303,599	
3) Facility Construction				
A10 - Foundations	\$486,015			
A20 - Basement Construction	\$590,419			
B10 - Superstructure	\$3,238,927			
B20 - Exterior Closure	\$3,202,463			
B30 - Roofing	\$631,652			
C10 - Interior Construction	\$2,910,126			
C20 - Stairs	\$207,184			
C30 - Interior Finishes	\$1,745,477			
D10 - Conveying	\$214,217			
D20 - Plumbing Systems	\$1,400,905			
D30 - HVAC Systems	\$3,685,514			
D40 - Fire Protection Systems	\$378,623			
D50 - Electrical Systems	\$3,693,087			
F10 - Special Construction				
F20 - Selective Demolition	\$84,041			
General Conditions	\$2,075,525			
E10 Equipment Installed by Contractor	\$224,495			
E20 - Furnishings Installed by Contractor	\$368,244			
Contractors Overhead and Profit	\$1,261,922			
Sep-17 to Sep-18 Prevailing Wage Increase	\$906,980			
Insert Row Here				
Sub TOTAL	\$27,305,816	1.0954	\$29,910,791	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$29,454,727		\$32,221,301	

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7) Construction Contingency

Allowance for Change Orders	\$1,472,736		
Other			
Insert Row Here			
Sub TOTAL	\$1,472,736	1.0954	\$1,613,236

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0954	\$0

Sales Tax

Sub TOTAL	\$3,092,746		\$3,383,454
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CONSTRUCTION CONTRACTS TOTAL	\$34,020,210		\$37,217,991
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$832,970				
E20 - Furnishings	\$1,211,593				
F10 - Special Construction					
Simulation Mannequins	\$216,381				
A/V Systems	\$283,967				
Telecom/Data Cabling/Equipment	\$246,104				
Insert Row Here					
Sub TOTAL	\$2,791,015		1.0954	\$3,057,278	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0				1.0954
Sales Tax					
Sub TOTAL	\$279,102			\$305,728	
EQUIPMENT TOTAL	\$3,070,117			\$3,363,006	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$227,075				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$227,075		NA	\$227,075	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0954	\$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	\$224,442				
City of Renton Transportation Impact Fee	\$178,082				
Historic Mitigation	\$37,867				
Archeological Mitigation	\$16,228				
Insert Row Here					
OTHER COSTS TOTAL	\$456,619				

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Renton Technical College	
Project Name	Health Sciences Center	
OFM Project Number	40000204 Infrastructure only (see separate C100 for Building)	

Contact Information		
Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics			
Gross Square Feet	69,992	MACC per Square Foot	\$23
Usable Square Feet	46,195	Escalated MACC per Square Foot	\$25
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	9.83%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	3000 NE 4th St, Renton, WA 98056
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule			
Predesign Start	July-21	Predesign End	December-21
Design Start	January-22	Design End	May-23
Construction Start	July-23	Construction End	January-25
Construction Duration	18 Months		

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Project Cost Estimate			
Total Project	\$2,133,011	Total Project Escalated	\$2,291,893
		Rounded Escalated Total	\$2,292,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Renton Technical College	
Project Name	Health Sciences Center	
OFM Project Number	40000204 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$115,756		
Extra Services	\$64,914		
Other Services	\$52,006		
Design Services Contingency	\$11,634		
Consultant Services Subtotal	\$244,310	Consultant Services Subtotal Escalated	\$260,212

Construction			
Construction Contingencies	\$81,268	Construction Contingencies Escalated	\$89,022
Maximum Allowable Construction Cost (MACC)	\$1,625,367	Maximum Allowable Construction Cost (MACC) Escalated	\$1,747,595
Sales Tax	\$170,664	Sales Tax Escalated	\$183,662
Construction Subtotal	\$1,877,299	Construction Subtotal Escalated	\$2,020,279

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

Artwork			
Artwork Subtotal	\$11,402	Artwork Subtotal Escalated	\$11,402

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	\$2,133,011	Total Project Escalated	\$2,291,893
		Rounded Escalated Total	\$2,292,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details	
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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		1.0380	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$115,756				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$115,756		1.0544	\$122,054	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$64,914				
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Insert Row Here					
Sub TOTAL	\$64,914		1.0544	\$68,446	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$52,006				31% of A/E Basic Services
HVAC Balancing					

Staffing					
Insert Row Here					
Sub TOTAL	\$52,006	1.0954	\$56,968	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$11,634				
Other					
Insert Row Here					
Sub TOTAL	\$11,634	1.0954	\$12,744	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$244,310		\$260,212		

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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	\$881,210			
G40 - Site Electrical Utilities	\$475,892			
G60 - Other Site Construction				
General Conditions	\$122,139			
Contractors Overhead and Profit	\$73,963			
Sep-17 to Sep-18 Prevailing Wage Increase	\$45,545			
Insert Row Here				
Sub TOTAL	\$1,598,749	1.0752	\$1,718,975	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Utility Hook-Up	\$26,618			
Insert Row Here				
Sub TOTAL	\$26,618	1.0752	\$28,620	
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				
Insert Row Here				
Sub TOTAL	\$0	1.0954	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,625,367		\$1,747,595	

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7) Construction Contingency

Allowance for Change Orders	\$81,268		
Other			
Insert Row Here			
Sub TOTAL	\$81,268	1.0954	\$89,022

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0954	\$0

Sales Tax

Sub TOTAL	\$170,664		\$183,662
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CONSTRUCTION CONTRACTS TOTAL	\$1,877,299		\$2,020,279
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Insert Row Here					
Sub TOTAL	\$0		1.0954	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0954	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$11,402				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$11,402		NA	\$11,402	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0954	\$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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0752	\$0	

Green cells must be filled in by user

<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<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	Predesign 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		
Nursing Programs	Nursing Programs		
Ophthalmic Assistant	Ophthalmic Assistant		
Pharmacy Technician	Pharmacy Technician		

SBCTC program updates for major projects included in a capital budget request

MA-Phlebotomy Technician	MA-Phlebotomy Technician		
Surgical Technologists	Surgical Technologists		
Veterinary Assistant	Veterinary Assistant		

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 4:49PM

Project Number: 40000168

Project Title: Bellevue: Center for Transdisciplinary Learning and Innovation

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 26

Project Summary

The project will construct a new 60,000 to 70,000 gross square feet (GSF) facility on the Bellevue 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]

Bellevue College's student headcount of 30,000 makes it the third largest public institution for higher education in the state. Enrollment, which has increased dramatically since college opened in 1967, will continue to grow. FTES increased by 49% over the ten-year period between 1990 and 2000. Currently more than half of its students live outside the service district. The state board forecasts 743 new FTES by 2026, bringing the total count to 12,034 FTE.

Existing campus facilities do not have capacity to support the projected enrollment. Given the state board's growth projections, space will be reduced to 95 gross square feet per student, 21% lower than the system wide average of 121 gross square feet per student by 2026. To be on par with the system average for community and technical colleges, 26 additional gross square feet per FTE or 312,884 gross square feet would need to be added to the campus by 2026.

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 60,000 to 70,000 gross square feet (GSF) facility on the Bellevue 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 new building will provide space for the information and business technologies (iBIT), computer science, interior design, art and engineering programs. The choice of programs is based on enrollment demand, integration of programs providing associate and baccalaureate degrees, and the potential for collaboration among disciplines. They will share the new facility's classrooms, work together in the makerspace and engage in the informal student study spaces. The facilities will be a resource to other disciplines on campus.

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

The college considered two other facility related alternates, leasing space off campus and a renovation of Building C with a substantial addition.

Leasing Space - The 2017 Facilities Master Plan identifies the college's interest in off-campus properties that have strategic

Capital Project Request

2021-23 Biennium

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Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 4:49PM

Project Number: 40000168

Project Title: Bellevue: Center for Transdisciplinary Learning and Innovation

Description

value for expansion, programmatic needs, and/or proximity to existing college properties. The college regularly monitors real estate that is directly adjacent to its current holdings. Opportunities that would be considered for off campus real estate include:

- Expansion programming with proximity to existing college properties
- Partnership opportunities with a local employer for training
- Test marketing programming before making a permanent investment
- Embedding targeted programs into the communities of the service district

Putting the proposed growth project off the main campus meets neither the goals of the campus master plan nor any of the above criteria. The new construction is planned to serve the proposed academic programs on the main campus that are growing. The classrooms and makerspace will serve many disciplines beyond the walls of the proposed building. Lastly, because the college regularly monitors real estate parcels, there is no available property in proximity to current holdings. Leasing space off campus for this growth project is neither feasible nor compliant with the campus master plan. As a result, this alternative has not been estimated.

Renovation with a Substantial Addition - Building C currently houses arts programs, some of which will relocate to the new building, and could serve as a base for the proposed project. A substantial addition would be required to provide the same program as proposed for the new building. The renovation/addition alternate would impact square footage in two existing buildings and would also include new construction. Approximately 44,000 gross square feet of new construction would have to be added to Building C for the additional labs proposed for the new building. The Interior Design labs in Building L that would be vacated with the move of Interior Design into the new construction would require remodeling to add the 10 general purpose classrooms needed for growth.

Building L is primarily classrooms. A significant addition to Building C will be required. All the Building C space, including 18,000 assignable square feet of labs, would be required to be comprehensively renovated to meet building and energy code. The resulting gross square feet that is impacted is 28,960 existing square feet in Building C, 12,800 assignable in Building L and 44,000 gross square feet of new construction totaling 85,760 square feet.

Do nothing - The do nothing alternate will not address the enrollment growth projected by the state at Bellevue College. The college will not be able to address growth in high demand fields. It will not be able to utilize the pedagogies that are needed to give students the soft skills and technical knowledge they need to compete in the current workplace. Business and information technology programs are experiencing enough demand for their courses to create an additional cohort. To accommodate the additional cohort the only option is to add all online classes. Students complain that classes entirely online are not providing satisfactory learning outcomes.

Computer science will not be able to add additional sections for this high demand field. Without proper lab spaces they will need to restructure the classes to be more lecture based and less hands on. The consequences for computer science are similar to those of business and information technology programs; all lectures to larger classes or all online does not provide students with the comprehensive learning outcomes they seek and need for success in today's economy.

The college will not be able to contribute the educational needs of the region. Washington State will fall further behind in educating its residents for the region's high demand fields resulting in increased importing of college graduates from out of state to fill jobs.

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 535 full-time-equivalent students annually.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

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Project Title: Bellevue: Center for Transdisciplinary Learning and Innovation

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 new building as planned addresses the college's master plan goals and space needs as outlined in the 2017 Campus Master Plan. It is the college's first capital priority. The 2017 facilities master plan for Bellevue College projects space needs via a combination of right-sizing for current need, projecting growth based on historic data, and then comparing the findings with the state board's Capital Analysis Model (CAM). The master plan projects that an additional 310,800 gross square feet of new area would be needed by 2026. (See page 113 in the Appendix) This amount of added square footage is similar to the additional 312,884 gross square feet that would put the college on par with the system average of 121 gross square feet per student in 2026.

The master plan proposes growth to the south and east of the existing campus buildings. The site for the Center for Transdisciplinary Learning and Innovation building will be on the leading edge of future campus growth. It will be integrated with existing and future campus pedestrian circulation patterns.

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 includes approximately \$547,671 for equipment including computers and printers.

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) Time of day and occupancy programming of lighting
- e) Efficient lighting

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 4:49PM

Project Number: 40000168

Project Title: Bellevue: Center for Transdisciplinary Learning and Innovation

Description

- 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. 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: Bellevue

County: King

Legislative District: 041

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 proposal is consistent with the college's facility master plan. The proposal is available upon request.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	42,781,000		74,438	2,764,562	39,942,000
	Total	42,781,000	0	74,438	2,764,562	39,942,000
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</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 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	2.0	4.0	4.0	4.0	4.0
001-1	General Fund-State	223,151	450,000	450,000	450,000	450,000
	Total	223,151	450,000	450,000	450,000	450,000

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/21/2020 4:49PM

Project Number: 40000168

Project Title: Bellevue: Center for Transdisciplinary Learning and Innovation

Operating Impacts

Narrative

60,000 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Jan-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000168	40000168
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 2020

Agency	Bellevue College	
Project Name	The Center for Transdisciplinary Learning & Innovation	
OFM Project Number	40000168	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	60,000	MACC per Square Foot	\$501
Usable Square Feet	46,588	Escalated MACC per Square Foot	\$522
Space Efficiency	77.6%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.73%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	3000 Landerholm Cir SE, Bellevue WA 98007
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	September-18	Predesign End	September-20
Design Start	July-21	Design End	January-23
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$41,040,447	Total Project Escalated	\$42,781,429
		Rounded Escalated Total	\$42,781,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Bellevue College	
Project Name	The Center for Transdisciplinary Learning & Innovation	
OFM Project Number	40000168	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$215,890		
A/E Basic Design Services	\$1,465,454		
Extra Services	\$1,055,708		
Other Services	\$1,362,196		
Design Services Contingency	\$204,962		
Consultant Services Subtotal	\$4,304,210	Consultant Services Subtotal Escalated	\$4,490,077

Construction			
Construction Contingencies	\$1,502,757	Construction Contingencies Escalated	\$1,569,029
Maximum Allowable Construction Cost (MACC)	\$30,055,146	Maximum Allowable Construction Cost (MACC) Escalated	\$31,336,069
Sales Tax	\$3,155,790	Sales Tax Escalated	\$3,290,510
Construction Subtotal	\$34,713,694	Construction Subtotal Escalated	\$36,195,608

Equipment			
Equipment	\$1,316,931		
Sales Tax	\$131,693		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,448,624	Equipment Subtotal Escalated	\$1,512,509

Artwork			
Artwork Subtotal	\$212,843	Artwork Subtotal Escalated	\$212,843

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	\$361,076	Other Costs Subtotal Escalated	\$370,392

Project Cost Estimate			
Total Project	\$41,040,447	Total Project Escalated	\$42,781,429
		Rounded Escalated Total	\$42,781,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$215,890			
Other				
Insert Row Here				
Sub TOTAL	\$215,890	1.0258	\$221,460	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,465,454			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,465,454	1.0441	\$1,530,081	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$151,124			
Geotechnical Investigation	\$37,781			
Commissioning	\$26,986			
Site Survey	\$37,781			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$91,754			
Lighting Consultant	\$37,781			
Document Reproduction during design	\$5,397			
Acoustical Consultant	\$32,384			
LEED Consultant and Documentation	\$118,740			
Value Engineering Consultant	\$53,973			
VE Participation of Design Team	\$37,781			
Constructability Review Consultant	\$51,814			
Constructability Review Participation of Design Team	\$43,178			
Document repro for VE and CR	\$16,192			
Laboratory Planning Consultant	\$80,959			
Audio/Visual, & CATV Consultant	\$32,384			
Stormwater Report (SWPPP, NOI), & Permitting	\$21,589			

Energy Conservation Report (ELCCA)	\$59,370			
Interior Design Consultant	\$26,986			
Building Envelope Consultant	\$26,986			
Energy/Daylight Modeling/ Ventilation & Drainage Studies	\$10,795			
Executive Order 13-03 (LCCA) for predesign and design	\$43,178			
SEPA Services	\$10,795			
Insert Row Here				
Sub TOTAL	\$1,055,708	1.0441	\$1,102,265	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$658,393			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Post bid Commissioning and Training, and A/E Participation	\$129,535			
As-Built Documentation	\$43,178			
Construction Observation	\$161,917			
Roof/Bid Envelope Inspection	\$48,575			
Advertising	\$2,159			
Geotechnical Construction Services	\$91,754			
Testing and Inspection	\$167,315			
Building Envelope (WAB) Testing	\$26,986			
Document Reproduction for base bid and construction	\$21,589			
Executive Order 13-03 (LCCA) after construction	\$10,795			
Insert Row Here				
Sub TOTAL	\$1,362,196	1.0441	\$1,422,269	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$204,962			
Other				
Insert Row Here				
Sub TOTAL	\$204,962	1.0441	\$214,002	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,304,210		\$4,490,077	

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	\$707,701			
G20 - Site Improvements	\$339,108			
G30 - Site Mechanical Utilities	\$726,326			
G40 - Site Electrical Utilities	\$323,184			
G60 - Other Site Construction				
Contractor's Overhead and Profit	\$115,822			
General Conditions	\$220,113			
Insert Row Here				
Sub TOTAL	\$2,432,254	1.0258	\$2,495,007	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$0	
3) Facility Construction				
A10 - Foundations	\$1,133,497			
A20 - Basement Construction				
B10 - Superstructure	\$3,582,192			
B20 - Exterior Closure	\$3,450,106			
B30 - Roofing	\$908,039			
C10 - Interior Construction	\$1,965,703			
C20 - Stairs	\$286,945			
C30 - Interior Finishes	\$1,490,632			
D10 - Conveying	\$199,105			
D20 - Plumbing Systems	\$1,079,530			
D30 - HVAC Systems	\$3,775,104			
D40 - Fire Protection Systems	\$477,927			
D50 - Electrical Systems	\$3,745,213			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$2,375,250			
E10 - Equipment installed by contractor	\$166,706			
E20 - Furnishings installed by contractor	\$360,731			
Contractor's Overhead and Profit	\$1,249,833			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$1,376,379			
Insert Row Here				
Sub TOTAL	\$27,622,892	1.0441	\$28,841,062	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$30,055,146		\$31,336,069	

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7) Construction Contingency

Allowance for Change Orders	\$1,502,757		
Other			
Insert Row Here			
Sub TOTAL	\$1,502,757	1.0441	\$1,569,029

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0

Sales Tax

Sub TOTAL	\$3,155,790		\$3,290,510
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CONSTRUCTION CONTRACTS TOTAL	\$34,713,694		\$36,195,608
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$647,671			
E20 - Furnishings	\$669,260			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,316,931	1.0441	\$1,375,008	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
Sales Tax				
Sub TOTAL	\$131,693		\$137,501	
EQUIPMENT TOTAL	\$1,448,624		\$1,512,509	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$212,843				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$212,843		NA	\$212,843	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0441	\$0	

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<div>Cost Estimate Details</div>

Other Costs							
Item	Base Amount		Escalation Factor	Escalated Cost	Notes		
Mitigation Costs							
Hazardous Material Remediation/Removal							
Historic and Archeological Mitigation							
LEED Registration / Certification fees	\$4,857						
Permit Review and Inspection Fees	\$140,329						
City of Bellevue Transportation Impact Fees	\$215,890						
Insert Row Here							
OTHER COSTS TOTAL	\$361,076				1.0258	\$370,392	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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SBCTC program updates for major projects included in a capital budget request

Project name: Bellevue College: Center for Transdisciplinary Learning and Innovation

OFM project number: 40000168 **Legislative district(s):** 41, 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	Construction-phase funding request
<i>December 2017</i>	<i>September 2018</i>	<i>September 2020</i>	<i>September 2020</i>
Information and Business Technologies	Information and Business Technologies	Information and Business Technologies	Information and Business Technologies
Computer Science	Computer Science	Computer Science	Computer Science
Interior Design	Interior Design	Interior Design	Interior Design
Art	Art	Art	Art
Engineering	Engineering	Engineering	Engineering

Mr. Wayne Doty

August 5, 2020

Washington State Board
1300 Quince St,
Olympia, WA Washington 98504

RE: Design-Build Delivery Method for the Transdisciplinary Innovation Center at Bellevue College

Mr. Doty,

Bellevue College and the Department of Enterprise Services (DES) have determined that the Design-Build alternative public works contracting procedure, authorized under RCW 39.10, is the preferred and appropriate project delivery method for this building for the following reasons:

- The proposed Transdisciplinary Innovation Center (TDI) will serve our students to satisfy the goals put forward in the strategic plan and contribute to student success. Bellevue College believes that a Design Build delivery method will best work for this project since the integrated team approach could deliver innovation in construction methodology leading to time and cost savings helping the college in achieving the goals put forward in a timely manner.
- It is Bellevue College's intention that the team get chosen on qualifications so the Design-Builder can be involved from the beginning to help us determine the best suited site so it give the college the best location in terms of student access and potential cost saving. It is very important to have integrated team input from the very beginning to make this valuable decision.
- DES recommends the Design-Build approach to bring the contractor, architect, the College and DES together early in the process to allow for a more collaborative project, resulting in greater innovation and collaboration, critical in a complex project. The Design-Build approach reduces the risk of change orders and construction claims, providing a more predictable budget for the college.

Hence we truly believe that this project satisfies the requirements in RCW 39.10.250, 39.10.270, or 39.10.280 in order to qualify for the Design Build delivery method.

Sincerely,

William Tribble

William Tribble
Executive Director of Physical Plant Operations
Bellevue College

Laurie Kearney

Laurie A. Kearney
Project Manager
Washington State Dept. of Enterprise Services

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:11PM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 28

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, 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:11PM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

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 includes approximately \$646,000 for IT equipment including computers and printers.

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) 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. 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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:11PM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

Location

City: Kirkland

County: King

Legislative District: 045

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

New Facility: 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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	35,641,000		159,443	3,000,557	32,481,000
	Total	35,641,000	0	159,443	3,000,557	32,481,000
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</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 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	1.9	3.8	3.8	3.8	3.8
001-1	General Fund-State	210,134	423,450	423,450	423,450	423,450
	Total	210,134	423,450	423,450	423,450	423,450

Narrative

56,500 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Jan-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Lake Washington Technical College	
Project Name	Center for Design	
OFM Project Number	40000102 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	56,500	MACC per Square Foot	\$393
Usable Square Feet	39,900	Escalated MACC per Square Foot	\$410
Space Efficiency	70.6%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.08%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	11605 132nd Ave NE, Kirkland WA 98034
Contingency Rate	5%		
Base Month	June-20	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	June-21
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$32,689,775	Total Project Escalated	\$33,995,990
		Rounded Escalated Total	\$33,996,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Lake Washington Technical College	
Project Name	Center for Design	
OFM Project Number	40000102 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$242,148		
A/E Basic Design Services	\$1,139,028		
Extra Services	\$1,291,637		
Other Services	\$782,214		
Design Services Contingency	\$172,751		
Consultant Services Subtotal	\$3,627,779	Consultant Services Subtotal Escalated	\$3,693,716

Construction			
Construction Contingencies	\$1,110,281	Construction Contingencies Escalated	\$1,159,245
Maximum Allowable Construction Cost (MACC)	\$22,205,618	Maximum Allowable Construction Cost (MACC) Escalated	\$23,162,944
Sales Tax	\$2,354,906	Sales Tax Escalated	\$2,456,542
Construction Subtotal	\$25,670,805	Construction Subtotal Escalated	\$26,778,731

Equipment			
Equipment	\$2,246,436		
Sales Tax	\$226,890		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,473,326	Equipment Subtotal Escalated	\$2,582,400

Artwork			
Artwork Subtotal	\$169,134	Artwork Subtotal Escalated	\$169,134

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$216,381	Project Administration Subtotal Escalated	\$225,924

Other Costs			
Other Costs Subtotal	\$532,350	Other Costs Subtotal Escalated	\$546,085

Project Cost Estimate			
Total Project	\$32,689,775	Total Project Escalated	\$33,995,990
		Rounded Escalated Total	\$33,996,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$1,139,028			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,139,028	1.0098	\$1,150,191	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$91,719			
Geotechnical Investigation	\$53,953			
Commissioning	\$26,977			
Site Survey	\$80,930			
Testing	\$53,953			
LEED Services	\$64,743			
Voice/Data Consultant	\$37,768			
Value Engineering	\$48,558			
Constructability Review	\$48,558			
Environmental Mitigation (EIS)				
Landscape Consultant	\$91,719			
ELCCA	\$53,953			
LCCT	\$80,930			
Reimburseables incl Reprographics prior to bid	\$26,977			
Advertising	\$2,158			
Traffic analysis	\$26,977			
Envelope Consultant	\$43,162			
Interior Design	\$21,581			
Acoustic Design	\$43,162			
Security Consultant	\$32,372			
Audio Visual Consultant	\$53,953			
Cost and Scheduling	\$59,349			
Value Engineering Participation	\$48,558			
Constructability Review Participation	\$43,162			
Environmental Graphics/Signage	\$21,581			
Lighting Consultant	\$37,768			
Materials/Equip/Lab Consultant	\$53,953			
Door Hardware Consultant	\$10,791			
SEPA/Land Use	\$32,372			
Insert Row Here				
Sub TOTAL	\$1,291,637	1.0098	\$1,304,296	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$511,737			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$108,191			
LEED Reporting and Monitoring	\$54,095			
Reimbursables/Reprographics for bid and construction	\$27,048			
Construction Materials Testing	\$81,143			
Insert Row Here				
Sub TOTAL	\$782,214	1.0441	\$816,711	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$172,751			
Other				
Insert Row Here				
Sub TOTAL	\$172,751	1.0441	\$180,370	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,627,779		\$3,693,716	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$326,819			
G20 - Site Improvements	\$654,008			
G30 - Site Mechanical Utilities	\$17,607			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$200,626			
Insert Row Here				
Sub TOTAL	\$1,199,060	1.0258	\$1,229,996	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$0	
3) Facility Construction				
A10 - Foundations	\$849,847			
A20 - Basement Construction				
B10 - Superstructure	\$2,277,917			
B20 - Exterior Closure	\$3,157,256			
B30 - Roofing	\$811,012			
C10 - Interior Construction	\$2,051,039			
C20 - Stairs	\$72,028			
C30 - Interior Finishes	\$2,030,798			
D10 - Conveying	\$172,712			
D20 - Plumbing Systems	\$614,409			
D30 - HVAC Systems	\$3,397,315			
D40 - Fire Protection Systems	\$379,487			
D50 - Electrical Systems	\$2,561,899			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,535,221			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$1,095,618			
Insert Row Here				
Sub TOTAL	\$21,006,558	1.0441	\$21,932,948	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$22,205,618		\$23,162,944	

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7) Construction Contingency

Allowance for Change Orders	\$1,110,281		
Other			
Insert Row Here			
Sub TOTAL	\$1,110,281	1.0441	\$1,159,245

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0

Sales Tax

Sub TOTAL	\$2,354,906		\$2,456,542
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CONSTRUCTION CONTRACTS TOTAL	\$25,670,805		\$26,778,731
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$733,530			
E20 - Furnishings	\$901,631			
F10 - Special Construction				
IT Equip/computers/printers	\$611,275			
Insert Row Here				
Sub TOTAL	\$2,246,436	1.0441	\$2,345,504	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
Sales Tax				
Sub TOTAL	\$226,890		\$236,896	
EQUIPMENT TOTAL	\$2,473,326		\$2,582,400	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$169,134				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$169,134		NA	\$169,134	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
LWTech Facilities Management	\$216,381				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$216,381		1.0441	\$225,924	

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	\$532,350				
Insert Row Here					
OTHER COSTS TOTAL	\$532,350		1.0258	\$546,085	

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<div>C-100(2020) Additional Notes</div>

Tab A. Acquisition

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Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

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Tab D. Equipment

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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 2020

Agency	Lake Washington Technical College	
Project Name	Center for Design	
OFM Project Number	40000102 Infrastructure only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	56,500	MACC per Square Foot	\$21
Usable Square Feet	39,900	Escalated MACC per Square Foot	\$21
Space Efficiency	70.6%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.13%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	11605 132nd Ave NE, Kirkland WA 98034
Contingency Rate	5%		
Base Month	June-20	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	June-21
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,604,675	Total Project Escalated	\$1,644,949
		Rounded Escalated Total	\$1,645,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Lake Washington Technical College	
Project Name	Center for Design	
OFM Project Number	40000102 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$86,193		
Extra Services	\$102,511		
Other Services	\$38,724		
Design Services Contingency	\$11,371		
Consultant Services Subtotal	\$238,800	Consultant Services Subtotal Escalated	\$242,860

Construction			
Construction Contingencies	\$58,721	Construction Contingencies Escalated	\$61,311
Maximum Allowable Construction Cost (MACC)	\$1,174,423	Maximum Allowable Construction Cost (MACC) Escalated	\$1,204,724
Sales Tax	\$124,548	Sales Tax Escalated	\$127,870
Construction Subtotal	\$1,357,692	Construction Subtotal Escalated	\$1,393,905

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

Artwork			
Artwork Subtotal	\$8,184	Artwork Subtotal Escalated	\$8,184

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	\$1,604,675	Total Project Escalated	\$1,644,949
		Rounded Escalated Total	\$1,645,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details	
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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	\$86,193				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$86,193		1.0098	\$87,038	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$64,743				
Geotechnical Investigation					
Commissioning					
Site Survey	\$26,977				
Testing	\$10,791				
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Insert Row Here					
Sub TOTAL	\$102,511		1.0098	\$103,516	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$38,724				31% of A/E Basic Services
HVAC Balancing					

Staffing					
Insert Row Here					
Sub TOTAL	\$38,724	1.0441	\$40,433	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$11,371				
Other					
Insert Row Here					
Sub TOTAL	\$11,371	1.0441	\$11,873	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$238,800		\$242,860		

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	\$20,236			
G20 - Site Improvements	\$7,579			
G30 - Site Mechanical Utilities	\$954,556			
G40 - Site Electrical Utilities	\$139,266			
G60 - Other Site Construction				
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$52,786			
Insert Row Here				
Sub TOTAL	\$1,174,423	1.0258	\$1,204,724	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.0441	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,174,423		\$1,204,724	

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7) Construction Contingency

Allowance for Change Orders	\$58,721		
Other			
Insert Row Here			
Sub TOTAL	\$58,721	1.0441	\$61,311

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0441	\$0

Sales Tax

Sub TOTAL	\$124,548		\$127,870
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CONSTRUCTION CONTRACTS TOTAL	\$1,357,692		\$1,393,905
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Insert Row Here					
Sub TOTAL	\$0		1.0441	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0441	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$8,184				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,184		NA	\$8,184	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0441	\$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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0258	\$0	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<i>Insert Row Here</i>

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 2020
School of Design and Applied Arts	School of Design and Applied Arts	School of Design and Applied Arts	School of Design and Applied Arts

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:32PM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 29

Project Summary

Construct a new 54,500 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 taking action? [See proposal sections 1.3]

The Fire Service Training Building will be dedicated for use by our Fire Service program.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:32PM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

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]

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]

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:32PM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

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 C100]

The project includes approximately \$545,506 for information technology equipment including computers and printers.

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

11. 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)

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:32PM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

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.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	33,922,000		26,234	2,775,766	31,120,000
	Total	33,922,000	0	26,234	2,775,766	31,120,000
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</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 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	1.5	3.6	3.6	3.6	3.6
001-1	General Fund-State	168,596	410,250	410,250	410,250	410,250
	Total	168,596	410,250	410,250	410,250	410,250

Narrative

54,700 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Feb-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Bates Technical College	
Project Name	Fire Service Training Center	
OFM Project Number	40000130 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	54,700	MACC per Square Foot	\$389
Usable Square Feet	40,500	Escalated MACC per Square Foot	\$406
Space Efficiency	74.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.13%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	2201 S 78th St, Tacoma WA 98409
Contingency Rate	5%		
Base Month	June-20	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-21
Construction Start	August-21	Construction End	February-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$31,433,673	Total Project Escalated	\$32,735,042
		Rounded Escalated Total	\$32,735,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Bates Technical College	
Project Name	Fire Service Training Center	
OFM Project Number	40000130 Building only (see separate C100 for Infrastructure)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$243,429		
A/E Basic Design Services	\$1,098,187		
Extra Services	\$1,176,030		
Other Services	\$763,865		
Design Services Contingency	\$164,076		
Consultant Services Subtotal	\$3,445,586	Consultant Services Subtotal Escalated	\$3,524,041

Construction			
Construction Contingencies	\$1,062,963	Construction Contingencies Escalated	\$1,112,073
Maximum Allowable Construction Cost (MACC)	\$21,259,263	Maximum Allowable Construction Cost (MACC) Escalated	\$22,196,057
Sales Tax	\$2,276,867	Sales Tax Escalated	\$2,377,430
Construction Subtotal	\$24,599,093	Construction Subtotal Escalated	\$25,685,560

Equipment			
Equipment	\$2,109,711		
Sales Tax	\$215,191		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,324,902	Equipment Subtotal Escalated	\$2,432,313

Artwork			
Artwork Subtotal	\$162,861	Artwork Subtotal Escalated	\$162,861

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$216,381	Project Administration Subtotal Escalated	\$226,378

Other Costs			
Other Costs Subtotal	\$684,850	Other Costs Subtotal Escalated	\$703,889

Project Cost Estimate			
Total Project	\$31,433,673	Total Project Escalated	\$32,735,042
		Rounded Escalated Total	\$32,735,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$27,048			
Environmental Analysis				
Predesign Study	\$216,381			
Other				
Insert Row Here				
Sub TOTAL	\$243,429	1.0079	\$245,353	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,098,187			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,098,187	1.0148	\$1,114,440	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$70,323			
Geotechnical Investigation	\$54,095			
Commissioning	\$27,048			
Site Survey	\$81,143			
Testing	\$54,095			
LEED Services	\$64,914			
Voice/Data Consultant	\$37,867			
Value Engineering	\$48,686			
Constructability Review	\$48,686			
Environmental Mitigation (EIS)				
Landscape Consultant	\$64,914			
ELCCA	\$54,095			
LCCT	\$81,143			
Reimbursables incl Reprographics prior to bid	\$27,048			
Advertising	\$2,163			
Traffic analysis	\$27,048			
Envelope Consultant	\$43,276			
Interior Design	\$10,819			
Acoustic Design	\$43,276			
Security Consultant	\$32,457			
Audio Visual Consultant	\$54,095			
Cost and Scheduling	\$59,505			
Value Engineering Participation	\$48,686			
Constructability Review Participation	\$43,276			
Environmental Graphics/Signage	\$5,410			
Lighting Consultant	\$37,867			
Materials/Equip/Lab Consultant	\$10,819			
Door Hardware Consultant	\$10,819			
SEPA/Land Use	\$32,457			
Insert Row Here				
Sub TOTAL	\$1,176,030	1.0148	\$1,193,436	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$493,388			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$108,191			
LEED Reporting and Monitoring	\$54,095			
Reimbursables/Reprographics for bid and construction	\$27,048			
Construction Materials Testing	\$81,143			
Insert Row Here				
Sub TOTAL	\$763,865	1.0462	\$799,156	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$164,076			
Other				
Insert Row Here				
Sub TOTAL	\$164,076	1.0462	\$171,656	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,445,586		\$3,524,041	

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	\$562,914			
G20 - Site Improvements	\$1,693,847			
G30 - Site Mechanical Utilities	\$17,910			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$191,903			see infrastructure C100
Insert Row Here				
Sub TOTAL	\$2,466,574	1.0278	\$2,535,145	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0278	\$0	
3) Facility Construction				
A10 - Foundations	\$733,509			
A20 - Basement Construction				
B10 - Superstructure	\$1,846,487			
B20 - Exterior Closure	\$2,988,786			
B30 - Roofing	\$614,856			
C10 - Interior Construction	\$1,314,788			
C20 - Stairs	\$89,554			
C30 - Interior Finishes	\$1,070,766			
D10 - Conveying	\$172,712			
D20 - Plumbing Systems	\$390,842			
D30 - HVAC Systems	\$2,405,179			
D40 - Fire Protection Systems	\$300,648			
D50 - Electrical Systems	\$2,136,515			
F10 - Special Construction	\$2,142,912			
F20 - Selective Demolition				
General Conditions	\$1,535,221			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$1,049,914			
Insert Row Here				
Sub TOTAL	\$18,792,689	1.0462	\$19,660,912	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$21,259,263		\$22,196,057	

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7) Construction Contingency

Allowance for Change Orders	\$1,062,963		
Other			
Insert Row Here			
Sub TOTAL	\$1,062,963	1.0462	\$1,112,073

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0462	\$0

Sales Tax

Sub TOTAL	\$2,276,867		\$2,377,430
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CONSTRUCTION CONTRACTS TOTAL	\$24,599,093		\$25,685,560
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$946,665			
E20 - Furnishings	\$649,142			
F10 - Special Construction				
IT Equip/computers/printers/theater	\$513,904			
Insert Row Here				
Sub TOTAL	\$2,109,711	1.0462	\$2,207,180	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0462	\$0	
Sales Tax				
Sub TOTAL	\$215,191		\$225,133	
EQUIPMENT TOTAL	\$2,324,902		\$2,432,313	

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<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$162,861				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$162,861		NA	\$162,861	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Bates Facilities Management	\$216,381				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$216,381		1.0462	\$226,378	

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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	\$532,350				
Concrete Sidewalk	\$38,500				
Driveway Entrance	\$75,000				
Curb Ramp	\$39,000				
OTHER COSTS TOTAL	\$684,850				
		1.0278	\$703,889		

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

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<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Bates Technical College	
Project Name	Fire Service Training Center	
OFM Project Number	40000130 Infrastructure only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	54,700	MACC per Square Foot	\$18
Usable Square Feet	40,500	Escalated MACC per Square Foot	\$19
Space Efficiency	74.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.27%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	2201 S 78th St, Tacoma WA 98409
Contingency Rate	5%		
Base Month	June-20	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-21
Construction Start	August-21	Construction End	February-23
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$1,307,466	Total Project Escalated	\$1,343,861
		Rounded Escalated Total	\$1,344,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Bates Technical College	
Project Name	Fire Service Training Center	
OFM Project Number	40000130 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$73,528		
Extra Services	\$43,276		
Other Services	\$33,034		
Design Services Contingency	\$7,492		
Consultant Services Subtotal	\$157,331	Consultant Services Subtotal Escalated	\$160,934

Construction			
Construction Contingencies	\$49,410	Construction Contingencies Escalated	\$51,693
Maximum Allowable Construction Cost (MACC)	\$988,203	Maximum Allowable Construction Cost (MACC) Escalated	\$1,015,676
Sales Tax	\$105,837	Sales Tax Escalated	\$108,872
Construction Subtotal	\$1,143,450	Construction Subtotal Escalated	\$1,176,241

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

Artwork			
Artwork Subtotal	\$6,686	Artwork Subtotal Escalated	\$6,686

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	\$1,307,466	Total Project Escalated	\$1,343,861
		Rounded Escalated Total	\$1,344,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details	
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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		1.0079	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$73,528				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$73,528		1.0148	\$74,617	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$43,276				
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Insert Row Here					
Sub TOTAL	\$43,276		1.0148	\$43,917	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$33,034				31% of A/E Basic Services
HVAC Balancing					

Staffing					
Insert Row Here					
Sub TOTAL	\$33,034	1.0462	\$34,561	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$7,492				
Other					
Insert Row Here					
Sub TOTAL	\$7,492	1.0462	\$7,839	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$157,331		\$160,934		

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	\$8,955			
G20 - Site Improvements	\$3,198			
G30 - Site Mechanical Utilities	\$504,320			
G40 - Site Electrical Utilities	\$428,582			
G60 - Other Site Construction				
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$43,148			
Insert Row Here				
Sub TOTAL	\$988,203	1.0278	\$1,015,676	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0278	\$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				
Insert Row Here				
Sub TOTAL	\$0	1.0462	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$988,203		\$1,015,676	

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7) Construction Contingency

Allowance for Change Orders	\$49,410		
Other			
Insert Row Here			
Sub TOTAL	\$49,410	1.0462	\$51,693

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0462	\$0

Sales Tax

Sub TOTAL	\$105,837		\$108,872
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CONSTRUCTION CONTRACTS TOTAL	\$1,143,450		\$1,176,241
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Insert Row Here				
Sub TOTAL	\$0	1.0462	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0462	\$0	
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
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$6,686				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$6,686		NA	\$6,686	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0462	\$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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0278	\$0	

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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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 2020</i>
Fire Service Program	Fire Service Program	Fire Service Program	Fire Service Program



August 5, 2019

Mr. Wayne Doty
Washington State Board
1300 Quince St,
Olympia, WA Washington 98504

RE: Design-Build Delivery Method for the Fire Service Training Center at Bates Technical College

Mr. Doty:

Bates Technical College and the Department of Enterprise Services (DES) have determined that the Design-Build alternative public works contracting procedure, authorized under RCW 39.10, is the preferred and appropriate project delivery method for this highly specialized fire training facility and live fire structure project for the following reasons:

- The Design-Build approach is critical in developing a creative and complex construction methodology required for this project.
- The Design-Build approach brings the contractor, architect, the College and DES together early in the process to allow for a more collaborative project, resulting in greater innovation and collaboration, critical in a complex project.
- The Design-Build approach creates a streamline, efficient project delivery method, reducing project delivery time and brings instruction on line sooner than traditional delivery methods.

DES is a certified public body for using Design-Build, approved by the Capital Projects Advisory Review Board's Project Review Committee (PRC) per RCW [39.10.270](#), and therefore, review of this project by the PRC is not required. Here is the [link to the](#) PRC certification letter.

The Design-Builder will be selected based on qualifications, price factor (fee), and other criteria in the two-step Request for Qualifications and Request for Proposals selection process. The Design-Build approach eliminates the requirements for design and fixed pricing during the process to select the Design-Builder. DES's approach for progressive Design-Build includes a single contract, with two-phases and additional general terms that are incorporated by reference. The first phase of the contract includes a preliminary agreement to establish major design elements and negotiate a price within the Maximum Allowable Design and Construction Cost (MADCC) for completing the project. The second phase governs the completion of design, construction, commissioning, performance guarantees and other aspects of scope and terms sufficient to complete the project.

Sincerely,

Chuck Davis
Director of Facilities
Bates Technical College

Dennis Flynn
Project Manager
Department of Enterprise Services

CC:

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:58PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 31

Project Summary

Construct a new 40,940 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 40,940 gross square foot facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

Existing learning environments on campus do not support the development of students with cross-disciplinary, life-long skills that employers are seeking. Students must be able to communicate, think critically, be creative and collaborate as well as develop discipline-specific knowledge. There is only one active learning classroom for project based learning on campus.

The college does not have adequate space or technology required to teach its growing demand for cybersecurity, data informatics, computer information systems and computer information systems security.

Specifically, there is demand for cybersecurity programs. A state of the art technology space is needed that includes a small-scale cyber range for ethical hacking and multi-purpose labs with adjoining clean room environments for forensics and data recovery. These spaces would allow the college to train associate level cybersecurity students as well as prepare students to transfer to the WWU cybersecurity bachelor's degree program. There is not enough space to meet enrollment demand for Department of Defense information assurance workers.

The college needs simulated network environments to teach data informatics. There are no virtual reality training environments which are required to train students for jobs at the Puget Sound Naval Shipyard.

Many of the college's programs need access to digital fabrication and related instructional equipment. It needs labs and makerspaces that support experimental prototyping, technology simulation, engineering and fabrication, encouraging creativity and innovation.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:58PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

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.

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.

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:58PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning 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 C100]

The project includes approximately \$344,294 for equipment including computers and printers.

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. 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 1:58PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	25,079,000			2,552,000	22,527,000
	Total	25,079,000	0	0	2,552,000	22,527,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
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 2023	FY 2024	FY 2025	FY 2026	FY 2027
FTE	Full Time Employee	0.7	2.7	2.7	2.7	2.7
001-1	General Fund-State	76,552	307,050	307,050	307,050	307,050
	Total	76,552	307,050	307,050	307,050	307,050

Narrative

40,940 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Apr-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Olympic College	
Project Name	Innovation and Technology Learning Center	
OFM Project Number	40000103	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	40,940	MACC per Square Foot	\$386
Usable Square Feet	26,610	Escalated MACC per Square Foot	\$404
Space Efficiency	65.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.47%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project		Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.00%	Location Used for Tax Rate	1303 Chester Ave, Bremerton WA 99337
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	September-20
Design Start	October-20	Design End	June-21
Construction Start	July-21	Construction End	April-23
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$24,045,358	Total Project Escalated	\$25,079,082
		Rounded Escalated Total	\$25,079,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Olympic College	
Project Name	Innovation and Technology Learning Center	
OFM Project Number	40000103	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$216,381		
A/E Basic Design Services	\$856,209		
Extra Services	\$1,272,669		
Other Services	\$1,185,820		
Design Services Contingency	\$176,554		
Consultant Services Subtotal	\$3,707,633	Consultant Services Subtotal Escalated	\$3,807,149

Construction			
Construction Contingencies	\$791,026	Construction Contingencies Escalated	\$828,284
Maximum Allowable Construction Cost (MACC)	\$15,820,528	Maximum Allowable Construction Cost (MACC) Escalated	\$16,555,971
Sales Tax	\$1,495,040	Sales Tax Escalated	\$1,564,583
Construction Subtotal	\$18,106,594	Construction Subtotal Escalated	\$18,948,838

Equipment			
Equipment	\$1,471,388		
Sales Tax	\$132,425		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,603,813	Equipment Subtotal Escalated	\$1,679,354

Artwork			
Artwork Subtotal	\$124,772	Artwork Subtotal Escalated	\$124,772

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$162,286	Project Administration Subtotal Escalated	\$169,930

Other Costs			
Other Costs Subtotal	\$340,260	Other Costs Subtotal Escalated	\$349,039

Project Cost Estimate			
Total Project	\$24,045,358	Total Project Escalated	\$25,079,082
		Rounded Escalated Total	\$25,079,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$216,381			
Other				
Insert Row Here				
Sub TOTAL	\$216,381	1.0079	\$218,091	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$856,209			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$856,209	1.0158	\$869,738	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$265,067			
Geotechnical Investigation	\$54,095			
Commissioning	\$32,457			
Site Survey	\$59,505			
Testing				
LEED Services	\$119,009			
Voice/Data Consultant	\$21,638			
Value Engineering	\$54,095			
Constructability Review	\$51,932			
Environmental Mitigation (EIS)				
Landscape Consultant	\$86,553			
Security Consultant	\$5,760			
Lighting Consultant	\$43,276			
Document Reproduction during design	\$16,228			
Acoustical Consultant	\$27,048			
VE Participation of Design Team	\$43,276			
Constructability Review Participation of Design Team	\$37,867			
Document repro for VE and CR	\$10,819			
Lab Equipment Planning Consultant	\$75,733			
Audio/Visual, & CATV Consultant	\$32,457			
Site Electrical / Campus Primary Power	\$16,228			
Stormwater Report (SWPP, NOI), & Permitting	\$19,474			
Energy Conservation Report (ELCCA)	\$49,767			
Interior Design Consultant	\$32,457			
Graphics and Signage Consultant	\$32,457			
Art Work Design Coordination	\$5,410			
Energy/Daylight Modeling/ Ventilation & Drainage Studies	\$10,819			

Executive Order 13-03 (LCCA) for predesign and design	\$43,276			
SEPA Services	\$17,311			
NPDES Design Services	\$8,655			
Insert Row Here				
Sub TOTAL	\$1,272,669	1.0158	\$1,292,778	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$384,674			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training, and A/E Participation	\$143,352			
As-Built Documentation	\$43,276			
Construction Observation	\$173,104			
Roof/Bid Envelope Inspection	\$59,505			
Art Installation coordination	\$6,491			
Advertising	\$2,163			
Reimbursables - after bid	\$21,638			
Geotechnical Construction Services	\$91,961			
Testing and Inspection	\$151,466			
Building Envelope (WAB) Testing	\$27,048			
Haz Mat Monitoring and Inspections	\$16,228			
Document Reproduction for base bid and construction	\$37,867			
Executive Order 13-03 (LCCA) after construction	\$10,819			
Arborist Inspection and Monitoring	\$16,228			
Insert Row Here				
Sub TOTAL	\$1,185,820	1.0471	\$1,241,672	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$176,554			
Other				
Insert Row Here				
Sub TOTAL	\$176,554	1.0471	\$184,870	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,707,633		\$3,807,149	

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	\$107,920			
G20 - Site Improvements	\$156,556			
G30 - Site Mechanical Utilities	\$95,748			
G40 - Site Electrical Utilities	\$37,867			
G60 - Other Site Construction				
Contractor's Overhead and Profit	\$21,695			
General Conditions	\$35,828			
Insert Row Here				
Sub TOTAL	\$455,614	1.0258	\$467,369	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$0	
3) Facility Construction				
A10 - Foundations	\$599,699			
A20 - Basement Construction				
B10 - Superstructure	\$1,719,246			
B20 - Exterior Closure	\$1,648,607			
B30 - Roofing	\$542,684			
C10 - Interior Construction	\$1,254,352			
C20 - Stairs	\$77,897			
C30 - Interior Finishes	\$726,951			
D10 - Conveying	\$124,419			
D20 - Plumbing Systems	\$593,528			
D30 - HVAC Systems	\$2,347,535			
D40 - Fire Protection Systems	\$243,612			
D50 - Electrical Systems	\$2,336,462			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,144,707			
E10 - Equipment installed by contractor	\$238,560			
E20 - Furnishings installed by contractor	\$265,417			
Contractor's Overhead and Profit	\$693,184			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$808,054			
Insert Row Here				
Sub TOTAL	\$15,364,914	1.0471	\$16,088,602	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$15,820,528		\$16,555,971	

This Section is Intentionally Left Blank

7) Construction Contingency

Allowance for Change Orders	\$791,026		
Other			
Insert Row Here			
Sub TOTAL	\$791,026	1.0471	\$828,284

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0471	\$0

Sales Tax

Sub TOTAL	\$1,495,040		\$1,564,583
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CONSTRUCTION CONTRACTS TOTAL	\$18,106,594		\$18,948,838
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$324,571			
E20 - Furnishings	\$1,081,903			
F10 - Special Construction				
Interior/Exterior Signage	\$64,914			
Insert Row Here				
Sub TOTAL	\$1,471,388	1.0471	\$1,540,691	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0471	\$0	
Sales Tax				
Sub TOTAL	\$132,425		\$138,663	
EQUIPMENT TOTAL	\$1,603,813		\$1,679,354	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$124,772				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$124,772		NA	\$124,772	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Construction Coordination	\$162,286				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$162,286		1.0471	\$169,930	

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	\$4,869				
Permit Review Fees	\$189,333				
Tree Mitigation Fees	\$37,867				
City of BremertonTransportation Impact Fees	\$108,191				
Insert Row Here					
OTHER COSTS TOTAL	\$340,260				1.0258

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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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>June 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 3:18PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 34

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 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 3:18PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

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]

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 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

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 3:18PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

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 C100]

The project includes approximately \$540,722 for equipment including computers and printers.

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 require less lighting than conventional pavements
- i) Increase transportation choices – drive, walk, bike or public transit

11. 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)

Capital Project Request

2021-23 Biennium

*

Version: S1 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/24/2020 3:18PM

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		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	31,663,000				31,663,000
	Total	31,663,000	0	0	0	31,663,000
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</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 2024	FY 2025	FY 2026	FY 2027	FY 2028
FTE	Full Time Employee	2.0	3.5	3.5	3.5	3.5
001-1	General Fund-State	226,967	390,000	390,000	390,000	390,000
	Total	226,967	390,000	390,000	390,000	390,000

Narrative

52,000 net new square feet at \$7.50/Net-new-GSF/year starting at the end of construction (Dec-23). And, FTE equals the operating cost divided by \$113,000.

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
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 2020

Agency	Whatcom Community College	
Project Name	Technology and Engineering Center	
OFM Project Number	40000137 Infrastructure only (see separate C100 for Building)	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	52,000	MACC per Square Foot	\$367
Usable Square Feet	35,845	Escalated MACC per Square Foot	\$389
Space Efficiency	68.9%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.25%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	237 W Kellogg Rd, Bellingham, WA 98226
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	January-22	Design End	December-23
Construction Start	January-22	Construction End	December-23
Construction Duration	23 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$29,878,717	Total Project Escalated	\$31,663,094
		Rounded Escalated Total	\$31,663,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Whatcom Community College	
Project Name	Technology and Engineering Center	
OFM Project Number	40000137 Infrastructure only (see separate C100 for Building)	

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$356,219		
A/E Basic Design Services	-\$59,331		
Extra Services	\$231,609		
Other Services	\$271,126		
Design Services Contingency	\$39,981		
Consultant Services Subtotal	\$839,604	Consultant Services Subtotal Escalated	\$882,967

Construction			
GC/CM Risk Contingency	\$572,340		
GC/CM or D/B Costs	\$3,169,134		
Construction Contingencies	\$953,899	Construction Contingencies Escalated	\$1,012,756
Maximum Allowable Construction Cost (MACC)	\$19,077,989	Maximum Allowable Construction Cost (MACC) Escalated	\$20,222,469
Sales Tax	\$2,068,282	Sales Tax Escalated	\$2,193,057
Construction Subtotal	\$25,841,644	Construction Subtotal Escalated	\$27,400,606

Equipment			
Equipment	\$2,273,440		
Sales Tax	\$197,789		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,471,229	Equipment Subtotal Escalated	\$2,623,705

Artwork			
Artwork Subtotal	\$157,528	Artwork Subtotal Escalated	\$157,528

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$336,000	Project Administration Subtotal Escalated	\$356,732

Other Costs			
Other Costs Subtotal	\$232,712	Other Costs Subtotal Escalated	\$241,556

Project Cost Estimate			
Total Project	\$29,878,717	Total Project Escalated	\$31,663,094
		Rounded Escalated Total	\$31,663,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
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	\$43,178			
Environmental Analysis	\$43,178			
Predesign Study	\$269,863			
Other				
Insert Row Here				
Sub TOTAL	\$356,219	1.0380	\$369,756	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,002,095			69% of A/E Basic Services
Zero-out A/E Basic Design Services	-\$1,061,426			
Insert Row Here				
Sub TOTAL	-\$59,331	1.0617	-\$62,992	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant	\$86,356			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)	\$21,589			
Landscape Consultant				
ELCCA and Energy Modeling				
Wetlands Consultant	\$26,986			
Reimbursables				
Interior Design/FF&E Support	\$20,000			
Instructional Media/A-V Design				
Renderings Modeling				
Independent Cost estimating	\$43,178			
Honorarium	\$30,000			
RFP Advertising	\$3,500			
Sub TOTAL	\$231,609	1.0617	\$245,900	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$450,217			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA/CO Services				
Geotech Services	\$30,000			
Materials Testing	\$110,000			
Independent Commissioning	\$120,000			
LEED Reporting				
Reimbursables for Bid & CA/CO	\$37,781			
Zero-out Bid/Const./Closeout	-\$476,872			
Sub TOTAL	\$271,126	1.0617	\$287,855	Escalated to Mid-Const.

5) Design Services Contingency				
Design Services Contingency	\$39,981			
Other				
Insert Row Here				
Sub TOTAL	\$39,981	1.0617	\$42,448	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$839,604		\$882,967	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$500,000			
G20 - Site Improvements	\$707,452			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$83,118			G30 & G40 in infrastructure budget
Contractors O & P	\$86,324			
Insert Row Here				
Sub TOTAL	\$1,376,894	1.0380	\$1,429,216	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0380	\$0	
3) Facility Construction				
A10 - Foundations	\$544,575			
A20 - Basement Construction				
B10 - Superstructure	\$939,868			
B20 - Exterior Closure	\$2,552,580			
B30 - Roofing	\$546,321			
C10 - Interior Construction	\$1,507,994			
C20 - Stairs	\$172,767			
C30 - Interior Finishes	\$1,507,994			
D10 - Conveying	\$221,287			
D20 - Plumbing Systems	\$648,319			
D30 - HVAC Systems	\$3,087,233			
D40 - Fire Protection Systems	\$308,724			
D50 - Electrical Systems	\$3,038,549			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,329,885			
Built-In Fixtures and Equipment	\$642,144			
Contractors O & P	\$1,363,806			
Sep-17 to Sep-18 Prevailing Wage Increase	\$615,600			
Assumed design-build efficiency	-\$1,326,551			-\$1
Insert Row Here				
Sub TOTAL	\$17,701,095	1.0617	\$18,793,253	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$19,077,989		\$20,222,469	

5) GCCM Risk Contingency			
GCCM Risk Contingency	\$572,340		
Other			
Insert Row Here			
Sub TOTAL	\$572,340	1.0617	\$607,654
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
DB Team Fee	\$572,340		
Design Cost DB	\$2,596,794		
Sub TOTAL	\$3,169,134	1.0617	\$3,364,670
7) Construction Contingency			
Allowance for Change Orders	\$953,899		
Other			
Insert Row Here			
Sub TOTAL	\$953,899	1.0617	\$1,012,756
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0617	\$0
Sales Tax			
Sub TOTAL	\$2,068,282		\$2,193,057
CONSTRUCTION CONTRACTS TOTAL			
	\$25,841,644		\$27,400,606

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,362,920			
E20 - Furnishings	\$910,520			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$2,273,440	1.0617	\$2,413,712	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0617	\$0	
Sales Tax				
Sub TOTAL	\$197,789		\$209,993	
EQUIPMENT TOTAL	\$2,471,229		\$2,623,705	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$157,528				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$157,528		NA	\$157,528	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
College Project Management	\$336,000				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$336,000		1.0617	\$356,732	

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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	\$172,712				
Traffic Improvement Fees (TIF)	\$60,000				\$62,280
DB Final Audit Services	\$30,000				
OTHER COSTS TOTAL	\$232,712				1.0380

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<div>C-100(2020) Additional Notes</div>

<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

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<div>Tab C. Construction Contracts</div>
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<i>Insert Row Here</i>

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

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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 2020</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	

August 13, 2020

Mr. Wayne Doty
Capital Budget Director
Washington State Board for Community and Technical Colleges
1300 Quince Street SE,
Olympia, WA Washington 98504

RE: Design-Build Delivery Method for the Technology and Engineering Center (TEC) at Whatcom Community College.

Mr. Doty:

Whatcom Community College and the Department of Enterprise Services (DES) have determined that the Design-Build alternative public works contracting procedure, authorized under RCW 39.10, is the preferred and appropriate project delivery method for this facility for the following reasons:

- The Design-Build approach is critical in developing a creative and complex construction methodology required for this project. The proposed TEC building site is directly adjacent to three existing campus buildings. Logistically the site will be very difficult to manage from both a laydown and equipment staging standpoint as well as from a construction methodology and site access perspective. The DB method will allow very early interaction with the construction team to identify, evaluate, and discuss solutions to these significant logistical challenges.
- The Design-Build approach brings the contractor, architect, the College and DES together early in the process to allow for a more collaborative project. The unique security, technology, electrical, and other design elements of the cyber security and engineering labs will require innovation and close collaboration between the designer and builder. The complex design of several components of the TEC lend themselves to opportunity for greater efficiency through the process that a DB delivery affords.
- The Design-Build approach creates a streamline, efficient project delivery method, reducing project delivery time and potentially reducing construction cost.

DES is a certified public body for using Design-Build, approved by the Capital Projects Advisory Review Board's Project Review Committee (PRC) per RCW [39.10.270](#), and therefore, review of this project by the PRC is not required. Here is the [link to the](#) PRC certification letter.

Sincerely,



Kevin Barber
Project Manager
Engineering & Architectural Services
Facility Professional Services
Department of Enterprise Services

CC: Brian Keeley, Senior Director for Facilities and Operations