



2022 SUPPLEMENTAL CAPITAL BUDGET REQUEST

SEPTEMBER 10, 2021

Capital Investments Elevate Students, the Economy

Community and technical colleges are known for their personal touch — for providing the one-on-one connections students need to make it through college and enter careers. This personal approach is especially important for historically underrepresented students and first-generation students, many of whom face obstacles and challenges that can put their success at risk. Nearly half of Washington's community and technical college students are students of color, and 32% of our students are from racial and ethnic backgrounds that have been historically underrepresented in higher education.¹

When asked how they prefer to learn, a majority of students surveyed in spring 2021 said they prefer all, or mostly, personal instruction. Black students represented the highest percentage of students preferring 100% in person instruction.²

During the 2021-22 academic year, many classes will remain online for fall quarter, with more opening to in-person instruction as the year moves forward. Our students need space for classes and services, and for hands-on job-training programs, such as cybersecurity, radiology, welding, construction, clean energy and auto technology. Local communities and employers count on our graduates to build vibrant communities and businesses.

Our \$293 million request list will fund minor projects at every college and advance 13 major projects. Projects are ranked based on a rigorous assessment of the need for space, condition of existing facilities, systemwide policy objectives and estimated costs.

With full funding of our 2022 supplemental budget request, our system will be able to renovate or replace aging buildings into adaptable spaces where students can learn, grow and help build a strong and equitable economy.

Priority	College	Funding Phase	Project	Amount	Cumulative
1	Statewide	Design & Build	Minor Works — Infrastructure	\$27,083,000	\$27,083,000
2	Highline	Design	Welcome Center for Student Success	\$3,235,000	\$30,318,000
3	Lake Washington	Build	Center for Design	\$33,715,000	\$64,033,000
4	Bates	Build	Fire Service Training Center	\$32,563,000	\$96,596,000
5	South Seattle	Design	Rainier Hall Renovation	\$3,645,000	\$100,241,000
6	Olympic	Build	Innovation and Technology Learning Center	\$23,420,000	\$123,661,000
7	Everett	Design & Build	Baker Hall Replacement	\$32,229,000	\$155,890,000
8	Columbia Basin	Design & Build	Performing Arts Building Replacement	\$38,646,000	\$194,536,000
9	Whatcom	Design & Build	Technology and Engineering Center	\$32,980,000	\$227,516,000
10	Bellingham	Design & Build	Engineering Technology Center - Bldg. J Replacement	\$14,534,000	\$242,050,000
11	Clark	Design & Build	Hanna Foster Hawkins Complex Replacement	\$25,551,000	\$267,601,000
12	Peninsula	Design & Build	Advanced Technology Center	\$19,690,000	\$287,291,000
13	Seattle Central	Design	Broadway Achievement Center	\$3,060,000	\$290,351,000
14	Yakima	Design	Prior-Kendall Hall Replacement	\$2,025,000	\$292,376,000

Sources: 1) SBCTC public enrollment dashboard 2020-21 school year; 2) spring 2021 survey by Interact Communications

CONTACT INFORMATION

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SBCTC 2022 Capital Request

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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 components
Building Fee fund 060 cashflow

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS001

Date Run: 8/30/2021 10:26AM

Project by Agency Priority

Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
1	40000431 Minor Works - Infrastructure									
	057-1 State Bldg	27,083,000				27,083,000				
	Constr-State									
2	40000105 Highline: Welcome Center for Student Success									
	057-1 State Bldg	36,634,000				3,235,000	33,399,000			
	Constr-State									
3	40000102 Lake Washington: Center for Design									
	057-1 State Bldg	33,497,868		(2,492,132)	2,275,000	33,715,000				
	Constr-State									
4	40000130 Bates: Fire Service Training Center									
	057-1 State Bldg	32,562,960		(2,559,040)	2,559,000	32,563,000				
	Constr-State									
5	40000231 South Seattle: Rainier Hall Renovation									
	057-1 State Bldg	42,369,000				3,645,000	38,724,000			
	Constr-State									
6	40000103 Olympic Innovation and Technology Learning Center									
	057-1 State Bldg	23,420,000		(2,552,000)	2,552,000	23,420,000				
	Constr-State									
7	40000190 Everett: Baker Hall Replacement									
	057-1 State Bldg	32,220,181		(211,819)	203,000	32,229,000				
	Constr-State									
8	40000108 Columbia Basin: Performing Arts Building Replacement									
	057-1 State Bldg	38,646,000				38,646,000				
	Constr-State									
9	40000137 Whatcom: Technology and Engineering Center									
	057-1 State Bldg	32,980,000				32,980,000				
	Constr-State									
10	40000256 Bellingham: Engineering Technology Center - Bldg J Replacement									
	057-1 State Bldg	14,534,000				14,534,000				
	Constr-State									
11	40000227 Clark: Hanna/Foster/Hawkins Complex Replacement									

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11	40000227 Clark: Hanna/Foster/Hawkins Complex Replacement									
	057-1 State Bldg	25,551,000				25,551,000				
	Constr-State									
12	40000111 Peninsula: Advanced Technology Center									
	057-1 State Bldg	19,690,000				19,690,000				
	Constr-State									
13	40000294 Seattle Central: Broadway Achievement Center									
	057-1 State Bldg	25,828,000				3,060,000	22,768,000			
	Constr-State									
	147-6 HE Plant	3,000,000					3,000,000			
	Accounts-Non-Appropriated									
	Project Total:	28,828,000				3,060,000	25,768,000			
14	40000506 Yakima Valley: Prior-Kendall Hall Replacement									
	057-1 State Bldg	24,783,000				2,025,000	22,758,000			
	Constr-State									
Total		412,799,009		(7,814,991)	7,589,000	292,376,000	120,649,000			

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2021-23	New Approp 2021-23	Estimated 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31
057-1 State Bldg Constr-State	409,799,009		(7,814,991)	7,589,000	292,376,000	117,649,000			
147-6 HE Plant	3,000,000					3,000,000			
Accounts-Non-Appropriated									
Total	412,799,009		(7,814,991)	7,589,000	292,376,000	120,649,000			

Ten Year Capital Plan by Project Priority

2021-23 Biennium

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Report Number: CBS001**Date Run:** 8/30/2021 10:26AM

<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	C1-A	C1-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

June 24, 2021

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

In future correspondence please refer to:

Project Tracking Code: 2021-06-03694

RE: Washington State Board for Community and Technical Colleges 2022 supplemental budget request

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 21-02 (21-02). Our review is based upon documentation contained in your communication.

We have reviewed your spreadsheet (attached) to reflect projects that will require further review under 21-02 or not. We agree with the findings provided in the spreadsheet. For projects requiring further review under 21-02, we will request the following to initiate consultation:

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

Please note that projects noted to require 21-02 will also require formal government-to-government consultation with affected Tribes. This is separate from DAHP review. You are also required to provide proof of Tribal consultation to DAHP. Should your agency delegate 21-02 consultation to local community college staff, letters of delegation will be required to be sent to DAHP and the concerned tribes.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Holly Borth', with a stylized flourish at the end.

Holly Borth
Project Compliance Reviewer
(360) 890-0174
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.

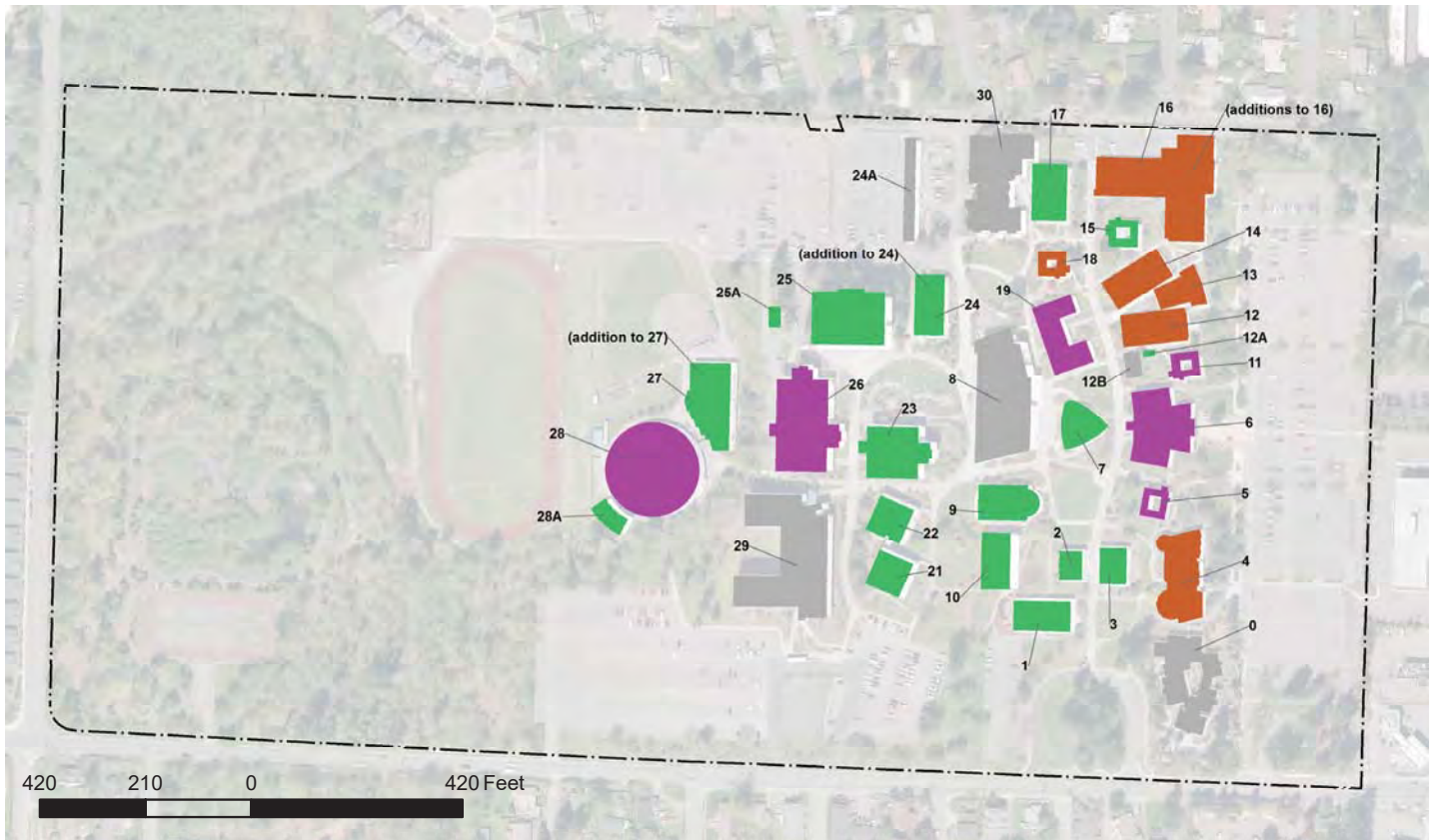
The survey area is in King County, within the Des Moines quadrangle. The site is roughly bounded by South 240th Street along the south, 20th Avenue South along the west, South 236th Street along the north, and State Route 99 along the east.

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.

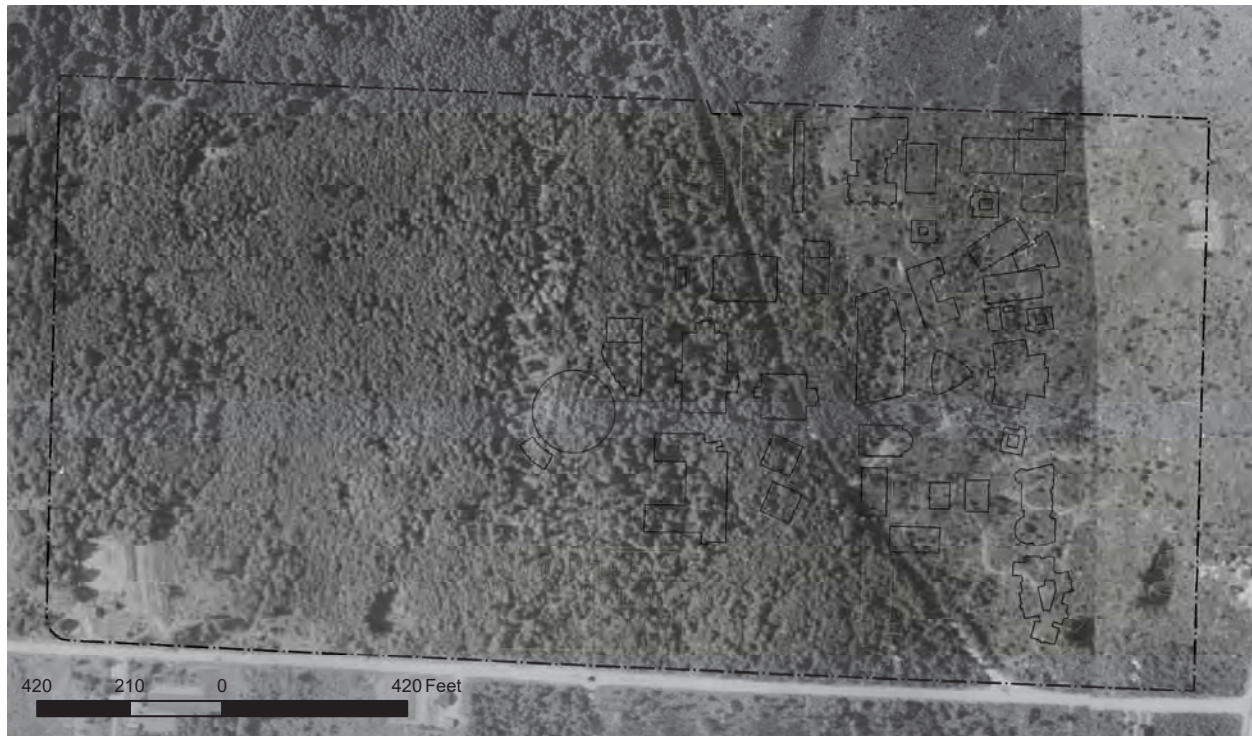


1937 aerial view of Section 16, Township 22N, Range 4E. The curved road running along the right edge of the image is Pacific Highway; S 240th Street is the straight road along the bottom edge of the image. The site of the future Highline College is in the forested area left of Pacific Highway and above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

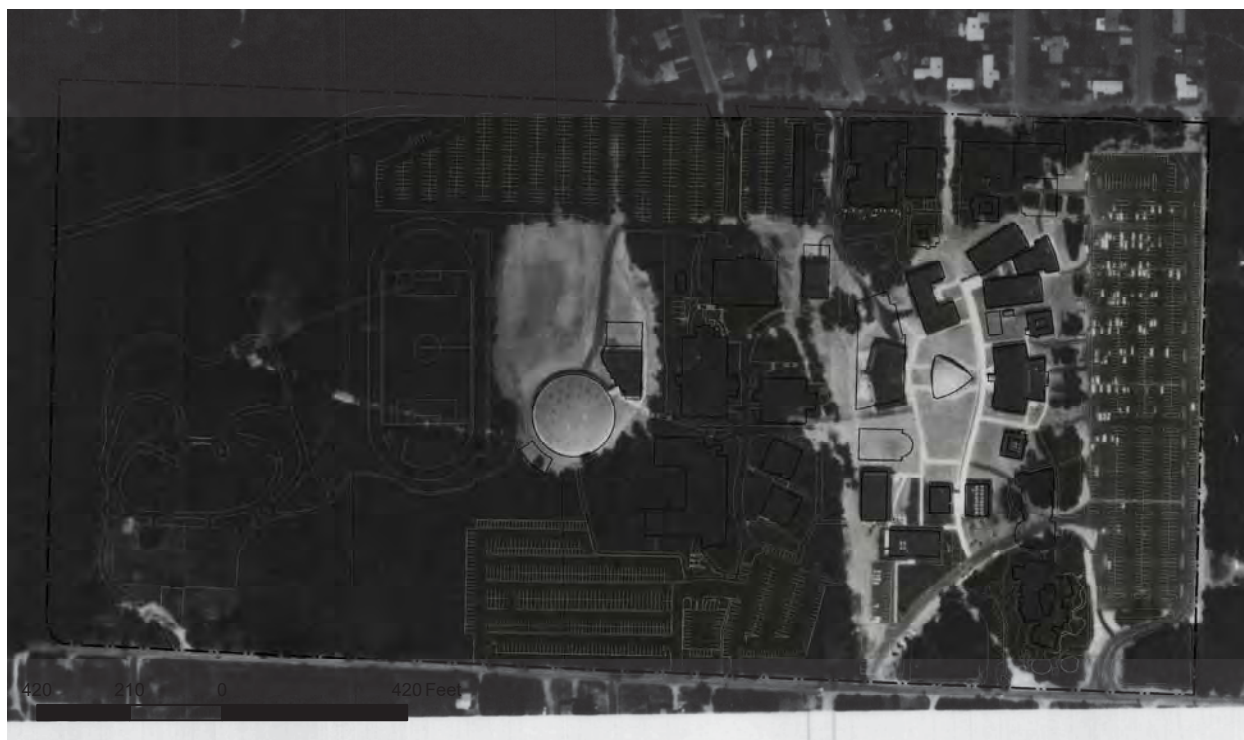
1961–1967: Highline College Establishment and Early Construction

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.

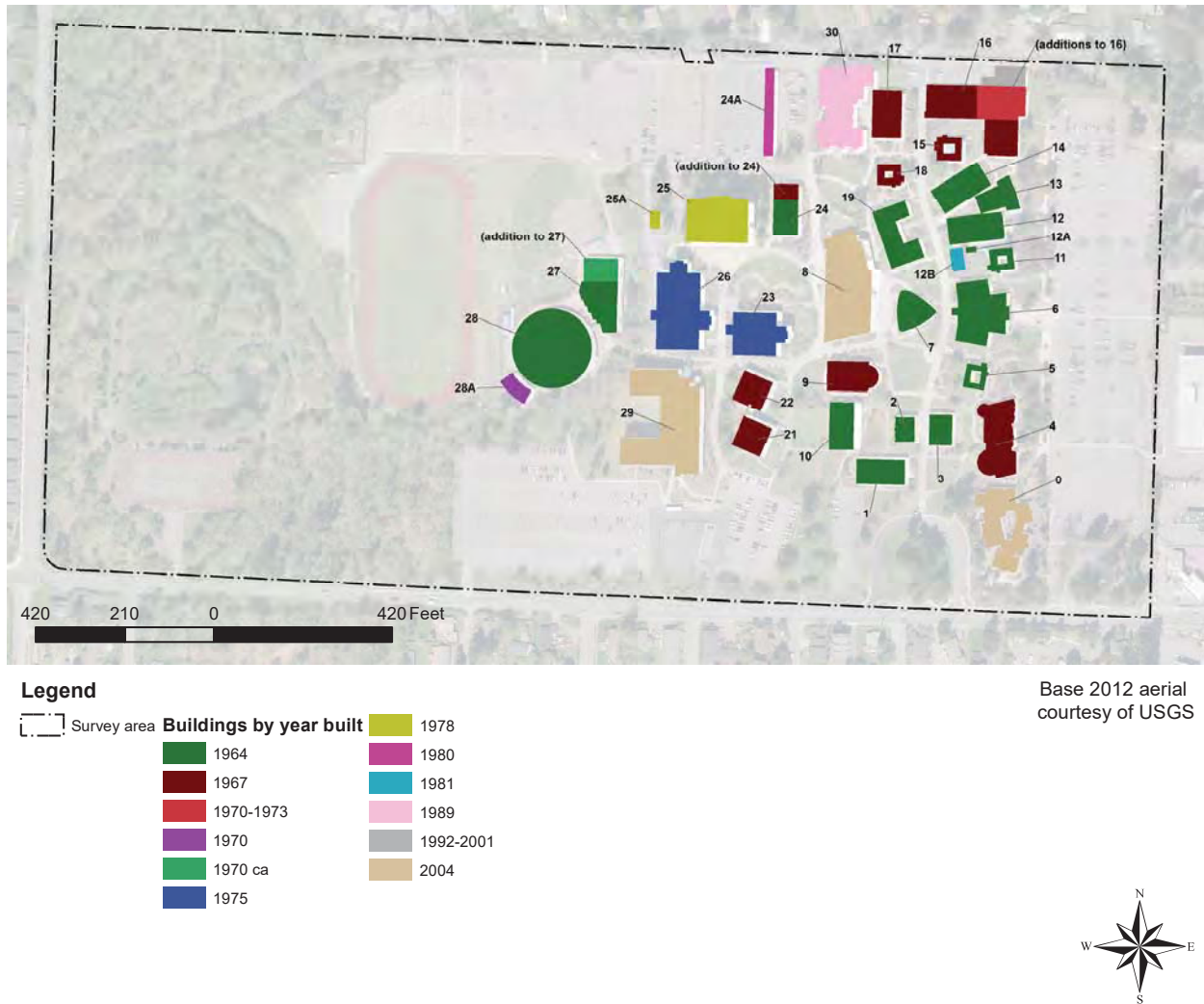
Two other buildings were constructed during this period, a chiller plant (25A) in 1978 and a maintenance/grounds building (24A) in ca. 1980.

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.



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

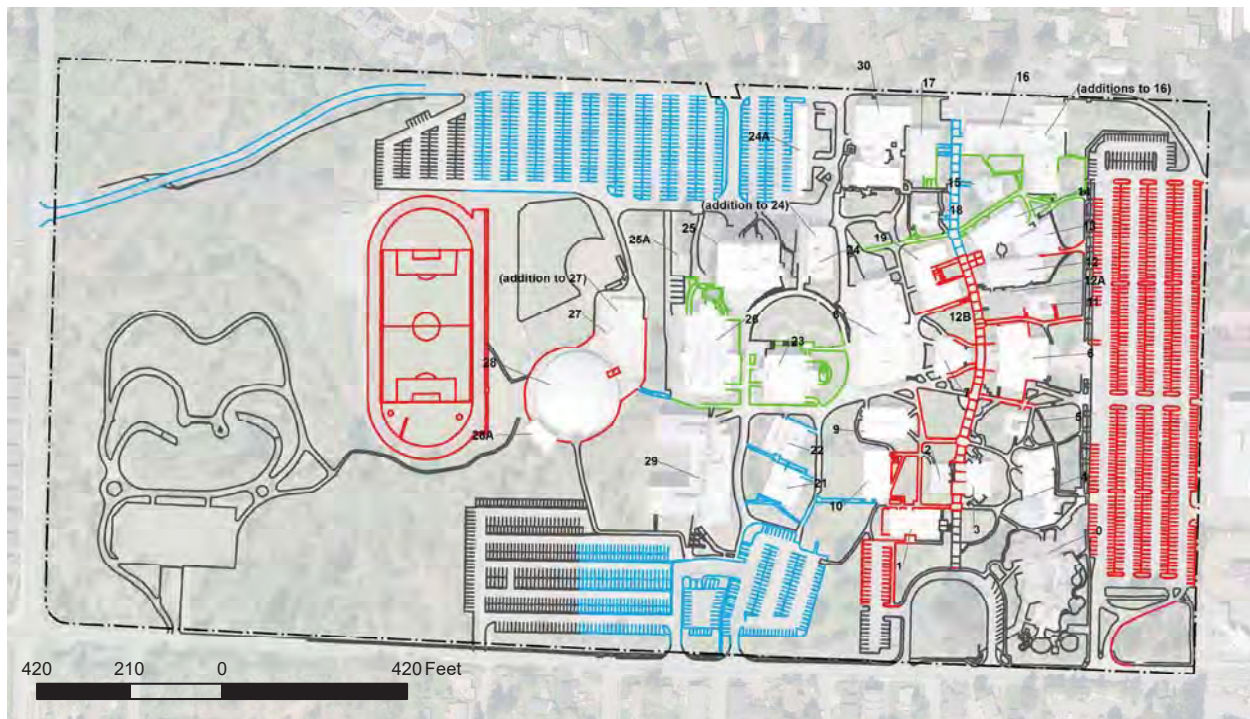
Gordon as president in 1990 and served until 2000. Dr. Priscilla J. Bell became president in 2000.

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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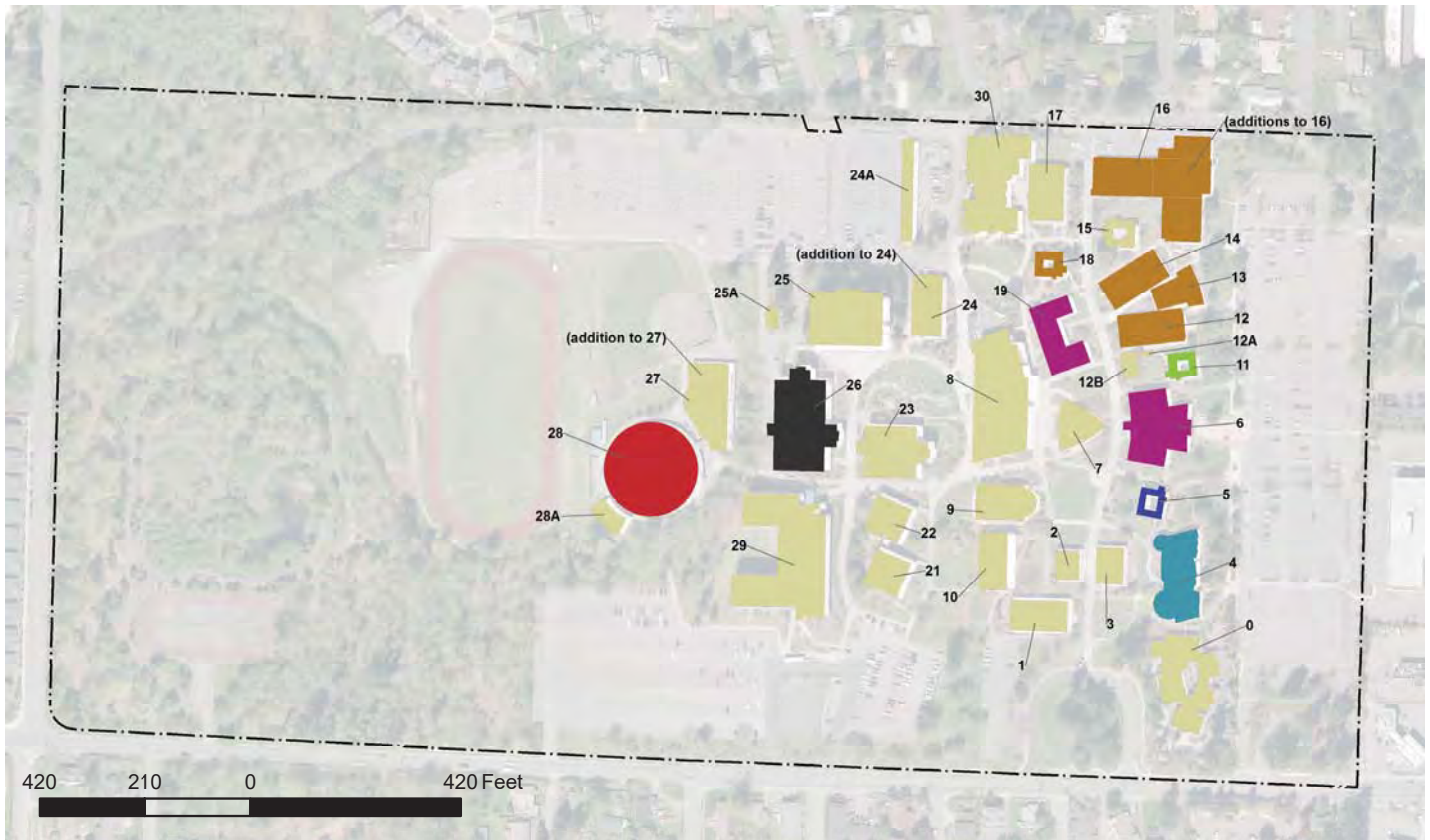
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3

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

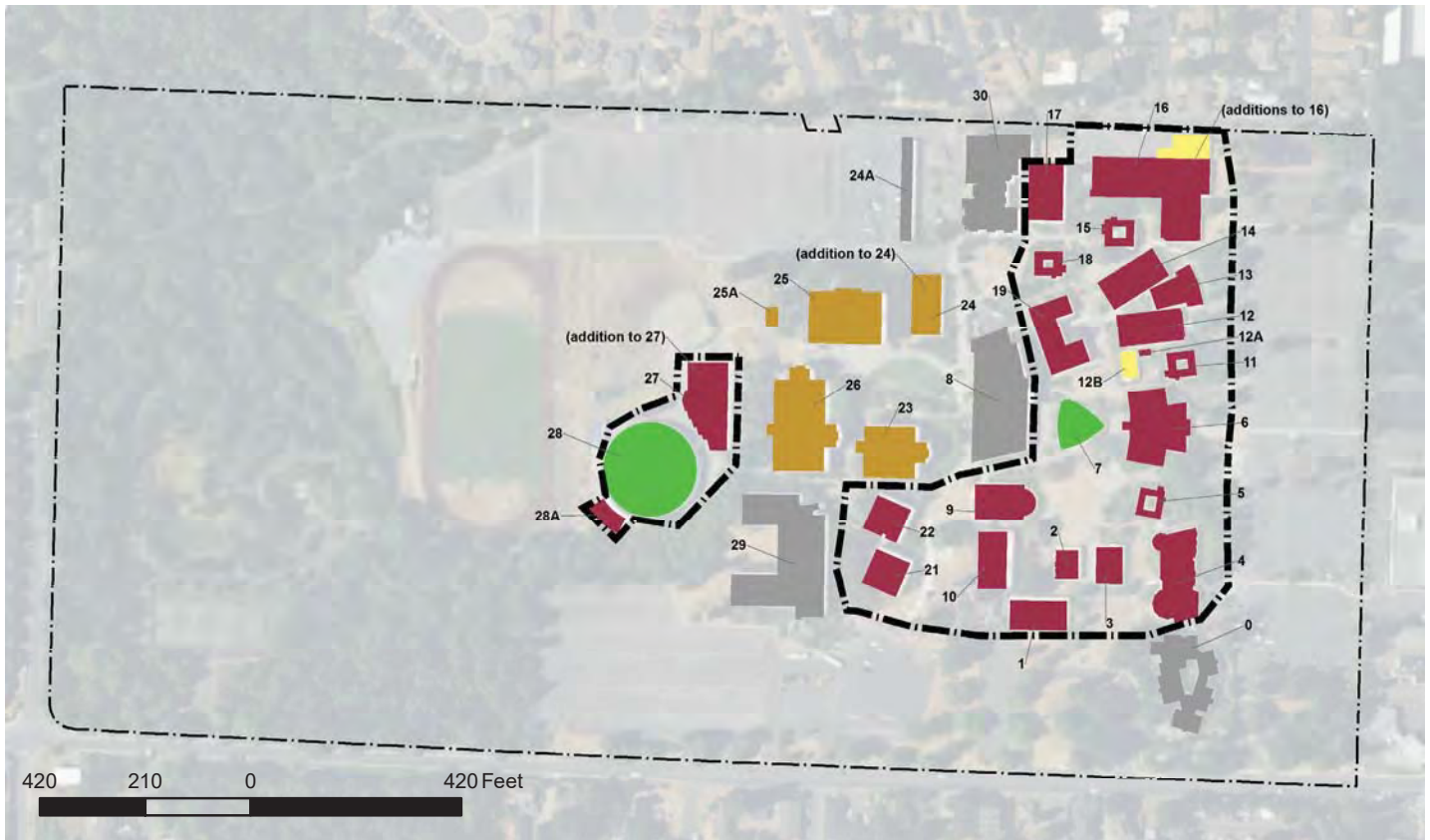
The Highline College campus has experienced multiple expansions, growing the campus westward. The original core and recreation areas each continue to convey a unity of design and provide a distinct point of entry for students entering the campus from the east parking lot.

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.

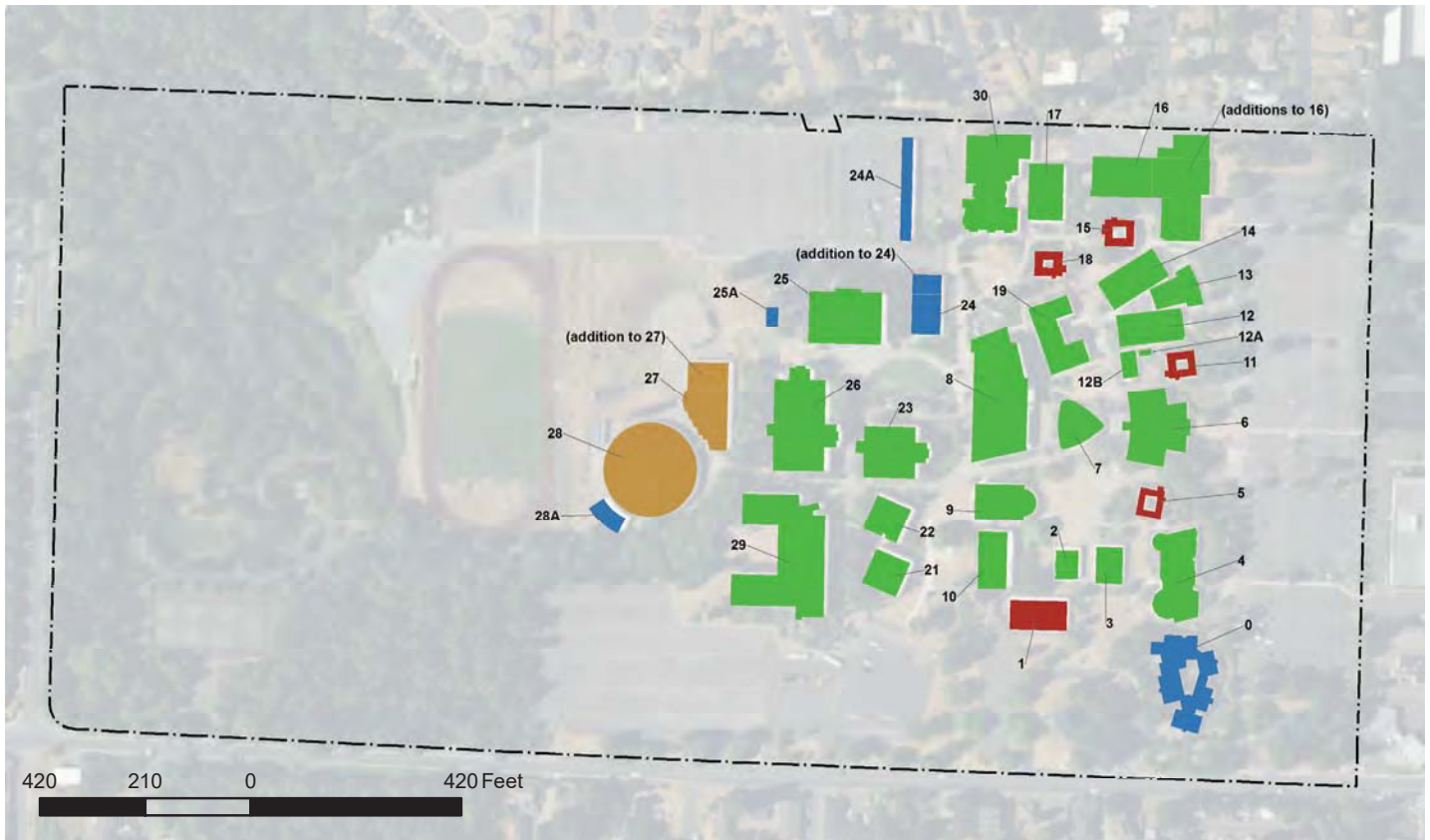
Right: Detail of panels, Building 7. All contemporary images courtesy Artifacts Consulting, Inc., 2016, unless otherwise noted.



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.

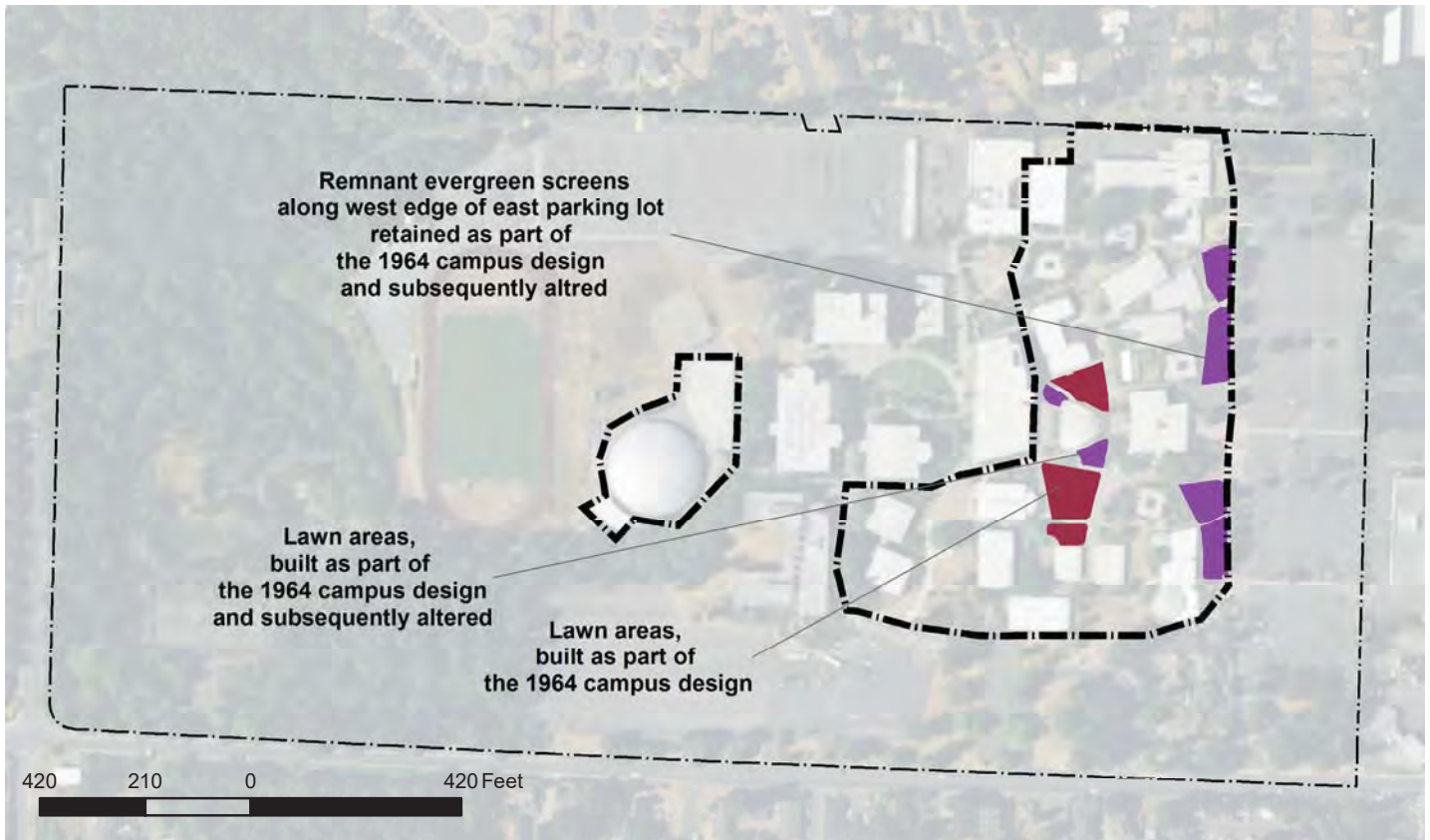
- » Originally between buildings 2 and 3, removed.
- » Originally along the arterial walkway, removed. As part of the 1964 development phase these extended north only to buildings 12 and 14. As part of the 1970s development, the walkway and associated canopy were extended north to connect with building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



Athletic field.

- 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.

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.

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

Subject: Center for Design
Lake Washington Institute of Technology

Mr. Lyste,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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

In addition, Lake Washington Institute of Technology is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 739-8201 or by e-mail at bill.thomas@lwtech.edu by December 1, 2017.

Respectfully,

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

William F. Thomas
Vice President of Administrative Services



November 20, 2017

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

Subject: Center for Design
Lake Washington Institute of Technology

Mr. Mullen-Moses,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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

In addition, Lake Washington Institute of Technology is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 739-8201 or by e-mail at bill.thomas@lwtech.edu by December 1, 2017.

Respectfully,

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

William F. Thomas
Vice President of Administrative Services



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

November 16, 2017

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

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

Dear Ms. Tyler Ingham;

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

We concur with your determination of no cultural resource impacts.

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

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

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

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

Sincerely,

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", 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.



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,

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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

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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 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.

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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

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Historic Inventory Report

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

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Historic Inventory Report

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Historic Inventory Report

Photos



South facade, partial
2014



South facade, partial
2014



West end
2014



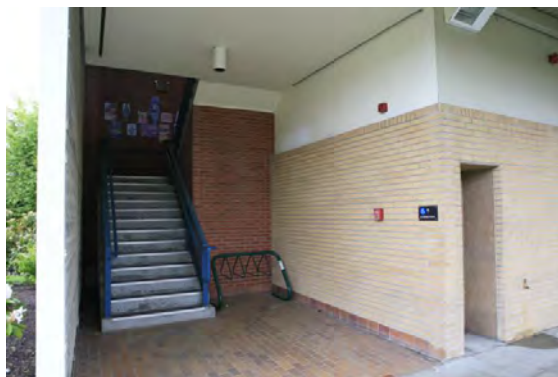
Northwest corner
2014



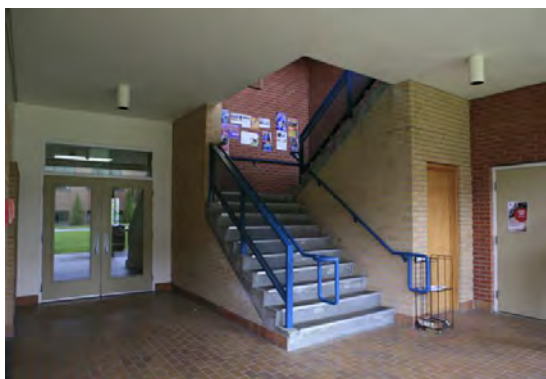
Historic Inventory Report



Northeast corner
2014



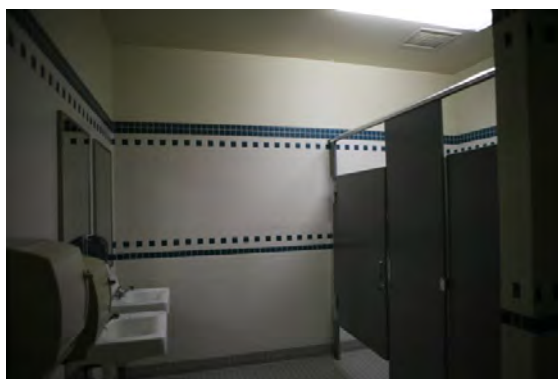
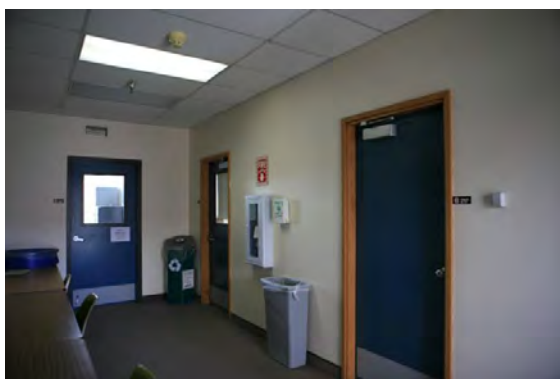
West end of south facade, showing west stairs
2014



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.

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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", with a long, sweeping underline.

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:

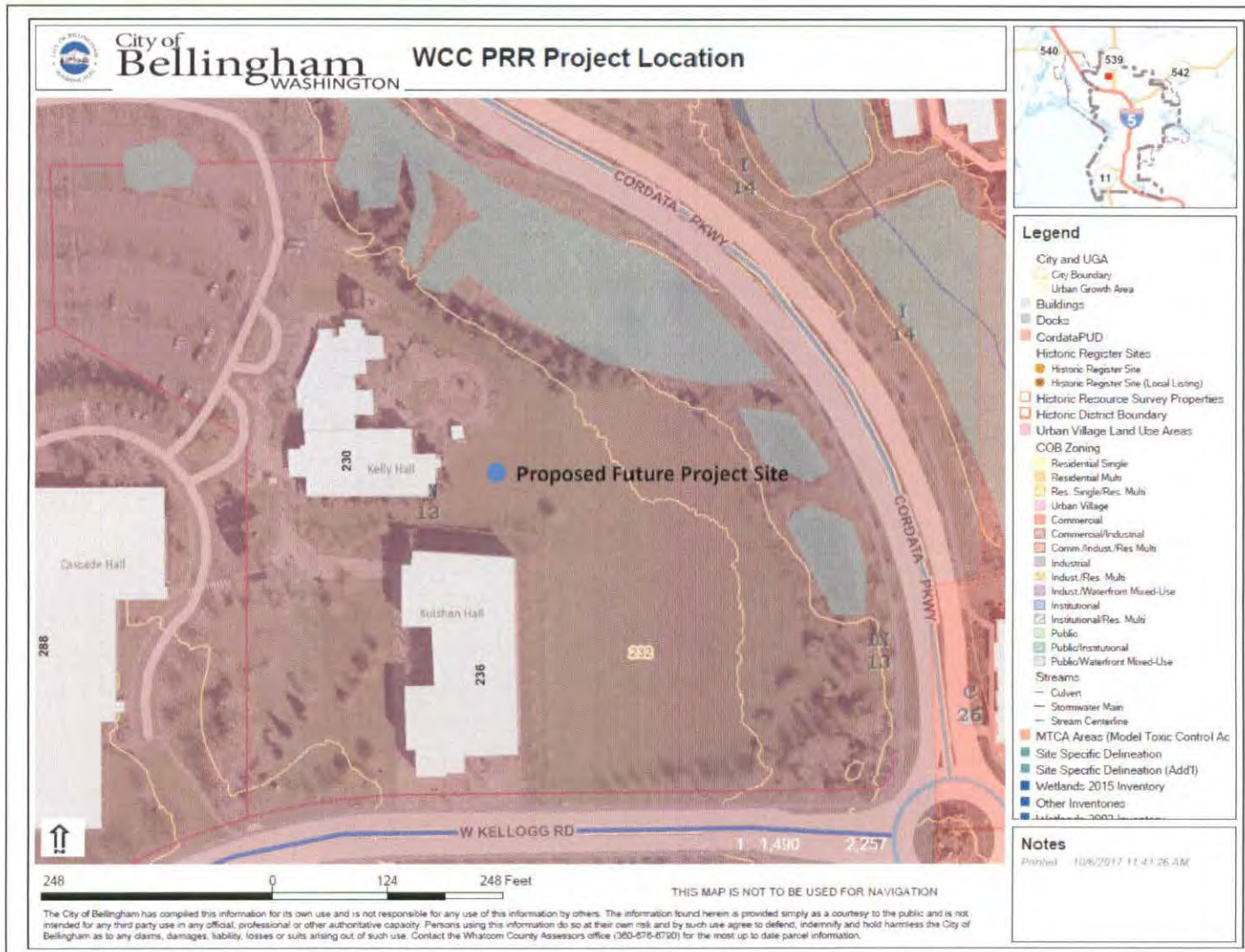
Township: T38N

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,

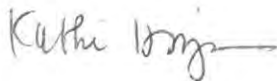
Pursuant to Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Whatcom Community College's intent to build a new 51,000 sq. ft. academic building on our main campus in Bellingham, Washington. The new facility will include instructional classrooms,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

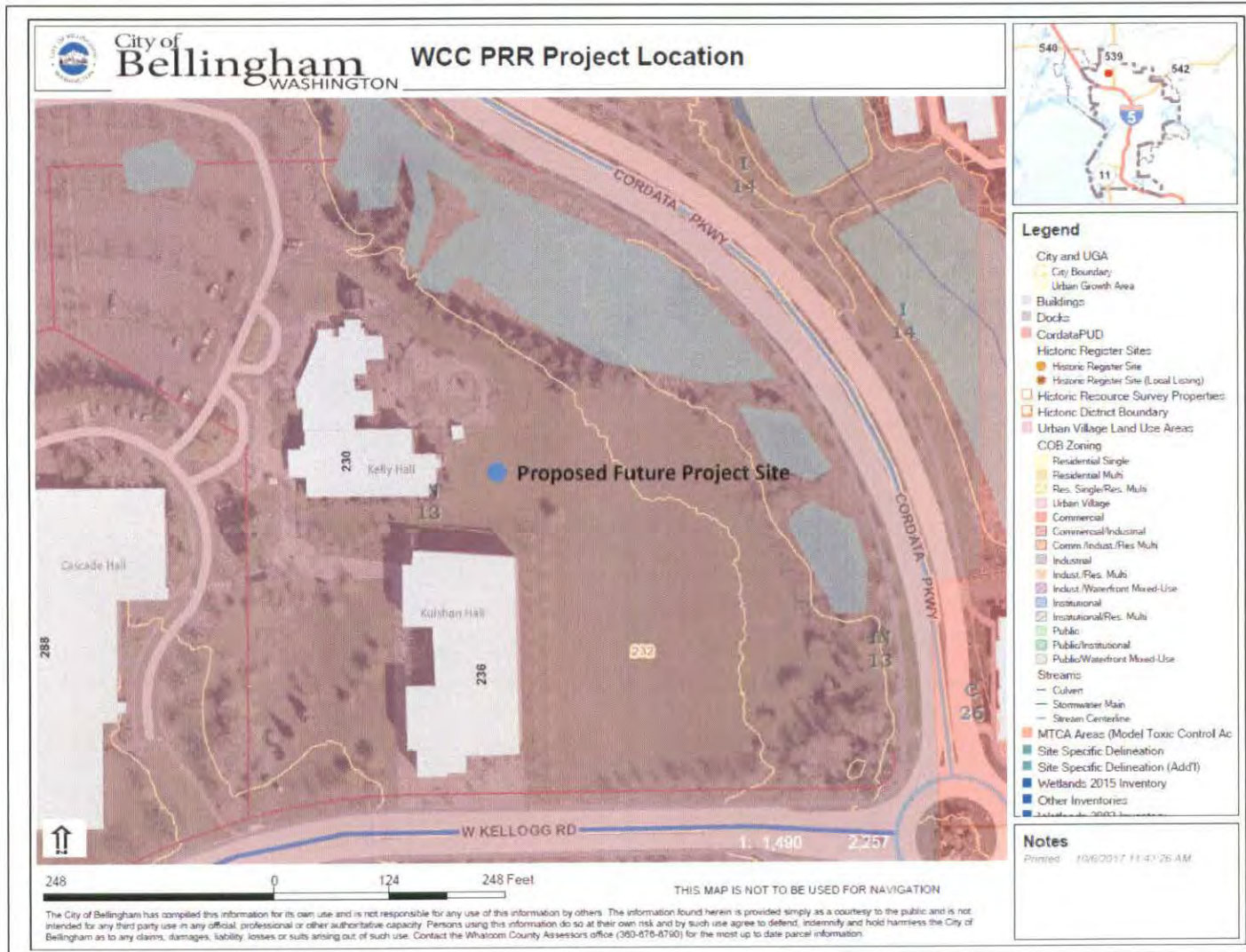
Township: T38N

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

1933 FORT VANCOUVER WAY | VANCOUVER, WA 98663-3598 | 360-699-NEXT | WWW.CLARK.EDU



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

1933 FORT VANCOUVER WAY | VANCOUVER, WA 98663-3598 | 360-699-NEXT | WWW.CLARK.EDU



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



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



Capital FTE Summary

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS004

Date Run: 8/30/2021 9:20AM

FTEs by Job Classification

<u>Job Class</u>	<u>Authorized Budget</u>		<u>2021-23 Biennium</u>	
	<u>2019-21 Biennium</u>			
	<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 Sy			67.1	67.1
Total FTEs			82.7	84.1

Account

<u>Account - Expenditure Authority Type</u>	<u>Authorized Budget</u>		<u>2021-23 Biennium</u>	
	<u>2019-21 Biennium</u>			
	<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.

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.

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Capital FTE Summary
2021-23 Biennium
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Report Number: CBS004
Date Run: 8/30/2021 9:20AM

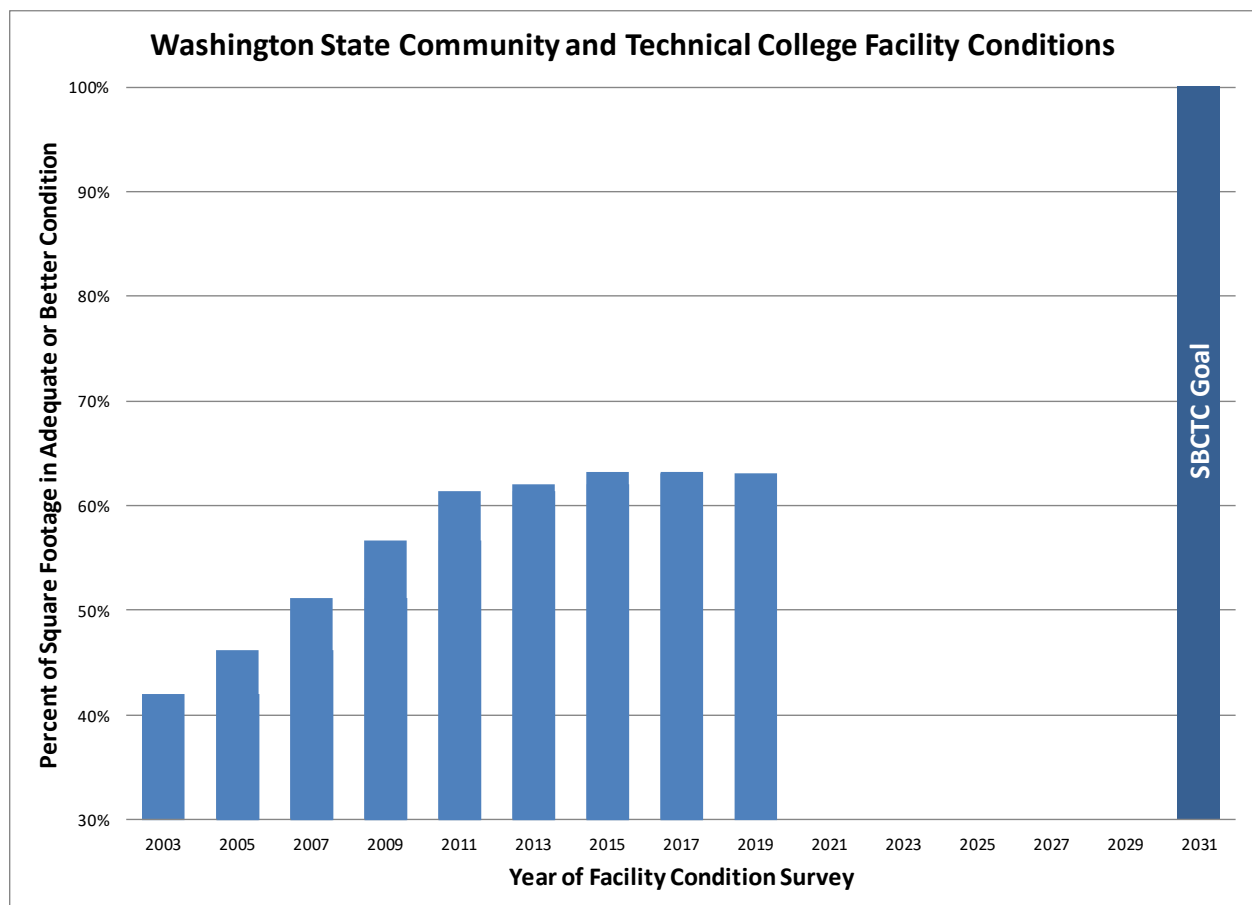
<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	699	699
Version	C1-A	C1-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

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 2022 18Aug21

<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)	2,207,896	14,504,837	2,207,896	6,598,246	17,814,123	6,598,246
Adjustments-Timing/Accruals	104		104			
RECEIPTS:	-0.125%	0.125%	0.000%	-10.203%	8.909%	-6.144%
Tuition - Building Fees	43,040,827	43,094,589	86,135,416	38,697,678	42,145,170	80,842,848
Other Revenue Income			-			-
TOTAL RECEIPTS	43,040,827	43,094,589	86,135,416	38,697,678	42,145,170	80,842,848
EXPENSE RESERVE			-			-
REVENUE RESERVE			-			-
			-			-
BALANCE PLUS RECEIPTS LESS RESERVES	45,248,724	57,599,426	88,343,416	45,295,924	59,959,293	87,441,094
			-			-
DISBURSEMENTS:			-			-
Debt Service	11,215,341	10,639,712	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			-	(535,000)	(535,000)	(1,070,000)
TOTAL DISBURSEMENTS	12,040,341	11,464,712	23,505,053	11,218,000	11,218,000	22,436,000
EXPENDITURES:						
2019-21 Reappropriation Authorities	-	-	-			-
2019-21 New Appropriations	21,728,105	46,271,895	68,000,000			-
2019-21 Reappropriation Authorities for 2021-23	(3,024,560)	(3,575,440)	(6,600,000)			-
2019-21 Excess Reappropriation Authorities for 2021-23		2,297,386	2,297,386			
2019-21 Lapsing Authorities		(5,457,268)	(5,457,268)			-
2021-23 Reappropriation Authorities			-	4,784,271	1,815,729	6,600,000
2021-23 Excess Reappropriation Authorities				(2,297,386)		(2,297,386)
2021-23 New Appropriation Authorities			-	13,776,916	43,223,084	57,000,000
			-			-
TOTAL EXPENDITURES	18,703,545	39,536,573	58,240,118	16,263,801	45,038,813	61,302,614
ENDING BALANCE	14,504,837	6,598,142	6,598,246	17,814,123	3,702,480	3,702,480
(as % of expenditures)			8.1%			4.4%

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

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	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	27,083,000				27,083,000
	Total	27,083,000	0	0	0	27,083,000

		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: 40000432

SubProject Title: Bates Technical College

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

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: 1

Project Summary

Bates Technical College - Infrastructure repairs at the Downtown Campus (280A) and the South Campus (280B)

Project Description

- 1) Replace multiple Transformer 3 Phases 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 3 Phase locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 2137, 2138 & 2149). Item cost: \$286,000.
- 2) 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.
- 3) 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: \$58,000.
- 4) Replace a Storm Vault located on the Bates T. C. South Campus (280B). 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 2215). Item cost: \$25,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

- 1) Replace multiple Primary switchgears 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: \$256,000.
- 2) Replace a Transformer 3 Phase located on the Bellevue C. Main Campus (080A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer 3 Phase location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 3752). Item cost: \$60,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

- 1) Replace a Transformer 3 Phase located on the Bellingham T. C. Main Campus (250A). This component has exceeded its

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

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000434

SubProject Title: Bellingham Technical College

useful life and is the most likely to fail and disrupt campus operations. The Transformer 3 Phase location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 3157). Item cost: \$77,000.

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: \$213,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

1) Replace multiple Primary switchgears located on the Big Bend Community College Main Campus (180A). 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: \$95,000.

2) Replace a Transformer 3 Phase 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 3 Phase location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 1592). Item cost: \$77,000.

3) Replace multiple Potable Water Meters 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 Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 1647 & 1696). Item cost: \$28,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

1) Replace a Primary switchgear located on the Centralia College Main Campus (121A). 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 113). Item cost: \$48,000.

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, 112 & 115). Item cost: \$207,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

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

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000437

SubProject Title: Clark College

Project Description

- 1) 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: \$47,000.
- 2) Replace a Transformer 3 Phase 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 3 Phase location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 362). Item cost: \$82,000.
- 3) 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: \$778,000.
- 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: \$339,000.
- 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: \$38,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

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: 1

Project Summary

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

Project Description

- 1) Replace a Transformer 3 Phase 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 3 Phase location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 3565). Item cost: \$70,000.
- 2) Replace a Emergency Access Road located on the Columbia Basin College Main Campus (190A). This component has

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000439

SubProject Title: Columbia Basin College

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: \$619,000.

3) 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 details are fully described in the agency's 2019 Infrastructure Survey (asset 3496). Item cost: \$45,000.

4) 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). Item cost: \$1,441,000.

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: \$1,465,000.

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: \$48,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Project Summary

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

Project Description

1) 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: \$51,000.

2) 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: \$195,000.

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: \$67,000.

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: \$332,000.

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: \$118,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000441

SubProject Title: Everett Community College

Project Summary

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

Project Description

- 1) 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: \$60,000.
- 2) Replace a Primary switchgear 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 Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 2342). Item cost: \$48,000.
- 3) Replace a Transformer 3 Phase 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 3 Phase location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 2341). Item cost: \$83,000.
- 4) 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: \$178,000.
- 5) 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.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

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.

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000442

SubProject Title: Grays Harbor College

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: 1

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 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: 1

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

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000444

SubProject Title: Highline College

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: 1

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 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: 1

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

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Capital Project Request**

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000446

SubProject Title: Lower Columbia College

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: 1

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 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: 1

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: 1

Project Summary

Peninsula College - Infrastructure repairs at the Main Campus (010A)

Capital Project Request

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Report Number: CBS002

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000449

SubProject Title: Peninsula College

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: 1

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 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: 1

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.

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Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000451

SubProject Title: Renton Technical College

- 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: 1

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: 1

Project Summary

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

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: 1

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

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000454

SubProject Title: Skagit Valley College

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: 1

Project Summary

South Puget Sound Community College - Infrastructure repairs at the Main Campus (240A) and the Lacey Campus (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 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 described in the agency's 2019 Infrastructure Survey (asset 126). Item cost: \$300,000.

3) 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: \$691,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

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:

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Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000456

SubProject Title: South Seattle College

\$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: 1

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 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: 1

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: \$157,000.
- 2) Replace a Potable Water Meter located on the Spokane Falls C. C. Main Campus (172A). This component has exceeded

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000458

SubProject Title: Spokane Falls Community College

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: \$457,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 1

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 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: 1

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

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Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000460

SubProject Title: Wenatchee Valley College

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: 1

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: 1

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 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

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Project Title: Minor Works - Infrastructure

SubProjects

Location

SubProject Number: 40000445

SubProject Title: Lake Washington Institute of Technology

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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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)

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Version: C1 SBCTC 2022 Capital Request**Report Number:** CBS002**Date Run:** 8/12/2021 3:44PM**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

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

None

Growth Management impacts

None

Growth Management impacts

None

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Capital Project Request**

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request**Report Number:** CBS002**Date Run:** 8/12/2021 3:44PM**Project Number:** 40000431**Project Title:** Minor Works - Infrastructure**SubProjects****SubProject Number:** 40000445**SubProject Title:** Lake Washington Institute of Technology**Growth Management impacts**

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000459

SubProject Title: Walla Walla Community College

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Funding

		Expenditures		2021-23 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	New Approps
057-1	State Bldg Constr-State	394,000			394,000
057-1	State Bldg Constr-State	316,000			316,000
057-1	State Bldg Constr-State	290,000			290,000
057-1	State Bldg Constr-State	200,000			200,000
057-1	State Bldg Constr-State	255,000			255,000
057-1	State Bldg Constr-State	1,309,000			1,309,000
057-1	State Bldg Constr-State	78,000			78,000
057-1	State Bldg Constr-State	3,688,000			3,688,000
057-1	State Bldg Constr-State	763,000			763,000
057-1	State Bldg Constr-State	394,000			394,000
057-1	State Bldg Constr-State	567,000			567,000
057-1	State Bldg Constr-State	1,995,000			1,995,000
057-1	State Bldg Constr-State	981,000			981,000
057-1	State Bldg Constr-State	754,000			754,000
057-1	State Bldg Constr-State	330,000			330,000
057-1	State Bldg Constr-State	1,505,000			1,505,000
057-1	State Bldg Constr-State	69,000			69,000
057-1	State Bldg Constr-State	187,000			187,000
057-1	State Bldg Constr-State	2,235,000			2,235,000
057-1	State Bldg Constr-State	1,150,000			1,150,000
057-1	State Bldg Constr-State	46,000			46,000
057-1	State Bldg Constr-State	279,000			279,000
057-1	State Bldg Constr-State	803,000			803,000
057-1	State Bldg Constr-State	1,016,000			1,016,000
057-1	State Bldg Constr-State	669,000			669,000
057-1	State Bldg Constr-State	3,371,000			3,371,000
057-1	State Bldg Constr-State	639,000			639,000
057-1	State Bldg Constr-State	1,394,000			1,394,000
057-1	State Bldg Constr-State	1,325,000			1,325,000
057-1	State Bldg Constr-State	25,000			25,000
057-1	State Bldg Constr-State	56,000			56,000
Total		27,083,000	0	0	27,083,000

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000432

SubProject Title: Bates Technical College

[illegible]

Operating Impacts

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

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

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

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:44PM

Project Number: 40000431

Project Title: Minor Works - Infrastructure

SubProjects

SubProject Number: 40000462

SubProject Title: Yakima Valley College

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	C1-A	C1-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

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 10:06AM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 2

Project Summary

Replace 54,262 gross square feet in five buildings on campus with a single new 60,315 GSF Welcome Center for Student Success.

Project Description

The following responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]

- Highline College lacks adequate space and facilities to provide enrollment, advising, and support services to its students and community. Student services are currently scattered across campus in several different buildings causing confusion and frustration.
- Highline College is home to the most culturally and racially diverse, economically disadvantaged, and historically marginalized student body in Washington. The college has a growing number of international, workforce education, Running Start, and veteran students.
- Building 6 was constructed in 1964 and has exceeded its useful life.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2 and 2.6]

This project will replace 54,262 GSF from demolished buildings 6, 15, 16, and 18 with a single new building of 60,315 GSF.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 2.1 and 3.1]

The college will consolidate student services functions currently spread throughout campus into one building to provide current and prospective students with an easy enrollment and registration experience. The proposed new building will continue to house classes for the Engineering program and Art and Design program, giving faculty and students from both programs an opportunity to collaborate.

No action will leave aged buildings with accessibility, seismic risk, code violations, poor energy efficiency, inadequate plumbing systems, as well as safety and security challenges.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.1]

There are no viable alternatives that can address the problems with the current buildings to support the current student services and academic needs.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 10:06AM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Description

The project will support an additional 316 full -time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

This project request is for state appropriated funds.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2, 3.2.2]

This project is tied directly to the facilities Master Plan. The Highline College Master Plan, completed in June 2016, provides a guideline for the continued development of the main campus in Des Moines and illustrates the college's most current needs, priorities, and plan for improvements. This project will replace four buildings on campus that have an average age of 51.75 years.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

The college will consolidate student services functions currently spread throughout campus into one building to provide

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 10:06AM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Description

current and prospective students with an easy enrollment and registration experience. The main goal is for students to effortlessly attend and remain at Highline. In tandem with this, the college will create a new "Welcome Center" in the building which will serve as the main gateway for visitors to receive accurate and clear information about the school. According to King County demographics the fastest growing cities within the county from 1990 to 2020 is Kent, Renton and Federal Way. During this period, every minority group increased its percentage with Asians now making up 18% (up significantly from 10.8% in 2000) and Hispanics now making up 10% of the King County Population (up 55 from 2000). This is clearly shown in the student body of Highline. Currently 74% of Highline's student body is non-white or students of color. This Welcome Center will be the entry point to campus and bring together the multiculturalism of the campus and community.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Highline's current student population by ethnic group is 25% Hispanic/Latino, 24% Black/African-American, 21% Asian and 2% American Indian and 2% Pacific Islander. The new building will not only replace four aging buildings but incorporate all elements of the current Student Services division and add space for placement and testing, disability services, workforce education funding and advising, and ABE/ESL enrollment and advising. The space will be designed for both logical flows to address student needs and to increase the space needed to provide high quality service to Highline's student body.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project expands access and involvement for immigrants, refugees our under -represented people in our community and has no foreseeable negative consequences. However, should there be an unforeseen negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Des Moines

County: King

Legislative District: 033

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Expenditures

2021-23 Fiscal Period

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 10:06AM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Funding

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	36,634,000				3,235,000
	Total	36,634,000	0	0	0	3,235,000
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	33,399,000				
	Total	33,399,000	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	0.3	0.4	0.4	0.4	0.4
001-1	General Fund-State	30,220	45,579	45,579	45,579	45,579
	Total	30,220	45,579	45,579	45,579	45,579

Narrative

6,053 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Nov-25). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$370
Usable Square Feet	39,808	Escalated MACC per Square Foot	\$415
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.07%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	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	May-22	Predesign End	October-22
Design Start	November-22	Design End	February-24
Construction Start	April-24	Construction End	November-25
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$31,294,330	Total Project Escalated	\$34,944,385
		Rounded Escalated Total	\$34,944,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$304,604		
A/E Basic Design Services	\$1,141,772		
Extra Services	\$1,276,014		
Other Services	\$512,970		
Design Services Contingency	\$161,768		
Consultant Services Subtotal	\$3,397,128	Consultant Services Subtotal Escalated	\$3,660,180

Construction			
Construction Contingencies	\$1,114,530	Construction Contingencies Escalated	\$1,253,066
Maximum Allowable Construction Cost (MACC)	\$22,290,594	Maximum Allowable Construction Cost (MACC) Escalated	\$25,013,902
Sales Tax	\$2,340,512	Sales Tax Escalated	\$2,626,697
Construction Subtotal	\$25,745,637	Construction Subtotal Escalated	\$28,893,665

Equipment			
Equipment	\$1,578,405		
Sales Tax	\$157,840		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,736,245	Equipment Subtotal Escalated	\$1,952,062

Artwork			
Artwork Subtotal	\$173,853	Artwork Subtotal Escalated	\$173,853

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	\$241,467	Other Costs Subtotal Escalated	\$264,625

Project Cost Estimate			
Total Project	\$31,294,330	Total Project Escalated	\$34,944,385
		Rounded Escalated Total	\$34,944,000

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	\$27,692			
Environmental Analysis				
Predesign Study	\$276,912			
Other				
Insert Row Here				
Sub TOTAL	\$304,604	1.0469	\$318,890	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,141,772			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,141,772	1.0682	\$1,219,642	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$94,150			
Geotechnical Investigation	\$33,229			
Commissioning	\$33,229			
Site Survey	\$27,692			
Testing	\$55,382			
LEED Services	\$94,150			
Voice/Data Consultant	\$44,306			
Value Engineering	\$49,845			
Constructability Review	\$49,845			
Environmental Mitigation (EIS)	\$11,076			
Landscape Consultant	\$55,382			
ELCCA	\$55,382			
LCCT	\$55,382			
Reimbursables inc Reprographics prior to bid	\$55,382			
Advertising	\$2,214			
Traffic Analysis	\$33,229			
Hazardous Materials Consultant	\$27,692			
Acoustic Design	\$44,306			
Interior Design	\$44,306			
Security Consultant	\$38,768			
Historical Consultant	\$27,692			
Lighting & AV Consultant	\$38,768			
Value Engineering Participation	\$44,306			
Constructability Review Participation	\$44,306			
Environmental Graphics/Signage	\$38,768			
Added CA, Cost and Scheduling	\$55,382			
Door Hardware Consultant	\$11,076			
Envelope Consultant	\$55,382			
SEPA/Land Use	\$55,382			
Sub TOTAL	\$1,276,014	1.0682	\$1,363,039	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$512,970			31% of A/E Basic Services

HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$512,970	1.1243	\$576,733	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$161,768			
Other				
Insert Row Here				
Sub TOTAL	\$161,768	1.1243	\$181,876	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,397,128		\$3,660,180	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$127,380			
G20 - Site Improvements	\$376,602			
G30 - Site Mechanical Utilities	\$454,138			
G40 - Site Electrical Utilities	\$49,845			
G60 - Other Site Construction				
General Conditions	\$90,717			
General Contractors Overhead and Profit	\$54,934			
Insert Row Here				
Sub TOTAL	\$1,153,616	1.0959	\$1,264,248	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Building Demolition and Abatement	\$515,912			
Insert Row Here				
Sub TOTAL	\$515,912	1.0959	\$565,389	
3) Facility Construction				
A10 - Foundations	\$748,560			
A20 - Basement Construction	\$810,575			
B10 - Superstructure	\$2,595,229			
B20 - Exterior Closure	\$2,007,560			
B30 - Roofing	\$730,937			
C10 - Interior Construction	\$1,816,720			
C20 - Stairs	\$107,276			
C30 - Interior Finishes	\$1,099,563			
D10 - Conveying	\$124,611			
D20 - Plumbing Systems	\$701,519			
D30 - HVAC Systems	\$3,073,324			
D40 - Fire Protection Systems	\$334,057			
D50 - Electrical Systems	\$3,006,512			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,568,528			
Other	\$949,831			
	\$261,294			
	\$10,357			
	\$674,615			
Insert Row Here				
Sub TOTAL	\$20,621,066	1.1243	\$23,184,265	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$22,290,594		\$25,013,902	

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7) Construction Contingency

Allowance for Change Orders	\$1,114,530		
Other			
Insert Row Here			
Sub TOTAL	\$1,114,530	1.1243	\$1,253,066

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1243	\$0

Sales Tax

Sub TOTAL	\$2,340,512		\$2,626,697
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CONSTRUCTION CONTRACTS TOTAL	\$25,745,637		\$28,893,665
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$553,827			
E20 - Furnishings	\$553,827			
F10 - Special Construction				
A/V Systems	\$276,912			
Telecom/Data Cabling/Equipment	\$193,839			
Insert Row Here				
Sub TOTAL	\$1,578,405	1.1243	\$1,774,601	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1243	\$0	
Sales Tax				
Sub TOTAL	\$157,840		\$177,461	
EQUIPMENT TOTAL	\$1,736,245		\$1,952,062	

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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	\$173,853				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$173,853		NA	\$173,853	

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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		1.1243	\$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	\$241,467				
Insert Row Here					
OTHER COSTS TOTAL	\$241,467		1.0959	\$264,625	

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C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

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

Insert Row Here

Tab G. Other Costs

Insert Row Here

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$21
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.14%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	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	May-22	Predesign End	October-22
Design Start	November-22	Design End	February-24
Construction Start	April-24	Construction End	November-25
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$1,544,230	Total Project Escalated	\$1,690,484
		Rounded Escalated Total	\$1,690,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$85,019		
Extra Services	\$66,459		
Other Services	\$38,197		
Design Services Contingency	\$9,484		
Consultant Services Subtotal	\$199,159	Consultant Services Subtotal Escalated	\$215,418

Construction			
Construction Contingencies	\$57,864	Construction Contingencies Escalated	\$65,057
Maximum Allowable Construction Cost (MACC)	\$1,157,282	Maximum Allowable Construction Cost (MACC) Escalated	\$1,268,266
Sales Tax	\$121,515	Sales Tax Escalated	\$133,333
Construction Subtotal	\$1,336,661	Construction Subtotal Escalated	\$1,466,656

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$8,410	Artwork Subtotal Escalated	\$8,410

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	\$1,544,230	Total Project Escalated	\$1,690,484
		Rounded Escalated Total	\$1,690,000

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	1.0469	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$85,019			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$85,019	1.0682	\$90,818	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$66,459			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$66,459	1.0682	\$70,992	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$38,197			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$38,197	1.1243	\$42,945	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$9,484			
Other				
Insert Row Here				
Sub TOTAL	\$9,484	1.1243	\$10,663	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$199,159		\$215,418	

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	\$758,742			
G40 - Site Electrical Utilities	\$197,162			
G60 - Other Site Construction				
General Conditions	\$86,031			
General Contractors Overhead and Profit	\$52,096			
Sep-17 to Sep-18 Prevailing Wage Increase	\$35,559			
Insert Row Here				
Sub TOTAL	\$1,129,590	1.0959	\$1,237,918	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Utility Hook-Up	\$27,692			
Insert Row Here				
Sub TOTAL	\$27,692	1.0959	\$30,348	
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	1.1243	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,157,282		\$1,268,266	

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7) Construction Contingency

Allowance for Change Orders	\$57,864		
Other			
Insert Row Here			
Sub TOTAL	\$57,864	1.1243	\$65,057

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1243	\$0

Sales Tax

Sub TOTAL	\$121,515	\$133,333
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CONSTRUCTION CONTRACTS TOTAL	\$1,336,661	\$1,466,656
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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				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1243	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1243	\$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	\$8,410				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,410		NA	\$8,410	

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		1.1243	\$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		1.0959	\$0		

Green cells must be filled in by user

C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SBCTC program updates for major projects included in a capital budget request

Project name: Highline College: Welcome Center for Student Success

OFM project number: 40000105 **Legislative district(s):** 30, 33

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	TBD
Student Services	Student Services		
Art and Design	Art and Design		
Engineering	Engineering		

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/16/2021 9:39AM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 5

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

699 - Community and Technical College System Capital Project Request

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/16/2021 9:39AM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

need well for over 30 years when the need for modern “hard” science labs and the inherent inflexibility of the RAH led to the design and construction of Olympic Hall in 2005. This building now houses basic and advanced science labs on the campus. After occupancy of Olympic Hall, the vacated science labs in RAH were re-purposed to support the college’s nursing programs. Most of these classes have since been moved to the new Integrated Education Center which opened this fall.

Other than system repair and maintenance and some minor reconfiguration of interior non-loadbearing walls to create office space from un-usable lab space, RAH has not had any major renovations in its 42-year service life. As a result, it has been marginally effective housing general education and non-science classes in spaces that are either too large, too small, or still equipped with built-in un-needed lab equipment.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]

The project will renovate 58,305 gross square feet (GSF) and add 8,280 GSF to Rainier Hall on the South Seattle campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

South Seattle College proposes to fully renovate RAH, enclosing the existing balcony (exterior) circulation and using the balance of the circulation allowance to infill part of the court to gain needed “open” student study space.

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Alternative #1: Replace RAH with New Construction - In this alternative, a new RAH building would be constructed north of the recently completed Cascade Hall. The existing RAH would be demolished. This alternative was not pursued due to the higher cost and the desire to sustainably reuse the structure of the existing RAH.

Alternative #2 Replace/Renovate with Small Minor Projects - In this method, the College would attempt to provide the needed modernization under a series and sequence of minor projects over an extended period. It was rejected for the following reasons:

1. The code-related deficiencies are so interconnected (i.e. exit pathways distance/fire sprinklers/detection and alarms, etc.) it would be impossible as it is not permitted under code to do a partial upgrade.
2. The cost of addressing the code issues would exceed the amount available under a minor project funding limit.
3. The impact to on-going use of the building would limit minor work to the summer months, however it would be difficult, if not impossible, to start and complete individual scope elements over a 2.5-month period.

Alternative #3: Doing Nothing - Doing nothing will inhibit the College’s ability to address the shortage in general classrooms and to provide optimal student learning support and facilitate individual and collaborative learning outside of the classroom. Leaving RAH as is or attempting a piecemeal repair/remodel will further deny students, faculty and staff the effective learning environment they need to succeed. If the project does not proceed:

699 - Community and Technical College System Capital Project Request

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Report Number: CBS002

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Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

1. RAH will continue to present a significant life -safety risk. It lacks any fire detection, alarm or suppression systems. It is likely not able to resist a significant seismic event.
2. The roof, envelope, mechanical and electrical systems have the potential to fail. At some point incremental maintenance and repairs will not be adequate to keep them in operation.
3. The goal of creating a modern technology -saturated flexible learning environment will be limited.
4. The building will continue to be under -utilized. Instructional space will be further vacated over time.
5. Overall quality of the educational experience at the College will be diminished.
6. Access to student technology and technology support will be limited.
7. Collaborative learning overall will be limited by lack of suitable space.
8. Staff efficiency due to space configuration deficiencies will continue to be problematic.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 149 full -time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

In 2007, South Seattle College completed an extensive multi -year Major Institutional Master Plan (MIMP) under the City of Seattle's Land Use Code. The MIMP identified many goals, three of which the planned RAH Renovation directly supports:

GOAL: Reinforce the college as a student -centered campus which values diversity, supports learning and promotes student success - The proposed project will use the circulation allowance to create open student -centered study space at the core of the revitalized RAH. Additionally, by creating more accessible classrooms with integrated instructional media and robust data access, the project will definably promote student success.

GOAL: Value existing open space and strengthen stewardship of the environment and connections within the campus community - Revitalizing the RAH and renovating rather than replacing is a clear indication of South's stewardship of its environment.

GOAL: Use architecture and design to express and reinforce college values and mission -The proposed RAH renovation will certainly meet all modern codes for energy and life -safety but the intent of the proposal is to recognize the significance of the

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/16/2021 9:39AM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

existing architecture of the building and will reinforce rather than remake the aesthetic of the original design.

GOAL: Optimize operational and maintenance efficiencies - By right-sizing classrooms to support smaller class-sizes, removing unused built-in lab equipment and replacing all the major buildings systems with new, the proposed project will optimize both academic operations as well as reduce the maintenance backlog inherent in a 40-year old facility.

At the heart of the Master Plan is the objective to strengthen the campus center. A new major pedestrian walk is part of the recently completed Cascade Hall and this pathway terminates at the northwest corner of RAH. The new project will enliven this area by creating a new student-draw to this pedestrian node.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

The South Seattle community is changing. While it still is one of the most racially diverse areas within King County, it has also seen its white population increase through the gentrification of local neighborhoods and the expansion of light rail. The Asian and Black populations have slightly decreased but they still each make up over 20% of the South Seattle population; the

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/16/2021 9:39AM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

Hispanic population has increased to nearly 10%. The renovation of Rainier Hall caters specifically to these populations by being the central hub to K-12 through its substantial Upward Bound, TRiO program and Running Start. It will also support the curriculum that was redesigned following the Guided Pathway model.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

A decade ago South Seattle College embarked on ambitious efforts to increase the number of low -income students and students of color that were attending college. Early efforts included enhanced outreach and exposure to local high schools with programs like Running Start and TRiO's Talent Search and Upward Bound. Currently the school's racial demographics shows that 46% of its student body are non-white student. This project will renovate the Rainer Hall building and solidifying the college's growing partnerships with K-12.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The Rainier Hall project will not only renovate the building but also make it more efficient and flexible in its systems, spaces and technology to better serve students. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -

<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Seattle

County: King

Legislative District: 046

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	42,369,000				3,645,000
	Total	42,369,000	0	0	0	3,645,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State	38,724,000				
	Total	38,724,000	0	0	0	

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/16/2021 9:39AM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

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	62,348	62,348	62,348	62,348	62,348
	Total	62,348	62,348	62,348	62,348	62,348

Narrative

8,280 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Jul-26). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$371
Usable Square Feet	41,782	Escalated MACC per Square Foot	\$423
Space Efficiency	62.7%	A/E Fee Class	B
Construction Type	College classroom facilities	A/E Fee Percentage	9.93%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	6000 16th Ave SW, Seattle WA 98106
Contingency Rate	7.5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	October-22
Design Start	October-22	Design End	March-24
Construction Start	July-24	Construction End	July-26
Construction Duration	23 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$36,445,046	Total Project Escalated	\$41,302,651
		Rounded Escalated Total	\$41,303,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$319,386		
A/E Basic Design Services	\$1,818,261		
Extra Services	\$797,913		
Other Services	\$1,292,111		
Design Services Contingency	\$317,075		
Consultant Services Subtotal	\$4,544,746	Consultant Services Subtotal Escalated	\$4,963,857

Construction			
Construction Contingencies	\$1,851,445	Construction Contingencies Escalated	\$2,112,499
Maximum Allowable Construction Cost (MACC)	\$24,685,928	Maximum Allowable Construction Cost (MACC) Escalated	\$28,147,840
Sales Tax	\$2,720,081	Sales Tax Escalated	\$3,101,685
Construction Subtotal	\$29,257,453	Construction Subtotal Escalated	\$33,362,024

Equipment			
Equipment	\$1,766,062		
Sales Tax	\$181,021		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,947,084	Equipment Subtotal Escalated	\$2,221,623

Artwork			
Artwork Subtotal	\$205,486	Artwork Subtotal Escalated	\$205,486

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$221,028	Project Administration Subtotal Escalated	\$252,194

Other Costs			
Other Costs Subtotal	\$269,249	Other Costs Subtotal Escalated	\$297,467

Project Cost Estimate			
Total Project	\$36,445,046	Total Project Escalated	\$41,302,651
		Rounded Escalated Total	\$41,303,000

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	\$70,729			
Environmental Analysis	\$27,628			
Predesign Study	\$221,028			
Other				
Insert Row Here				
Sub TOTAL	\$319,386	1.0440	\$333,439	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,818,261			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,818,261	1.0681	\$1,942,085	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$88,411			
Geotechnical Investigation	\$26,524			
Commissioning	\$49,731			
Site Survey	\$19,892			
Testing				
LEED Services	\$66,308			
Voice/Data Consultant	\$66,308			
Value Engineering	\$49,731			
Constructability Review	\$49,731			
Environmental Mitigation (EIS)				
Landscape Consultant	\$71,835			
ELCCA and Energy Modeling	\$88,411			
Reimbursables	\$22,103			
Interior Design/FF&E Support	\$60,783			
Instructional Media/A-V Design	\$71,835			
Renderings Modeling	\$16,577			
Interactive Cost estimating	\$49,731			
Sub TOTAL	\$797,913	1.0681	\$852,251	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$816,900			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA/CO Services	\$221,028			
Materials Testing	\$88,411			
Independent Commissioning	\$82,886			
LEED Reporting	\$44,206			
Reimbursables for Bid & CA/CO	\$38,680			
Sub TOTAL	\$1,292,111	1.1410	\$1,474,299	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$317,075			
Other				
Insert Row Here				

Sub TOTAL	\$317,075	1.1410	\$361,783	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,544,746		\$4,963,857	
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	\$176,182			
G20 - Site Improvements	\$210,254			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$77,360			
Contractors O & P	\$55,655			
Insert Row Here				
Sub TOTAL	\$519,451	1.1048	\$573,889	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1048	\$0	
3) Facility Construction				
A10 - Foundations	\$188,450			
A20 - Basement Construction				
B10 - Superstructure	\$179,807			
B20 - Exterior Closure	\$2,279,612			
B30 - Roofing	\$632,993			
C10 - Interior Construction	\$2,061,334			
C20 - Stairs	\$79,571			
C30 - Interior Finishes	\$2,208,572			
D10 - Conveying	\$248,656			
D20 - Plumbing Systems	\$809,810			
D30 - HVAC Systems	\$4,122,670			
D40 - Fire Protection Systems	\$441,714			
D50 - Electrical Systems	\$4,431,092			
F10 - Special Construction				
F20 - Selective Demolition	\$924,860			
General Conditions	\$1,547,200			
Built-In Fixtures and Equipment	\$765,639			
Contractors O & P	\$2,510,636			
Sep-17 to Sep-18 Prevailing Wage Increase	\$733,861			
Sub TOTAL	\$24,166,478	1.1410	\$27,573,951	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$24,685,928		\$28,147,840	

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7) Construction Contingency

Allowance for Change Orders	\$1,851,445		
Other			
Insert Row Here			
Sub TOTAL	\$1,851,445	1.1410	\$2,112,499

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1410	\$0

Sales Tax

Sub TOTAL	\$2,720,081		\$3,101,685
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CONSTRUCTION CONTRACTS TOTAL	\$29,257,453		\$33,362,024
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$735,859			
E20 - Furnishings	\$1,030,203			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,766,062	1.1410	\$2,015,077	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1410	\$0	
Sales Tax				
Sub TOTAL	\$181,021		\$206,546	
EQUIPMENT TOTAL	\$1,947,084		\$2,221,623	

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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	\$205,486				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$205,486		NA	\$205,486	

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	\$221,028				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$221,028		1.1410	\$252,194	

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	\$109,004				
Historic and Archeological Mitigation					
Permitting and Fees	\$160,245				
Insert Row Here					
OTHER COSTS TOTAL	\$269,249		1.1048	\$297,467	

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C-100(2021) Additional Notes

Tab A. Acquisition
<i>Insert Row Here</i>

Tab B. Consultant Services
<i>Insert Row Here</i>

Tab C. Construction Contracts
<i>Insert Row Here</i>

Tab D. Equipment
<i>Insert Row Here</i>

Tab E. Artwork
<i>Insert Row Here</i>

Tab F. Project Management
<i>Insert Row Here</i>

Tab G. Other Costs
<i>Insert Row Here</i>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$6
Usable Square Feet	41,782	Escalated MACC per Square Foot	\$6
Space Efficiency	62.7%	A/E Fee Class	B
Construction Type	College classroom facilities	A/E Fee Percentage	14.01%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	6000 16th Ave SW, Seattle WA 98106
Contingency Rate	7.5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	renovation of A04220 (Rainier Hall)
Project Administered By	DES		

Schedule			
Predesign Start	May-22	Predesign End	October-22
Design Start	October-22	Design End	March-24
Construction Start	July-24	Construction End	July-26
Construction Duration	23 Months		

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Project Cost Estimate			
Total Project	\$964,933	Total Project Escalated	\$1,066,033
		Rounded Escalated Total	\$1,066,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$38,611		
Extra Services	\$22,103		
Other Services	\$17,347		
Design Services Contingency	\$5,855		
Consultant Services Subtotal	\$83,915	Consultant Services Subtotal Escalated	\$91,324

Construction			
Construction Contingencies	\$27,866	Construction Contingencies Escalated	\$31,795
Maximum Allowable Construction Cost (MACC)	\$371,545	Maximum Allowable Construction Cost (MACC) Escalated	\$410,484
Sales Tax	\$40,940	Sales Tax Escalated	\$45,334
Construction Subtotal	\$440,351	Construction Subtotal Escalated	\$487,613

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$5,304	Artwork Subtotal Escalated	\$5,304

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$22,103	Project Administration Subtotal Escalated	\$25,220

Other Costs			
Other Costs Subtotal	\$413,261	Other Costs Subtotal Escalated	\$456,572

Project Cost Estimate			
Total Project	\$964,933	Total Project Escalated	\$1,066,033
		Rounded Escalated Total	\$1,066,000

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	1.0440	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$38,611			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$38,611	1.0681	\$41,241	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$22,103			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$22,103	1.0681	\$23,609	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$17,347			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$17,347	1.1410	\$19,793	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$5,855			
Other				
Insert Row Here				
Sub TOTAL	\$5,855	1.1410	\$6,681	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$83,915		\$91,324	

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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	\$144,774			
G40 - Site Electrical Utilities	\$99,353			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$244,126	1.1048	\$269,711	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
General Conditions	\$77,360			
Contractors O & P	\$38,579			
Sep-17 to Sep-18 Prevailing Wage Increase	\$11,480			
Sub TOTAL	\$127,419	1.1048	\$140,773	
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	1.1410	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$371,545		\$410,484	

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7) Construction Contingency

Allowance for Change Orders	\$27,866		
Other			
Insert Row Here			
Sub TOTAL	\$27,866	1.1410	\$31,795

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1410	\$0

Sales Tax

Sub TOTAL	\$40,940		\$45,334
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CONSTRUCTION CONTRACTS TOTAL	\$440,351		\$487,613
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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		1.1410	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1410	\$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	\$5,304				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$5,304		NA	\$5,304	

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	\$22,103				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$22,103		1.1410	\$25,220	

Green cells must be filled in by user

Cost Estimate Details

Other Costs						
Item	Base Amount		Escalation Factor	Escalated Cost	Notes	
Mitigation Costs						
Hazardous Material Remediation/Removal						
Historic and Archeological Mitigation						
Permitting and Fees	\$13,261					
Seattle City Light Transformer Replacement	\$400,000					includes transformer, permit and connection fees
Insert Row Here						
OTHER COSTS TOTAL	\$413,261					1.1048

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C-100(2021)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

SBCTC program updates for major projects included in a capital budget request

Project name: South Seattle College: Rainier Hall Renovation

OFM project number: 40000231

Legislative district(s): 11, 34

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Career Link	Career Link		
Running Start	Running Start		
Student Services	Student Services		

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:36AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 7

Project Summary

Replace 23,710 gross square feet (GSF) with a new 50,000 GSF facility on the Everett campus.

Project Description

The following responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]

The difference in educational delivery stemming from Everett Community College (EvCC) facilities' limitations has become an issue of basic equity. Whereas a student at Gray Wolf Hall – to name but one of our new generation of buildings – studies in a genuine active learning environment with intrinsic capacity to support innovation, a student at Baker Hall (who has paid the same tuition) is consigned to inflexible classrooms equipped with rudimentary technology, and a complete absence of instructional support space. The average classroom size at Baker Hall is 770 sf, a size which typically supports no more than 30 students, yet our most common class size is 40. Baker Hall suffers from poor circulation and archaic systems, and its structural system presents a “high risk to life safety” in the event of an earthquake with an expectation of “partial building collapse.” Beyond equity and safety, Baker Hall's deficiencies inhibit enrollment growth, limit instructional innovation, restrict program improvements, and strain EvCC's ability to assure reasonable accommodation for our disabled population.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]

The project will replace 23,710 gross square feet (GSF) with a new 50,000 GSF facility on the Everett campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

We propose to demolish Baker Hall and replace it with a new facility. The Baker Hall Replacement (BHR) will support students training for success in an increasingly competitive yet highly interdependent and collaborative global economy. It will contain sixteen primary instructional classrooms, two Basic Skills labs, and instructional support spaces ranging from classroom break-out spaces to collaboration rooms to informal lounges. An auditorium convertible for use as a black -box theater will serve multiple roles, from instructional lab to instructional support to a campus event space.

The building will be constructed in a single phase, which will require demolition of Baker Hall prior to the start of construction. Since we lack surge space, EvCC will provide temporary classrooms – either through leased space or portable structures – sufficient to accommodate those classes currently housed in Baker Hall. The BHR will also occupy portions of the Monte Cristo Hall footprint; Monte Cristo Hall will have been demolished in advance of BHR construction.

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:36AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

The BHR directly addresses three shortages identified in EvCC's CAM report, (1) Basic Skills labs, (2) drama space, and (3) auditorium space. It also responds positively to the CAM's determination that we have an excess of classrooms and labs, since we are seeking only one-for-one replacement of instructional space rather than additional spaces. These classrooms and labs, on the other hand, will be far more capable than the spaces they replace and thus will position EvCC for long -term flexibility.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Renovation & Addition: Renovation of the existing space was considered for addressing building deficiencies. Baker Hall's 2015 FCS score of 452 suggests this as a viable option, although it would result in a lower PRR score than our preferred solution. To provide the minimum space required for a 50-year solution would require an approximately 26,290 gsf addition. Ultimately, we found this approach to be a poor use of state funds:

- Renovation of Baker Hall will require it be upgraded to current code, including seismic provisions;
- The narrow existing footprint would result in space inefficiencies, such as single -loaded corridors;
- The second-floor wood-framed structural system has capacity for just 40 psf live load, which will limit space layout options;
- It would limit building height to two floors and result in a larger building envelope;
- DAHP's preliminary determination that the existing building has historic merit may trigger more jurisdictional requirements than would simple demolition.

The cost of such an approach is only marginally less than our preferred project.

Our analysis did not take into account additional A/E fees that would result from the renovation portion of the project. For multiple reasons we do not recommend this alternative solution.

Without action the facilities of Baker Hall will grow less and less relevant to students, faculty, and employers. Baker Hall will exacerbate the sense that EvCC has a two -tier campus where students in our modern facilities (e.g. Whitehorse Hall, Gray Wolf Hall, and Liberty Hall) receive a first-class education in facilities genuinely supportive of creativity and innovation, while those in our legacy buildings are relegated to unattractive, inflexible classrooms and labs barely meeting their basic needs.

Without action the facilities of Baker Hall will also betray the promise of EvCC's partnerships with four -year institutions, in particular WSU Everett, whose two +two model promises obtaining a four -year degree to be more affordable. Competing for space at WSU Everett will be more difficult if a student's community college program does not include forward -thinking best practices at the facilities level.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 526 full -time-equivalent students annually.

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:36AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The Baker Hall Replacement allows the college to achieve several important institutional goals:

- Learning Services Improvement. EvCC is under considerable pressure to improve its computer labs, and provide individual instructional spaces and tutoring spaces. In fact, classrooms taken offline at the existing Baker Hall are being used for tutoring. While this has been an overall positive (at the loss of marginal instructional space), there is little else in Baker Hall capable of supporting innovative and effective learning services.

- Special Initiatives. A critical college goal focuses on equity, specifically operationalizing the Five Dimensions of Equity in all of our work. The Five Dimensions include Aspiration, Access, Achievement, Economic Progress and Engagement. Our Baker Hall Replacement project advances the college's efforts along all Five Dimensions, but in particular it addresses the "Access" dimension by providing to more students more equal access to robust and engaging learning environments.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:36AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

- 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) Trees and vegetation planted to directly shade building
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- j) Increase transportation choices - drive, walk, bike or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Everett Community College (EvCC) primarily serves Snohomish county but also Island and Skagit counties. It serves a student body that is 34% non-white or people of color. The project will better serve the members of the diverse student body who take classes in this building.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The racial demographics of Snohomish county are 74% white and 26% non-white. EvCC has 8% more students of color than the county which it is located. The students taking the business, cosmetology, and performing arts courses in this building will benefit from this project.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

Baker Hall was built in 1961 and remodeled in 1987. The project will mitigate the building's historic value while meeting the student needs. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -

<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Everett

County: Snohomish

Legislative District: 038

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:36AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

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	32,220,181		(211,819)	203,000	32,229,000
	Total	32,220,181	0	(211,819)	203,000	32,229,000

		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	1.1	1.7	1.7	1.7	1.7
001-1	General Fund-State	131,435	197,964	197,964	197,964	197,964
	Total	131,435	197,964	197,964	197,964	197,964

Narrative

26,290 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Nov-23). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$401
Usable Square Feet	32,180	Escalated MACC per Square Foot	\$422
Space Efficiency	64.4%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.20%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	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	May-22	Design End	November-23
Construction Start	May-22	Construction End	November-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$29,425,174	Total Project Escalated	\$30,987,783
		Rounded Escalated Total	\$30,988,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Everett Community College	
Project Name	Baker Hall Replacement	
OFM Project Number	40000190 Building Only (see separate C100 for Infrastructure)	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$249,223		
A/E Basic Design Services	\$1,045,695		
Extra Services	\$1,204,020		
Other Services	\$746,719		
Design Services Contingency	\$162,283		
Consultant Services Subtotal	\$3,407,940	Consultant Services Subtotal Escalated	\$3,590,097

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$1,002,315	Construction Contingencies Escalated	\$1,057,744
Maximum Allowable Construction Cost (MACC)	\$20,046,300	Maximum Allowable Construction Cost (MACC) Escalated	\$21,122,285
Sales Tax	\$2,062,764	Sales Tax Escalated	\$2,173,643
Construction Subtotal	\$23,111,379	Construction Subtotal Escalated	\$24,353,672

Equipment			
Equipment	\$1,799,936		
Sales Tax	\$176,394		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,976,329	Equipment Subtotal Escalated	\$2,085,622

Artwork			
Artwork Subtotal	\$154,168	Artwork Subtotal Escalated	\$154,168

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$221,531	Project Administration Subtotal Escalated	\$233,782

Other Costs			
Other Costs Subtotal	\$553,827	Other Costs Subtotal Escalated	\$570,442

Project Cost Estimate			
Total Project	\$29,425,174	Total Project Escalated	\$30,987,783
		Rounded Escalated Total	\$30,988,000

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	\$27,692			
Environmental Analysis				
Predesign Study	\$221,531			
Other				
Insert Row Here				
Sub TOTAL	\$249,223	1.0300	\$256,700	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,045,695			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,045,695	1.0553	\$1,103,523	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$71,997			
Geotechnical Investigation	\$55,382			
Commissioning	\$27,692			
Site Survey	\$83,074			
Testing	\$55,382			
LEED Services	\$66,459			
Voice/Data Consultant	\$38,768			
Value Engineering	\$49,845			
Constructability Review	\$49,845			
Environmental Mitigation (EIS)				
Landscape Consultant	\$66,459			
ELCCA	\$55,382			
LCCT	\$83,074			
Reimbursables incl Reprographics prior to bid	\$27,692			
Advertising	\$2,214			
Traffic analysis	\$27,692			
Envelope Consultant	\$44,306			
Interior Design	\$11,076			
Acoustic Design	\$44,306			
Security Consultant	\$33,229			
Audio Visual Consultant	\$55,382			
Cost and Scheduling	\$60,921			
Value Engineering Participation	\$49,845			
Constructability Review Participation	\$44,306			
Environmental Graphics/Signage	\$5,539			
Lighting Consultant	\$38,768			
Materials/Equip/Lab Consultant	\$11,076			
Door Hardware Consultant	\$11,076			
SEPA/Land Use	\$33,229			

Insert Row Here				
Sub TOTAL	\$1,204,020	1.0553	\$1,270,602	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$469,805			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$110,766			
LEED Reporting and Monitoring	\$55,382			
Reimburseables/Reprographics for bid and construction	\$27,692			
Construction Materials Testing	\$83,074			
Insert Row Here				
Sub TOTAL	\$746,719	1.0553	\$788,014	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$162,283			
Other				
Insert Row Here				
Sub TOTAL	\$162,283	1.0553	\$171,258	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,407,940		\$3,590,097	

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	\$566,471			
G20 - Site Improvements	\$483,413			
G30 - Site Mechanical Utilities	\$6,549			
G40 - Site Electrical Utilities	\$32,745			
G60 - Other Site Construction				
General Conditions	\$198,434			
Insert Row Here				
Sub TOTAL	\$1,287,612	1.0300	\$1,326,241	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0300	\$0	
3) Facility Construction				
A10 - Foundations	\$652,405			
A20 - Basement Construction				
B10 - Superstructure	\$2,159,994			
B20 - Exterior Closure	\$2,809,123			
B30 - Roofing	\$652,622			
C10 - Interior Construction	\$2,447,369			
C20 - Stairs	\$137,974			
C30 - Interior Finishes	\$1,730,056			
D10 - Conveying	\$196,470			
D20 - Plumbing Systems	\$556,665			
D30 - HVAC Systems	\$2,750,578			
D40 - Fire Protection Systems	\$343,823			
D50 - Electrical Systems	\$2,324,892			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,362,191			
Sep-17 to Sep-18 Prevailing Wage Increase	\$634,525			
Insert Row Here				
Sub TOTAL	\$18,758,688	1.0553	\$19,796,044	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$20,046,300		\$21,122,285	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0553	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0553	\$0
7) Construction Contingency			
Allowance for Change Orders	\$1,002,315		
Other			
Insert Row Here			
Sub TOTAL	\$1,002,315	1.0553	\$1,057,744
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0553	\$0
Sales Tax			
Sub TOTAL	\$2,062,764		\$2,173,643
CONSTRUCTION CONTRACTS TOTAL			
	\$23,111,379		\$24,353,672

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$553,827			
E20 - Furnishings	\$830,739			
F10 - Special Construction				
IT Equip/computers/printers/theater	\$415,370			
Insert Row Here				
Sub TOTAL	\$1,799,936	1.0553	\$1,899,473	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0553	\$0	
Sales Tax				
Sub TOTAL	\$176,394		\$186,149	
EQUIPMENT TOTAL	\$1,976,329		\$2,085,622	

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	\$154,168				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$154,168		NA	\$154,168	

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	\$221,531				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$221,531		1.0553	\$233,782	

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	\$553,827				
Insert Row Here					
OTHER COSTS TOTAL	\$553,827		1.0300	\$570,442	

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C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

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Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

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Tab F. Project Management

Insert Row Here

Tab G. Other Costs

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$23
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	10.15%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	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	May-22	Design End	November-23
Construction Start	May-22	Construction End	November-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,466,808	Total Project Escalated	\$1,515,971
		Rounded Escalated Total	\$1,516,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$83,491		
Extra Services	\$22,153		
Other Services	\$37,510		
Design Services Contingency	\$7,158		
Consultant Services Subtotal	\$150,311	Consultant Services Subtotal Escalated	\$158,626

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$56,768	Construction Contingencies Escalated	\$59,908
Maximum Allowable Construction Cost (MACC)	\$1,135,358	Maximum Allowable Construction Cost (MACC) Escalated	\$1,169,420
Sales Tax	\$116,828	Sales Tax Escalated	\$120,475
Construction Subtotal	\$1,308,955	Construction Subtotal Escalated	\$1,349,803

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$7,542	Artwork Subtotal Escalated	\$7,542

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	\$1,466,808	Total Project Escalated	\$1,515,971
		Rounded Escalated Total	\$1,516,000

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	1.0300	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$83,491			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$83,491	1.0553	\$88,108	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$22,153			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$22,153	1.0553	\$23,379	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$37,510			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$37,510	1.0553	\$39,585	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$7,158			
Other				
Insert Row Here				
Sub TOTAL	\$7,158	1.0553	\$7,554	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$150,311		\$158,626	

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	\$438,447			
G20 - Site Improvements	\$115,917			
G30 - Site Mechanical Utilities	\$264,252			
G40 - Site Electrical Utilities	\$285,536			
G60 - Other Site Construction				
Sep-17 to Sep-18 Prevailing Wage Increase	\$31,206			
Insert Row Here				
Sub TOTAL	\$1,135,358	1.0300	\$1,169,420	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0300	\$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	1.0553	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,135,358		\$1,169,420	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0553	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0553	\$0
7) Construction Contingency			
Allowance for Change Orders	\$56,768		
Other			
Insert Row Here			
Sub TOTAL	\$56,768	1.0553	\$59,908
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0553	\$0
Sales Tax			
Sub TOTAL	\$116,828		\$120,475
CONSTRUCTION CONTRACTS TOTAL			
	\$1,308,955		\$1,349,803

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		1.0553	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0553	\$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	\$7,542				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$7,542		NA	\$7,542	

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		1.0553	\$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		1.0300	\$0		

Green cells must be filled in by user

C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SBCTC program updates for major projects included in a capital budget request

Project name: Everett Community College – Baker Hall Replacement

OFM project number: 40000190 **Legislative district(s):** 21, 38

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the College Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Predesign to OFM	Design-Build Funding request
<i>December 2017</i>	<i>February 2021</i>	<i>September 2021</i>
General Business	General Business	General Business
Accounting	Accounting	Accounting
Economics	Economics	Economics
Business Technology	Business Technology	Business Technology
Computer Information Systems	Computer Information Systems	Cosmetology
Theatre	Theatre	Theatre

**EVERETT COMMUNITY COLLEGE
RESOLUTION NO. 2021-5-01**

**RESOLUTION APPROVING THE PROGRAM CHANGE FROM CIS TO
COSMETOLOGY IN THE BAKER HALL REPLACEMENT PROJECT**

WHEREAS, Everett Community College is expanding its campus to increase access to higher education; and

WHEREAS, the College is in the State Board of Community and Technical College's major capital project pipeline to design and build the Baker Hall Replacement Project; and

WHEREAS, the College's Cosmetology program has been located in Marysville since 1995 and it would be beneficial to the students and the community to move the program back to main campus; and

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of Everett Community College approves the program change from CIS to Cosmetology in the Baker Hall Replacement project.

Passed and Approved this 18th day of May 2021.

Dr. Betty J. Cobbs

Dr. Betty Cobbs, Chair

Toraya Miller

Toraya Miller

Mike Deller

Mike Deller (May 19, 2021 15:33 PDT)

Mike Deller

Bob Bolerjack

Bob Bolerjack (May 19, 2021 11:23 PDT)

Bob Bolerjack

Jerry Martin

May 19, 2021 17:04 PDT

Jerry Martin



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:

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 1:51PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 8

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]

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Report Number: CBS002

Date Run: 8/12/2021 1:51PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

The project addresses the Visual Arts, Performing Arts (Theater), Music, Multimedia, and Innovation Center programs. The facility will allow for program flexibility, adaptability, multiuse, collaboration, as well as interdisciplinary learning.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

We have looked at three alternatives to overcoming the existing challenges of the P Building. These alternatives include:

Replace and Demolish Existing Building (Preferred Option) - Exploration of methods of renovating the existing facility have been discouraging, financially and from an operational standpoint. The existing facility is only 65% of the required size needed to adequately serve the Programs. This would necessitate an addition to the building, which would be a difficult endeavor. With those things in mind, the College feels that a full replacement of the facility is the preferred option to be funded, making the best argument from financial and educational perspectives. A subset for a Replacement project would be to fully replace the P Building, yet attempt to preserve the existing structure through a third party who would take control of the building. The Washington Trust for Historic Preservation (WTHP) was contacted in this regard. The WTHP was interested in the building being preserved due to historical architectural significance. However, the WTHP is not able to purchase or control the building, as they are primarily a facilitator for such activities, and do not have resources to acquire real estate for preservation. This alternative should remain to be pursued with continued communication with WTHP as funding for the project and the design stages emerge in the future.

This direction would reduce the cost of demolition for the project, however, it would increase utilities and general site construction costs. It also creates a situation of third party control of a facility within the campus boundaries.

Renovation and Addition - Renovation is not a cost-effective option. Not only are the exterior walls poured in place concrete, but all the interior walls and floors are concrete. To make the matter more difficult, the interior spaces are not an orthogonal geometry, but comprised of a series of angles, horizontally and vertically, making the spaces quite complex. As the building is truly monolithic, removal of walls would require additional main structural support elsewhere, heavily increasing the cost of construction. Mechanical and electrical systems are cast into the concrete, making renovation impossible. There is inadequate interstitial space or vertical circulation, making the addition of new systems extremely difficult. It creates a large, complicated, and cost prohibitive engineering solution. It is the main reason that this building has had no substantial renovation in 47 years.

Do Nothing - If no action is taken, the P Building will continue to degrade and will continue to offer deficient instructional space. It will continue to act as a safety risk to those who utilize the space. Space will continue to be off limits to disabled faculty members and students who wish to reach the inaccessible faculty offices on the third floor. The building is not large enough and not efficient enough to house the needs of the programs within, and classes will increasingly need to be taught in other areas of the campus. Musical performances will continue to be held at local high schools. It is likely that participation in the Arts programs will decrease due to the many deficiencies in the building.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 11.5 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is anticipated to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The facility Master Plan identifies replacement of the P Building as the number one campus priority. The building's life expectancy was deemed less than five years when the master plan was written in 2012. Now, in 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.

Capital Project Request

2021-23 Biennium

*

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Project Title: Columbia Basin: Performing Arts Building Replacement

Description

Surpass all sustainability measures –

The College strives to provide a campus that meets the needs of the present without compromising the ability of future generations to meet their own needs. The project will maximize solar opportunities, provide energy efficiency above the baseline, reduce interior and exterior water usage, minimize maintenance and operation expenses, and utilize natural daylighting. Sub-metering will be enabled to monitor and report sustainability efforts. Sustainability charrettes will be held at the earliest stages of design to customize the project to the College's priorities.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Columbia Basin serves several counties in the south east portion of Washington State enrolling students mostly from Franklin, Benton and Adams counties. The current demographics of the college is 45% non-white or student of color with 41%

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 1:51PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

of the student body being of Hispanic/Latino descent. This project is replacing an aging performing arts center with a more accessible and efficient building allowing for more student participation in the performing arts from underrepresented groups both within the college and from within the Franklin county community.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The southeastern counties of Eastern Washington have a large Hispanic/Latino population and Franklin county is no exception with Hispanics making up over 50% of the population. This area is racially diverse. Columbia Basin serves Franklin, Benton and Adams counties and its programs are very important to the local communities. Performing Arts not only teaches students the arts but also showcases these endeavors to the local community by hosting concerts, festivals, stage productions, and theater. For many underrepresented people and for the city of Pasco, this is a valuable expressive and visual arts outlet.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project will expand access and involvement for our under-represented community and has no foreseeable unintended negative consequences. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -

<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Pasco

County: Franklin

Legislative District: 016

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	38,646,000				38,646,000
	Total	38,646,000	0	0	0	38,646,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State					

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

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Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Funding

Total	0	0	0	0
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Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.5	1.4	1.4	1.4	1.4
001-1	General Fund-State	54,108	161,880	161,880	161,880	161,880
	Total	54,108	161,880	161,880	161,880	161,880

Narrative

21,498 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Mar-26). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$412
Usable Square Feet	42,924	Escalated MACC per Square Foot	\$465
Space Efficiency	73.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.98%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	OFM UFI# (from FPMT, if available)	to demolish A08055 (P Building)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	November-22
Design Start	December-22	Design End	January-24
Construction Start	April-24	Construction End	March-26
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$34,354,119	Total Project Escalated	\$38,646,448
		Rounded Escalated Total	\$38,646,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$239,816		
A/E Basic Design Services	\$1,221,939		
Extra Services	\$771,391		
Other Services	\$709,232		
Design Services Contingency	\$147,119		
Consultant Services Subtotal	\$3,089,498	Consultant Services Subtotal Escalated	\$3,350,122

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$1,208,164	Construction Contingencies Escalated	\$1,367,279
Maximum Allowable Construction Cost (MACC)	\$24,163,274	Maximum Allowable Construction Cost (MACC) Escalated	\$27,294,054
Sales Tax	\$2,181,944	Sales Tax Escalated	\$2,464,875
Construction Subtotal	\$27,553,381	Construction Subtotal Escalated	\$31,126,208

Equipment			
Equipment	\$3,113,099		
Sales Tax	\$267,727		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,380,826	Equipment Subtotal Escalated	\$3,826,082

Artwork			
Artwork Subtotal	\$192,271	Artwork Subtotal Escalated	\$192,271

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	\$138,143	Other Costs Subtotal Escalated	\$151,765

Project Cost Estimate

Total Project	\$34,354,119	Total Project Escalated	\$38,646,448
		Rounded Escalated Total	\$38,646,000

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	\$212,188			
Mitigation Planning DAHP	\$27,628			
Insert Row Here				
Sub TOTAL	\$239,816	1.0496	\$251,711	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,221,939			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,221,939	1.0682	\$1,305,276	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$71,835			
Geotechnical Investigation	\$13,261			
Commissioning	\$16,577			
Site Survey	\$16,577			
Testing	\$27,628			
LEED Services	\$99,463			
Voice/Data Consultant	\$19,892			
Value Engineering	\$66,308			
Constructability Review	\$99,463			
Environmental Mitigation (EIS)				
Landscape Consultant	\$16,577			
Renderings/Presentations	\$49,731			
Acoustical Consultant	\$49,731			
Cost Consultant	\$55,258			
Lighting and A/V Consultant	\$41,996			
Theatre Design Consultant	\$44,206			
Energy Conservation Model (ELCCA)	\$55,258			
Interior Design	\$27,628			
Insert Row Here				
Sub TOTAL	\$771,391	1.0682	\$824,001	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$548,987			31% of A/E Basic Services
HVAC Balancing	\$49,731			
Staffing				
Commissioning	\$66,308			
Testing	\$44,206			
Insert Row Here				
Sub TOTAL	\$709,232	1.1317	\$802,639	Escalated to Mid-Const.
5) Design Services Contingency				

Design Services Contingency	\$147,119			
Other				
Insert Row Here				
Sub TOTAL	\$147,119	1.1317	\$166,495	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,089,498		\$3,350,122	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$346,063			
G20 - Site Improvements	\$571,369			
G30 - Site Mechanical Utilities	\$382,867			
G40 - Site Electrical Utilities	\$182,713			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,483,013	1.0986	\$1,629,239	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	\$73,630			
Other				
Insert Row Here				
Sub TOTAL	\$73,630	1.0986	\$80,890	
3) Facility Construction				
A10 - Foundations	\$622,431			
A20 - Basement Construction				
B10 - Superstructure	\$1,954,821			
B20 - Exterior Closure	\$2,671,265			
B30 - Roofing	\$615,947			
C10 - Interior Construction	\$2,998,041			
C20 - Stairs	\$210,719			
C30 - Interior Finishes	\$1,731,136			
D10 - Conveying	\$129,673			
D20 - Plumbing Systems	\$1,069,802			
D30 - HVAC Systems	\$3,381,224			
D40 - Fire Protection Systems	\$525,176			
D50 - Electrical Systems	\$3,663,263			
F10 - Special Construction				
F20 - Selective Demolition	\$1,068,032			
General Conditions	\$1,215,036			
Sep-17 to Sep-18 Prevailing Wage Increase	\$750,065			
Insert Row Here				
Sub TOTAL	\$22,606,631	1.1317	\$25,583,925	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$24,163,274		\$27,294,054	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1317	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1317	\$0
7) Construction Contingency			
Allowance for Change Orders	\$1,208,164		
Other			
Insert Row Here			
Sub TOTAL	\$1,208,164	1.1317	\$1,367,279
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1317	\$0
Sales Tax			
Sub TOTAL	\$2,181,944		\$2,464,875
CONSTRUCTION CONTRACTS TOTAL			
	\$27,553,381		\$31,126,208

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,588,494			
E20 - Furnishings	\$1,043,868			
F10 - Special Construction				
A/V Systems and Equipment	\$138,143			
Theatre Stage Equipment	\$342,594			
Insert Row Here				
Sub TOTAL	\$3,113,099	1.1317	\$3,523,095	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1317	\$0	
Sales Tax				
Sub TOTAL	\$267,727		\$302,987	
EQUIPMENT TOTAL	\$3,380,826		\$3,826,082	

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	\$192,271				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$192,271		NA	\$192,271	

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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		1.1317	\$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	\$138,143				
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$138,143		1.0986	\$151,765	

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C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SBCTC program updates for major projects included in a capital budget request

Project name: Columbia Basin College – Performing Arts Building Replacement

OFM project number: 40000108 **Legislative district(s):** 8, 16

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the College Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-Build funding request	Predesign to OFM	Construction-phase Reappropriation
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Visual Arts	Visual Arts		
Performing Arts	Performing Arts		
Music	Music		
Multimedia	Multimedia		
Innovation Center	Innovation Center		



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.

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/30/2021 9:03AM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 10

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

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Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

proposal section 1.2]

The project will replace a 11,558 gross square feet (GSF) building with a new 21,500 GSF facility on the Bellingham campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

The proposed solution is to replace the existing one -story, 11,558-sf, 40 year-old Building J with a new two-story, 21,500-sf Engineering Technology Center at the same location. This new facility will address critical facility needs in an effective and cost-efficient manner.

The creation of six flexible engineering labs in the new building will remedy shortfalls in program space and learning support, while also enabling BTC to enhance program flexibility and development. These labs will be proportioned and outfitted for varied furnishing and equipment layouts; scalable class sizes; accommodation of multiple programs; and flexible IT infrastructure to support current and emerging instructional technologies. Three general -purpose classrooms will be sized and fixtured to accommodate variable class sizes, flexible IT infrastructure, and instructional media to allow the use of various instructional methods and content. Additional, informal, student focused support spaces will be equipped with classroom technology to foster small seminars, tutoring, and learning activities that occur beyond the walls of the classrooms and labs. Replacing Building J with a modern Engineering Technology Center will answer infrastructure and system needs and also ensure BTC's compliance with accessibility, health, safety, and current code standards.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

There are no other facilities available on the BTC campus capable of supporting the whole, necessary Engineering Technology programs. This conclusion is supported by the options studied below.

Option 1 - Marine Drive Annex (remote)

The College owns the Marine Drive Annex (MDA), a remote older building and site, and investigated whether this site could support the Engineering Technology programs. The structure is nearby but not directly adjacent to the campus (Attachment 6.7, Campus Map) and is separated by a large ravine and municipal park. The former one -story, 5,500-s.f. shipping terminal/warehouse is now used for storage for the College. The current FCS score of this facility is 478 and analysis reveals the existing structure would not easily support Engineering Technology program needs.

The structure would need to be replaced by new construction. The existing MDA site is large enough to support the building program and associated parking, but does not have adequate site infrastructure nor adequate utilities. Initial analysis of costs indicated that renovation would require more expensive project development. This factor, combined with non -alignment with the Campus Master Plan, led the College to focus on other options.

Option 2 - Renovate Portions of Building B (on-site)

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Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

The College explored if a partial remodel of Building B ("Vocational Arts" use) would work. Building B is a one-story, 31,149-s.f. structure, with 2001 renovations, and has an FCS score of 323. Complexities would arise from locating the Engineering Technology program here, as the building already houses growing programs and is one of the more heavily scheduled facilities on campus. Displacement of these Building B programs would not be easily supported in other campus labs. The College rejected this option as it represents a Mid-Term Master Plan goal, not a Near-Term, and since it would undermine the building's successful support other departments.

Option 3 - Smaller Replacement Program at Building J Site

A one-story, 15,180 s.f. plan of six labs, two classrooms and smaller support spaces was developed for the existing Building J location. This studied option generated an undersized program with inadequate classroom and seminar space. Several labs were also compromised by being undersized. Project costs for this project were estimated at \$7,609,192 with similar infrastructure scope as the proposed scheme, but were found to be in excess of estimated State cost projections.

Consequences of Doing Nothing

The need to address inadequate space and resulting operational impacts to the program are considered critical. If the project does not proceed, the educational goals and outcomes of the targeted programs will be limited or unachievable. The College's critical Engineering Technology programs will continue to suffer from a lack of flexible applied technology classroom and labs and ineffective classroom configurations will remain. Engineering Technology labs will not be able to adequately train students in advanced materials technology or non-destructive testing. It will be impossible to respond to increased program demand or effectively develop and offer new programs. The condition of the existing building will worsen and instructional technology levels will continue to deteriorate.

Doing nothing will inhibit the College's ability to accommodate growth and will not address the needs identified in the 2014 Master Plan or Strategic Goals and Initiatives. Leaving Building J "as-is" will negatively impact the ability of students, faculty and staff to operate in an effective learning and work environment. Inadequate and inefficient conditions will continue. Crucial Engineering Technology programs will remain housed in deteriorating and inflexible facilities.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 105 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

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Description

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The proposed replacement of Building J is directly tied to BTC's 2014 Institutional Master Plan (IMP) goals:

- The Engineering Technology Center is identified in the IMP as first sequence of proposed campus development and is the college's highest priority for resolving current and future capacity issues and providing technology -rich instructional labs and classrooms.
- The Engineering Technology Center will meet the primary planning goal of the IMP, which is to "provide a physical environment that addresses the academic and technical skills learning environment by replacing the existing inadequate facilities with multistory buildings." By committing to sustainable design practices, reducing consumption, and serving as an educational model for energy conservation techniques, the Engineering Technology Center will also accomplish the IMP goal of embracing "sustainable building design, recognizing its benefit to long -term maintenance and operations of facilities and the global environment."

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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

Capital Project Request

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Description

f) Better solar orientation for optimizing daylighting and minimizing solar heat -gain

g) Roofing materials with high solar reflectance and reliability

h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Bellingham Tech currently has a student enrollment of around 23% Students of Color. The largest population of Students of Color on campus are 14% Hispanic and 8 % Multiracial students. The share of Students of Color is similar to the City of Bellingham and slightly higher than Whatcom County. Technology, computer science and engineering are some of the fastest growing fields and the most in-demand areas of study nationwide. Bellingham Tech's current J building is too small, too inefficient and too outdated for these tech programs. Replacing J building will benefit all students including the underrepresented student body and prospective students.

Bellingham Tech currently has over 250 students per quarter registered with the Accessibility Resources Office and are qualified to use accommodations on campus. The current J building technology infrastructure and layout is not as flexible or adaptive as a new building to provide increased opportunities to integrate accessibility resources and accommodations for student success. A new Engineering Technology building will provide more equitable access for Students with Disabilities and students benefitting from accommodations.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project will address the demand for more Engineering and Operations Management baccalaureate programs. It will increase enrollment for Students of Color and assist in recruiting additional Students of Color from community high schools and neighboring higher education institutions.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project expands access and involvement for our under-represented community and has no foreseeable unintended consequences. However, should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -

<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Bellingham

County: Whatcom

Legislative District: 042

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Capital Project Request

2021-23 Biennium

*

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Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

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	14,534,000				14,534,000
	Total	14,534,000	0	0	0	14,534,000

		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	0.1	0.6	0.6	0.6	0.6
001-1	General Fund-State	37,227	74,863	74,863	74,863	74,863
	Total	37,227	74,863	74,863	74,863	74,863

Narrative

9,942 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Jan-24). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$417
Usable Square Feet	14,900	Escalated MACC per Square Foot	\$445
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	8.11%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	to demolish A03143 (J bldg)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	December-22
Design Start	December-22	Design End	January-24
Construction Start	December-22	Construction End	January-24
Construction Duration	13 Months		

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Project Cost Estimate

Total Project	\$12,945,928	Total Project Escalated	\$13,804,946
		Rounded Escalated Total	\$13,805,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$174,406		
A/E Basic Design Services	\$527,256		
Extra Services	\$432,335		
Other Services	\$364,263		
Design Services Contingency	\$74,913		
Consultant Services Subtotal	\$1,573,174	Consultant Services Subtotal Escalated	\$1,677,222

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$448,675	Construction Contingencies Escalated	\$479,275
Maximum Allowable Construction Cost (MACC)	\$8,973,505	Maximum Allowable Construction Cost (MACC) Escalated	\$9,571,803
Sales Tax	\$829,152	Sales Tax Escalated	\$884,495
Construction Subtotal	\$10,251,332	Construction Subtotal Escalated	\$10,935,573

Equipment			
Equipment	\$669,852		
Sales Tax	\$58,947		
Non-Taxable Items	\$0		
Equipment Subtotal	\$728,799	Equipment Subtotal Escalated	\$778,504

Artwork			
Artwork Subtotal	\$68,681	Artwork Subtotal Escalated	\$68,681

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$266,388	Project Administration Subtotal Escalated	\$284,556

Other Costs			
Other Costs Subtotal	\$57,555	Other Costs Subtotal Escalated	\$60,410

Project Cost Estimate			
Total Project	\$12,945,928	Total Project Escalated	\$13,804,946
		Rounded Escalated Total	\$13,805,000

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	\$174,406			
Other				
Insert Row Here				
Sub TOTAL	\$174,406	1.0496	\$183,057	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$527,256			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$527,256	1.0682	\$563,215	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$66,459			
Geotechnical Investigation	\$13,292			
Commissioning	\$59,536			
Site Survey	\$13,292			
Testing	\$35,721			
LEED Services	\$44,306			
Voice/Data Consultant	\$22,153			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$27,692			
Independent estimating				
Signage and Enviro graphics	\$11,076			
Special Equipment Consulting	\$22,505			
Acoustical Engineering	\$22,153			
Instructional AV / Media	\$16,614			
ELCCA	\$44,306			
Reimbursables	\$33,229			
Insert Row Here				
Sub TOTAL	\$432,335	1.0682	\$461,821	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$236,883			31% of A/E Basic Services
HVAC Balancing	\$16,614			
Staffing				
Enhanced CA	\$110,766			
Insert Row Here				
Sub TOTAL	\$364,263	1.0682	\$389,106	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$74,913			
Other				
Insert Row Here				

Sub TOTAL	\$74,913	1.0682	\$80,023	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,573,174		\$1,677,222	
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	\$175,036			
G20 - Site Improvements	\$100,021			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions on sitework	\$183,788			
Contractor OH & P	\$188,165			
Insert Row Here				
Sub TOTAL	\$647,011	1.0496	\$679,103	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Demo Building J	\$89,321			
Insert Row Here				
Sub TOTAL	\$89,321	1.0496	\$93,752	
3) Facility Construction				
A10 - Foundations	\$294,348			
A20 - Basement Construction				
B10 - Superstructure	\$601,356			
B20 - Exterior Closure	\$1,340,171			
B30 - Roofing	\$275,057			
C10 - Interior Construction	\$535,113			
C20 - Stairs	\$39,876			
C30 - Interior Finishes	\$559,642			
D10 - Conveying	\$99,688			
D20 - Plumbing Systems	\$202,424			
D30 - HVAC Systems	\$1,104,329			
D40 - Fire Protection Systems	\$71,444			
D50 - Electrical Systems	\$1,000,210			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$852,892			
Building Related Site/Yard Improvements	\$14,785			
E10 Built In Equipment	\$312,635			
E20 Built In Furnishings	\$123,177			
General Contractor OH&P	\$529,622			
Sep-17 to Sep-18 Prevailing Wage Increase	\$280,406			
Insert Row Here				
Sub TOTAL	\$8,237,172	1.0682	\$8,798,948	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL	\$8,973,505	\$9,571,803
----------------	-------------	-------------

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0682	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0682	\$0
7) Construction Contingency			
Allowance for Change Orders	\$448,675		
Other			
Insert Row Here			
Sub TOTAL	\$448,675	1.0682	\$479,275
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0682	\$0
Sales Tax			
Sub TOTAL	\$829,152		\$884,495
CONSTRUCTION CONTRACTS TOTAL			
	\$10,251,332		\$10,935,573

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$156,128			
E20 - Furnishings	\$377,658			
F10 - Special Construction				
Technology for 9 Instructional Spaces	\$136,065			
Insert Row Here				
Sub TOTAL	\$669,852	1.0682	\$715,536	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0682	\$0	
Sales Tax				
Sub TOTAL	\$58,947		\$62,968	
EQUIPMENT TOTAL	\$728,799		\$778,504	

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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	\$68,681				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$68,681		NA	\$68,681	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
BTC Project Management	\$266,388				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$266,388		1.0682	\$284,556	

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Cost Estimate Details

Other Costs						
Item	Base Amount		Escalation Factor	Escalated Cost	Notes	
Mitigation Costs						
Hazardous Material Remediation/Removal	\$57,555					
Historic and Archeological Mitigation						
Other						
Insert Row Here						
OTHER COSTS TOTAL	\$57,555		1.0496	\$60,410		

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C-100(2021) 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 in June 2020 dollars (30x\$492 per Station) x 9 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
\$266,388 in June 2020 dollars 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 2021

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	\$27
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.75%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	to demolish A03143 (J bldg)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	December-22
Design Start	December-22	Design End	January-24
Construction Start	December-22	Construction End	January-24
Construction Duration	13 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$693,256	Total Project Escalated	\$729,252
		Rounded Escalated Total	\$729,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$42,489		
Extra Services	\$1,666		
Other Services	\$19,089		
Design Services Contingency	\$3,162		
Consultant Services Subtotal	\$66,405	Consultant Services Subtotal Escalated	\$70,936

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$27,277	Construction Contingencies Escalated	\$29,138
Maximum Allowable Construction Cost (MACC)	\$545,538	Maximum Allowable Construction Cost (MACC) Escalated	\$572,597
Sales Tax	\$50,408	Sales Tax Escalated	\$52,953
Construction Subtotal	\$623,223	Construction Subtotal Escalated	\$654,688

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$3,628	Artwork Subtotal Escalated	\$3,628

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	\$693,256	Total Project Escalated	\$729,252
		Rounded Escalated Total	\$729,000

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	1.0496	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$42,489			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$42,489	1.0682	\$45,387	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	\$1,666			
Insert Row Here				
Sub TOTAL	\$1,666	1.0682	\$1,780	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$19,089			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$19,089	1.0682	\$20,391	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$3,162			
Other				
Insert Row Here				
Sub TOTAL	\$3,162	1.0682	\$3,378	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$66,405		\$70,936	

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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	\$100,256			
G30 - Site Mechanical Utilities	\$197,014			
G40 - Site Electrical Utilities	\$151,549			
G60 - Other Site Construction				
General Conditions on Infrastructure	\$44,883			
Contractor OH & P	\$37,028			
Sep-17 to Sep-18 Prevailing Wage Increase	\$14,808			
Insert Row Here				
Sub TOTAL	\$545,538	1.0496	\$572,597	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0496	\$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	1.0682	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$545,538		\$572,597	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0682	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0682	\$0
7) Construction Contingency			
Allowance for Change Orders	\$27,277		
Other			
Insert Row Here			
Sub TOTAL	\$27,277	1.0682	\$29,138
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0682	\$0
Sales Tax			
Sub TOTAL	\$50,408		\$52,953
CONSTRUCTION CONTRACTS TOTAL			
	\$623,223		\$654,688

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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	1.0682	\$0	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0682	\$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	\$3,628				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$3,628		NA	\$3,628	

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		1.0682	\$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		1.0496	\$0		

Green cells must be filled in by user

C-100(2021) Additional Notes

Tab A. Acquisition
<i>Insert Row Here</i>

Tab B. Consultant Services
<i>Insert Row Here</i>

Tab C. Construction Contracts
<i>Insert Row Here</i>

Tab D. Equipment
<i>Insert Row Here</i>

Tab E. Artwork
<i>Insert Row Here</i>

Tab F. Project Management
<i>Insert Row Here</i>

Tab G. Other Costs
<i>Insert Row Here</i>

SBCTC program updates for major projects included in a capital budget request

Project name: Bellingham Technical College - Engineering Technology Center - Bldg J Replacement

OFM project number: 40000256

Legislative district(s): 42

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-Build funding request	Predesign to OFM	Construction Reappropriation
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Engineering Technology: Clean Energy Specialization (AAS-T)	Engineering Technology: Clean Energy Specialization (AAS-T)		
Engineering Technology: Composites Specialization (AAS, AAS-T)	Engineering Technology: Composites Specialization (AAS, AAS-T)		

SBCTC program updates for major projects included in a capital budget request

Engineering Technology: Civil Specialization (AAS, AAS-T)	Engineering Technology: Civil Specialization (AAS, AAS-T)		
Engineering Technology: Geomatics Specialization (AAS)	Engineering Technology: Geomatics Specialization (AAS)		
Engineering Technology: Mechanical Design Specialization (AAS, AAS-T)	Engineering Technology: Mechanical Design Specialization (AAS, AAS-T)		
Electronics Engineering Technology (AAS, AAS-T)	Electronics Engineering Technology (AAS, AAS-T)		
Bachelor of Applied Science Degree in Operations Management	Bachelor of Applied Science Degree in Operations Management ¹		

¹ BASOPs currently fully online

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

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:31PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 11

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.

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:31PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]

The project will replace 35,030 gross square feet in three building with a single new 40,940 GSF facility on the Clark campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

The proposed solution is to construct a new two -story 40,940-gsf building as a replacement for Foster, Hanna, and Hawkins Halls. As identified in the Clark College Master Plan, it is proposed to be located immediately south of the current buildings. The new HFH Complex will provide flexible classrooms, a tutoring/writing center, a computer lab, as well as new open study and collaborative small group work spaces as companion to main instructional spaces. This facility will concisely and cost-effectively resolve all stated needs:

- 10 general purpose classrooms accommodating 30-student capacity with movable acoustic partition to allow for flexible change to larger class sizes and with flexible IT infrastructure and instructional media.
- Five general purpose classrooms accommodating 48-student capacity with flexible IT infrastructure and instructional media.
- One computer lab that supports the college -wide need for general computer labs, as well as offering classes within a flipped classroom modality. The lab will have a 36-student capacity with flexible IT infrastructure and instructional media.
- One tutoring/writing center to provide individualized support for student success.
- One multi-function classroom/lab that employs techniques of movable -flexible furniture, open systems, and multiple-systems pathways that enable the space to serve either a lab or more traditional classroom function. It will have a 60-90-student capacity with flexible IT infrastructure and instructional media on all walls.
- Informal student-focused study spaces integrated with the circulation, in recognition that much learning occurs beyond the walls of classrooms/labs.
- As designed, the student-focus space is meant to offer a view of the adjacent totem pole which was dedicated by the Blackfoot tribe at a formal ceremony in 1996 to honor the region's Native American community.
- The design of the student-centered space will reflect student input and incorporate the many histories and identities of the Clark College community.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Alternative #1: Revise/renovate over time with multiple minor projects

In this alternative, the College would attempt to provide the needed improvements under a series and sequence of minor projects (max \$2M) over an extended period. It would simply enclose the existing exterior circulation and add a small elevator lobby. It was rejected for the following reasons:

1. The scope of work needed, if done effectively (i.e. all HVAC works at the same time) would typically cost more than could be done in a single Minor Project.
2. The scope/cost of doing all the work in one building would also be greater than could be accomplished as a minor project.
3. The configuration of Foster Hall would necessitate reducing the usable space to correct accessibility issues.
4. The impact to on-going use of the building would limit minor work to the summer months; however, it would be difficult if not impossible to start and complete individual scope elements over a 2.5-month period.
5. Greater overall project costs with limited program benefit.

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:31PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

Alternative #2: Renovate all three buildings as a combined Major Project

As there is insufficient surge space on campus to accommodate vacating the entire HFH Complex, under this alternative the College would remodel the HFH Complex in three phases to permit on-going use of two of the building areas while the other is renovated. It was not selected as the proposed solution for the following reasons:

1. The time to execute a phased remodel will extend the overall construction duration to 34-months. The extended General Conditions and overhead alone would add nearly \$500,000 to the direct project costs.
2. To address the lack of circulation and informal study space, the existing courts between the buildings and the north open circulation at Hanna Hall would be enclosed. This increases the existing area of the complex by over 11, 000-sf to a total of 54,046-gsf.
3. Vertical accessibility would require use of both an elevator on the Foster/Hanna side and a chair or platform lift on the Hawkins side.
4. Greater overall project cost with less than optimal space configuration.

Alternative #3: Doing Nothing

Doing nothing will inhibit the College's ability to provide optimal student learning support and facilitate individual and collaborative learning outside of the classroom. Leaving the HFH Complex as is or attempting a piecemeal repair/remodel will further deny students, faculty and staff the effective learning environment they need to succeed. If the project does not proceed:

1. The HFH Complex will continue to present a significant barrier to mobility -challenged students and faculty.
2. The existing mechanical and electrical systems have the potential to fail. At some point incremental maintenance and repairs will not be adequate to keep them in operation.
3. The goal of creating a modern technology -saturated flexible learning environment will be limited.
4. Overall quality of the educational experience at the College will be diminished.
5. Collaborative learning overall will be limited by lack of suitable space.
6. Staff efficiency due to space configuration deficiencies will continue to be problematic.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 848 full -time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:31PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The Clark Facilities Master Plan was developed to provide a set of guiding principles to clearly articulate the values and needs of the Clark College community with respect to campus planning.

The creation of a new building is an integral component of the Clark facilities plan. It is the number one priority in the near-term development to address significant negative impacts from the existing three -building complex.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project includes approximately \$577,695 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) Photovoltaic panels
- c) Post occupancy commissioning
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Roofing materials with high solar reflectance and reliability
- g) Green roofs to absorb heat and act as insulators for ceilings
- h) Orient building for natural light and reduced heating and cooling loads
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Vancouver WA demographics show that around 20% of the population is non-white with Hispanic/Latino populations making up the largest non-white group at 12%. Clark College student body has similar demographics. Clark College is the only institution of higher education in Vancouver County which also serves a part of Skamania and Klickitat counties. This proposal replaces three outdated building that had limited accessibility with improved access and wayfinding.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:31PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project will provide much better classroom space with larger square footage and better technology and greater access. In addition, there will be a new tutor/writing center to assist student who need help with writing, math and other basic skills. There will also be gender neutral classrooms and native American themed art throughout the building.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project expands access and involvement for our under-represented community has no foreseeable unintended negative consequences. However, should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Vancouver

County: Clark

Legislative District: 049

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	25,551,000				25,551,000
	Total	25,551,000	0	0	0	25,551,000
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

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:31PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Operating Impacts

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.3	0.4	0.4	0.4	0.4
002-1	Hospital Data Coll-State	33,285	44,502	44,502	44,502	44,502
	Total	33,285	44,502	44,502	44,502	44,502

Narrative

5,910 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Oct-24). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

Agency	Clark College	
Project Name	HFH Complex Replacement	
OFM Project Number	40000227 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	40,940	MACC per Square Foot	\$381
Usable Square Feet	26,278	Escalated MACC per Square Foot	\$411
Space Efficiency	64.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.49%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	8.50%	Location Used for Tax Rate	1933 Fort Vancouver Way, Vancouver, WA 98663
Contingency Rate	5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	to demolish A07210 (Foster Hall), A04633 (Hanna Hall), A01409 (Hawkins Hall)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	December-22
Design Start	December-22	Design End	October-24
Construction Start	December-22	Construction End	October-24
Construction Duration	22 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$22,851,065	Total Project Escalated	\$24,623,361
		Rounded Escalated Total	\$24,623,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Clark College	
Project Name	HFH Complex Replacement	
OFM Project Number	40000227 Building only (see separate C100 for Infrastructure costs)	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$198,925		
A/E Basic Design Services	\$846,355		
Extra Services	\$922,794		
Other Services	\$855,457		
Design Services Contingency	\$141,177		
Consultant Services Subtotal	\$2,964,708	Consultant Services Subtotal Escalated	\$3,199,159

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$779,834	Construction Contingencies Escalated	\$843,157
Maximum Allowable Construction Cost (MACC)	\$15,596,681	Maximum Allowable Construction Cost (MACC) Escalated	\$16,806,062
Sales Tax	\$1,392,004	Sales Tax Escalated	\$1,500,184
Construction Subtotal	\$17,768,519	Construction Subtotal Escalated	\$19,149,403

Equipment			
Equipment	\$1,436,685		
Sales Tax	\$122,118		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,558,803	Equipment Subtotal Escalated	\$1,685,380

Artwork			
Artwork Subtotal	\$122,504	Artwork Subtotal Escalated	\$122,504

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$276,286	Project Administration Subtotal Escalated	\$298,721

Other Costs			
Other Costs Subtotal	\$160,245	Other Costs Subtotal Escalated	\$168,194

Project Cost Estimate			
Total Project	\$22,851,065	Total Project Escalated	\$24,623,361
		Rounded Escalated Total	\$24,623,000

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	\$198,925			
Other				
Insert Row Here				
Sub TOTAL	\$198,925	1.0496	\$208,793	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$846,355			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$846,355	1.0812	\$915,079	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$198,925			
Geotechnical Investigation	\$33,155			
Commissioning	\$35,364			
Site Survey	\$19,892			
Testing				
LEED Services	\$66,308			
Voice/Data Consultant	\$66,308			
Value Engineering	\$44,206			
Constructability Review	\$44,206			
Environmental Mitigation (EIS)				
Landscape Consultant	\$104,989			
ELCCA and Energy Modeling	\$88,411			
Reimbursables	\$22,103			
Interior Design/FF&E Support	\$60,783			
Instructional Media/A-V Design	\$71,835			
Renderings Modeling	\$16,577			
Interactive Cost estimating	\$49,731			
Insert Row Here				
Sub TOTAL	\$922,794	1.0812	\$997,725	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$380,246			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA/CO Services	\$221,028			
Materials Testing	\$88,411			
Independent Commissioning	\$82,886			
LEED Reporting	\$44,206			
Reimbursables for Bid & CA/CO	\$38,680			
Insert Row Here				
Sub TOTAL	\$855,457	1.0812	\$924,921	Escalated to Mid-Const.

5) Design Services Contingency				
Design Services Contingency	\$141,177			
Other				
Insert Row Here				
Sub TOTAL	\$141,177	1.0812	\$152,641	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,964,708		\$3,199,159	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$738,401			
G20 - Site Improvements	\$856,485			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$77,360			
Contractors O & P	\$133,780			
Insert Row Here				
Sub TOTAL	\$1,806,027	1.0496	\$1,895,607	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0496	\$0	
3) Facility Construction				
A10 - Foundations	\$363,012			
A20 - Basement Construction				
B10 - Superstructure	\$721,440			
B20 - Exterior Closure	\$1,793,504			
B30 - Roofing	\$612,182			
C10 - Interior Construction	\$1,030,656			
C20 - Stairs	\$154,721			
C30 - Interior Finishes	\$1,114,261			
D10 - Conveying	\$176,823			
D20 - Plumbing Systems	\$401,134			
D30 - HVAC Systems	\$2,228,520			
D40 - Fire Protection Systems	\$222,853			
D50 - Electrical Systems	\$2,280,132			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$773,601			
Built-In Fixtures and Equipment	\$441,249			
Contractors O & P	\$985,127			
Sep-17 to Sep-18 Prevailing Wage Increase	\$491,440			
Insert Row Here				
Sub TOTAL	\$13,790,654	1.0812	\$14,910,455	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$15,596,681		\$16,806,062	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0812	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0812	\$0
7) Construction Contingency			
Allowance for Change Orders	\$779,834		
Other			
Insert Row Here			
Sub TOTAL	\$779,834	1.0812	\$843,157
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0812	\$0
Sales Tax			
Sub TOTAL	\$1,392,004		\$1,500,184
CONSTRUCTION CONTRACTS TOTAL			
	\$17,768,519		\$19,149,403

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$552,571			
E20 - Furnishings	\$884,114			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,436,685	1.0812	\$1,553,345	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0812	\$0	
Sales Tax				
Sub TOTAL	\$122,118		\$132,035	
EQUIPMENT TOTAL	\$1,558,803		\$1,685,380	

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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	\$122,504			0.5% of total project cost for new and renewal construction
Other				
Insert Row Here				
ARTWORK TOTAL	\$122,504	NA	\$122,504	

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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	\$276,286				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$276,286		1.0812	\$298,721	

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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	\$160,245				
Insert Row Here					
OTHER COSTS TOTAL	\$160,245		1.0496	\$168,194	

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C-100(2021)
Additional Notes

Tab A. Acquisition

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Tab B. Consultant Services

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Tab C. Construction Contracts

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Tab D. Equipment

Insert Row Here

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 2021

Agency	Clark College	
Project Name	HFH Complex Replacement	
OFM Project Number	40000227 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	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	10.64%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	8.50%	Location Used for Tax Rate	1933 Fort Vancouver Way, Vancouver, WA 98663
Contingency Rate	5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	to demolish A07210 (Foster Hall), A04633 (Hanna Hall), A01409 (Hawkins Hall)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	December-22
Design Start	December-22	Design End	October-24
Construction Start	December-22	Construction End	October-24
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$878,917	Total Project Escalated	\$927,968
		Rounded Escalated Total	\$928,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Clark College	
Project Name	HFH Complex Replacement	
OFM Project Number	40000227 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	\$48,406		
Extra Services	\$38,680		
Other Services	\$30,589		
Design Services Contingency	\$5,884		
Consultant Services Subtotal	\$123,559	Consultant Services Subtotal Escalated	\$133,594

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$31,397	Construction Contingencies Escalated	\$33,947
Maximum Allowable Construction Cost (MACC)	\$627,937	Maximum Allowable Construction Cost (MACC) Escalated	\$659,084
Sales Tax	\$56,043	Sales Tax Escalated	\$58,908
Construction Subtotal	\$715,378	Construction Subtotal Escalated	\$751,939

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$4,617	Artwork Subtotal Escalated	\$4,617

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal			
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$22,103	Project Administration Subtotal Escalated	\$23,898

Other Costs			
Other Costs Subtotal	\$13,261	Other Costs Subtotal Escalated	\$13,920

Project Cost Estimate			
Total Project	\$878,917	Total Project Escalated	\$927,968
		Rounded Escalated Total	\$928,000

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	1.0496	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$48,406			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$48,406	1.0812	\$52,337	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$22,103			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$16,577			
Other				
Insert Row Here				
Sub TOTAL	\$38,680	1.0812	\$41,822	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$21,747			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Materials Testing	\$8,842			
Insert Row Here				
Sub TOTAL	\$30,589	1.0812	\$33,073	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$5,884			
Other				
Insert Row Here				
Sub TOTAL	\$5,884	1.0812	\$6,362	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$123,559		\$133,594	

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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	\$297,836			
G40 - Site Electrical Utilities	\$188,869			
G60 - Other Site Construction				
General Conditions	\$77,360			
Contractors O & P	\$45,125			
Sep-17 to Sep-18 Prevailing Wage Increase	\$18,748			
Insert Row Here				
Sub TOTAL	\$627,937	1.0496	\$659,084	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0496	\$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	1.0812	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$627,937		\$659,084	

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0812	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0812	\$0
7) Construction Contingency			
Allowance for Change Orders	\$31,397		
Other			
Insert Row Here			
Sub TOTAL	\$31,397	1.0812	\$33,947
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0812	\$0
Sales Tax			
Sub TOTAL	\$56,043		\$58,908
CONSTRUCTION CONTRACTS TOTAL			
	\$715,378		\$751,939

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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		1.0812	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0812	\$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	\$4,617				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$4,617				NA

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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	\$22,103				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$22,103		1.0812	\$23,898	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Permitting and Fees	\$13,261				
Insert Row Here					
OTHER COSTS TOTAL	\$13,261		1.0496	\$13,920	

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C-100(2021)
Additional Notes

Tab A. Acquisition

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Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

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SBCTC program updates for major projects included in a capital budget request

Project name: Clark College – Hanna/Foster/Hawkins Complex Replacement

OFM project number: 40000227 **Legislative district(s):** 17, 18, 49

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the College Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-Build funding request	Predesign to OFM	Construction-phase Reappropriation
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
General Education	General Education		
First Year Experience	First Year Experience		
Social Sciences	Social Sciences		
Natural Sciences	Natural Sciences		
Addiction Counseling	Addiction Counseling		
Early Childhood Education	Early Childhood Education		
Women's Studies	Women's Studies		
Journalism	Journalism		
Media Studies	Media Studies		

SBCTC program updates for major projects included in a capital budget request

International Studies	International Studies		
Power, Privilege and Inequity	Power, Privilege and Inequity		
iBEST	iBEST		
BAS – Human Services	BAS – Human Services		
Tutoring/Writing Center	Tutoring/Writing Center		
University Partnerships	University Partnerships		
K-12 Partnerships	K-12 Partnerships		

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: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:39PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 12

Project Summary

Replace 30,222 gross square feet (GSF) in six buildings with a single new 31,622 GSF facility.

Project Description

The following responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]

The North Olympic Peninsula has the potential to grow as a hub for advanced manufacturing, creating high demand jobs in a geographically isolated, rural district where unemployment rates are higher than both state and national averages. Clallam and Jefferson Counties are focused on expanding this sector as part of a long range economic plan that capitalizes on the region's assets in terms of low development and energy costs, a deep water harbor and the potential to create a trained workforce. The Port of Port Angeles's composites manufacturing campus reflects the trend, taking advantage of low electricity rates, and access to both domestic and international markets, to provide space for an innovative composites recycling program.

Training new, skilled employees and employers is critical to continued development. Clallam and Jefferson Counties indicate that preparing 18 to 35 year-olds to be workers and entrepreneurs is required to replace an aging workforce and existing business owners. However, those within this age group have the lowest level of educational attainment among adults in both counties.

Peninsula College's programs and faculty have demonstrated ability to provide workforce training to close the skills gap. The college programs are designed to train the resident workforce to fill the needs of locally established industries as well as meet the needs of those industries evaluating the possibility of expanding to the region.

Aging and deficient facilities that do not have adequate learning environments or equipment prevent the college from realizing its potential to educate the residents of its service district to meet demand from established, existing industries and new companies considering locating in the region.

Enrollment and Program Demand - Peninsula College currently trains 200 students annually in vocational programs that include advanced manufacturing and composites technology, automotive technology, green building, and welding. Existing facilities are operating at maximum capacity. Enrollment demand has increased and will continue to grow. In fall 2017, welding enrollment increased 19% and automotive technology increased 37% from the previous year. Employer demand for team assemblers indicates additional growth.

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:39PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

Deficient Facilities - Vocational programs are taught in Buildings P, Q, R, and S which are between forty and fifty years old. The college's Technology Center resides in Buildings U and V, which are small one -story facilities lacking proper space, telecommunications infrastructure and backup power. The 2015 Facility Conditions Survey (FCS) calls for replacement and renovation of the structures.

Programs are dispersed among different buildings on campus and leased space off campus. Location and lack of space limits opportunities for collaboration, adaptability and flexibility for program expansion, and the college's ability to accept equipment gifts and grants from local industry.

Spaces and technology for instruction are outdated. The college cannot enroll more students due to lack of space and the condition of the learning environment. Tools and equipment are stored in instructional spaces compounding the problem of available space in small classrooms and crowded labs. In Building Q, classes and labs cannot be held simultaneously due to improper acoustic separation and failing exhaust and pollutant extraction for vehicles and welding booths. Garage doors are left open to passively exhaust the space, dropping temperatures in the labs into the low 30's in the winter. As a result, fabrication and vehicle work often happens outdoors.

The facilities do not meet contemporary life safety and building code standards. Building ventilation and exhaust systems are failing. Buildings do not meet contemporary structural design standards to resist seismic or strong wind forces, and will experience damage in a seismic event. A leaky building envelope allows water infiltration during heavy rain events. Building insulation and HVAC systems do not meet energy codes. Floor drains in the labs back up creating floods that cause classes to be canceled. Sewer infrastructure is failing. Classes and labs are crowded and do not provide for safe operational or instructional clearances around equipment. Space limitations together with outdated equipment and technologies limit accessibility for people with both physical and learning disabilities.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]

The project will replace 30,222 gross square feet (GSF) in six buildings with a single new 31,622 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

The project provides space for certificate and associate degree programs in advanced manufacturing and composites technology, automotive technology and welding.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

The college considered the alternative of a renovation and addition for Building Q to accommodate the advanced manufacturing/composites technology, automotive technology and welding programs.

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:39PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

Building Q Renovation and Expansion – Renovation of the existing 18,002 square foot structure and a 13,620 square foot addition is required to provide adequate space for the advanced manufacturing, auto technology and welding programs, and the college's technology center. A major reconfiguration of interior space is required to right-size labs and classrooms, provide student study and support spaces and create functional adjacencies.

The scope of work for the renovation and addition will trigger code requirements to upgrade all building systems.

- Stormwater management systems at the building site must be improved to deal with storm runoff and treat contaminants from outdoor vehicle material storage.
- Seismic improvements include increasing shear capacity at the roof, wood and masonry exterior walls and interior walls.
- The building envelope must be replaced to eliminate water infiltration and meet energy code.
- Mechanical and electrical systems do not meet code, are at the end of their service life and must be replaced.
- An automatic fire suppression system with fire alarms must be added.
- Restroom capacity must be expanded.
- Ventilation system must be provided to serve advanced technology, auto technology and welding shops.

Do Nothing – There will be significant negative consequences if nothing is done. The aging, failing buildings are at the end of their useful life and a long term liability. Lack of adequate instructional space with appropriate tools and technology puts the college's accreditation in professional-technical education programs at risk. Existing facilities do not provide an instructional environment that supports student achievement or allows the college to respond to workforce demand. Programs are dispersed across six buildings and in leased space off-campus, constraining interdisciplinary learning, collaboration and peer-to-peer engagement required for students to develop soft-skills that are necessary in the workplace.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 37 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The 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]

Peninsula College's 2016 Facilities Master Plan identifies the replacement of existing, deficient facilities with an Advanced Technology Center as the highest priority for a major project. The plan defines the relationship between the college's master plan goals and the new building.

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

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Date Run: 8/12/2021 2:39PM

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Project Title: Peninsula: Advanced Technology Center

Description

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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 to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. [See proposal section 7.4.2]

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC Controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Peninsula colleges is located in Port Angeles and serves Clallam and Jefferson counties. The demographics in Port Angeles show that around 15% of the population is non-white or people of color. The College itself is more diverse with around 19% students of color. This project will enhance wayfinding on campus for all students by consolidating six smaller building into one larger building, expand all of its technological offerings and create more opportunities for students of color.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The building will better support the Guided Pathways approach to learning, and other efforts that focus on helping more students, especially low-income, first-generation students and students of color earn credentials to prepare them for entry into higher-paying, high demand fields. It will connect middle and high school students to college programs for college credit toward a degree, where the student bodies are 25% underrepresented and first-generation populations, and 50% are economically disadvantaged.

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:39PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project expands access and involvement for our under-represented community has no foreseeable negative consequences. However, should there be an unforeseen negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -

<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Port Angeles

County: Clallam

Legislative District: 024

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	19,690,000				19,690,000
	Total	19,690,000	0	0	0	19,690,000

		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		0.1	0.1	0.1	0.1
001-1	General Fund-State	2,621	10,542	10,542	10,542	10,542
	Total	2,621	10,542	10,542	10,542	10,542

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:39PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Operating Impacts

Narrative

1,400 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Apr-24). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$380
Usable Square Feet	22,451	Escalated MACC per Square Foot	\$407
Space Efficiency	71.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.78%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	OFM UFI# (from FPMT, if available)	to demolish A01722 (P), A05205 (Q), A02443 (R), A07598 (S), A07011 (U), A08208 (V)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	December-22
Design Start	December-22	Design End	April-24
Construction Start	December-22	Construction End	April-24
Construction Duration	16 Months		

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Project Cost Estimate

Total Project	\$18,399,772	Total Project Escalated	\$19,690,446
		Rounded Escalated Total	\$19,690,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$221,028		
A/E Basic Design Services	\$677,073		
Extra Services	\$1,162,615		
Other Services	\$882,185		
Design Services Contingency	\$147,145		
Consultant Services Subtotal	\$3,090,046	Consultant Services Subtotal Escalated	\$3,309,017

Construction			
GC/CM Risk Contingency	\$0		
GC/CM or D/B Costs	\$0		
Construction Contingencies	\$600,603	Construction Contingencies Escalated	\$644,147
Maximum Allowable Construction Cost (MACC)	\$12,012,065	Maximum Allowable Construction Cost (MACC) Escalated	\$12,860,344
Sales Tax	\$1,109,915	Sales Tax Escalated	\$1,188,396
Construction Subtotal	\$13,722,583	Construction Subtotal Escalated	\$14,692,887

Equipment			
Equipment	\$1,105,142		
Sales Tax	\$97,252		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,202,394	Equipment Subtotal Escalated	\$1,289,569

Artwork			
Artwork Subtotal	\$97,962	Artwork Subtotal Escalated	\$97,962

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	\$286,786	Other Costs Subtotal Escalated	\$301,011

Project Cost Estimate			
Total Project	\$18,399,772	Total Project Escalated	\$19,690,446
		Rounded Escalated Total	\$19,690,000

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	\$221,028			
Other				
Insert Row Here				
Sub TOTAL	\$221,028	1.0496	\$231,992	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$677,073			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$677,073	1.0725	\$726,162	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$176,823			
Geotechnical Investigation	\$33,155			
Commissioning	\$22,103			
Site Survey	\$16,577			
Testing				
LEED Services	\$93,938			
Voice/Data Consultant	\$22,103			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$66,308			
Security Consultant	\$16,577			
DAHP - Historic Inventory Report				
Lighting Consultant	\$38,680			
Document Reproduction during design	\$16,577			
Acoustical Consultant	\$22,103			
Site Telecommunications	\$16,577			
Advertising	\$1,106			
Hazardous Materials Consultant	\$22,103			
Value Engineering Consultant	\$55,258			
VE Participation of Design Team	\$33,155			
Constructability Review Consultant	\$49,731			
Constructability Review Participation of Design Team	\$38,680			
Document repro for VE and CR	\$16,577			
Laboratory Planning Consultant	\$165,771			
Equipment Planning Consultant	\$11,052			
Audio/Visual, & CATV Consultant	\$22,103			
Stormwater Report (SWPPP, NOI), & Permitting	\$19,892			
Energy Conservation Report (ELCCA)	\$49,731			

Interior Design Consultant	\$16,577			
Graphics and Signage Consultant	\$11,052			
Art Work Design Coordination	\$5,525			
Energy/Daylight Modeling/ Ventilation & Drainage Studies	\$11,052			
Construction Logistics Plan	\$11,052			
Executive Order 13-03 (LCCA) for predesign and design	\$33,155			
SEPA Services	\$11,052			
NPDES Design Services	\$8,842			
Arborist Survey and Tree Protection Plan	\$5,525			
Building Envelope Consultant	\$22,103			
Sub TOTAL	\$1,162,615	1.0725	\$1,246,905	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$304,192			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training, and A/E Participation	\$88,411			
As-Built Documentation	\$44,206			
Construction Observation	\$132,618			
Roof/ Building Envelope Inspection	\$55,258			
Art Installation coordination	\$4,420			
Advertising	\$2,210			
Reimbursables - after bid	\$2,210			
Geotechnical Construction Services	\$60,783			
Testing and Inspection	\$110,515			
Building Envelope (WAB) Testing	\$16,577			
Haz Mat Monitoring and Inspections	\$16,577			
Document Reproduction for base bid and construction	\$11,052			
Executive Order 13-03 (LCCA) after construction	\$11,052			
LEED Certification Documentation	\$22,103			
Insert Row Here				
Sub TOTAL	\$882,185	1.0725	\$946,144	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$147,145			
Other				
Insert Row Here				
Sub TOTAL	\$147,145	1.0725	\$157,814	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,090,046		\$3,309,017	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$39,084			
G20 - Site Improvements	\$540,177			
G30 - Site Mechanical Utilities	\$155,825			
G40 - Site Electrical Utilities	\$66,308			
G60 - Other Site Construction				
Contractor's Overhead and Profit	\$43,676			
General Conditions	\$72,126			
Insert Row Here				
Sub TOTAL	\$917,197	1.0496	\$962,690	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation	\$60,783			
Parking Mitigation				
Stormwater Retention/Detention				
Contractor's Overhead and Profit	\$3,314			
General Conditions	\$5,471			
Insert Row Here				
Sub TOTAL	\$69,568	1.0496	\$73,019	
3) Facility Construction				
A10 - Foundations	\$671,501			
A20 - Basement Construction				
B10 - Superstructure	\$1,552,914			
B20 - Exterior Closure	\$1,575,883			
B30 - Roofing	\$645,663			
C10 - Interior Construction	\$842,543			
C20 - Stairs	\$67,413			
C30 - Interior Finishes	\$404,506			
D10 - Conveying	\$127,091			
D20 - Plumbing Systems	\$307,533			
D30 - HVAC Systems	\$1,258,085			
D40 - Fire Protection Systems	\$139,788			
D50 - Electrical Systems	\$1,223,139			
F10 - Special Construction				
F20 - Selective Demolition	\$362,210			
General Conditions	\$807,420			
E10 - Equipment installed by contractor	\$23,760			
E20 - Furnishings installed by contractor	\$131,512			
Contractor's Overhead and Profit	\$488,937			
Sep-17 to Sep-18 Prevailing Wage Increase	\$395,400			
Insert Row Here				
Sub TOTAL	\$11,025,300	1.0725	\$11,824,635	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL

\$12,012,065

\$12,860,344

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0725	\$0
6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0725	\$0
7) Construction Contingency			
Allowance for Change Orders	\$600,603		
Other			
Insert Row Here			
Sub TOTAL	\$600,603	1.0725	\$644,147
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0725	\$0
Sales Tax			
Sub TOTAL	\$1,109,915		\$1,188,396
CONSTRUCTION CONTRACTS TOTAL			
	\$13,722,583		\$14,692,887

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$884,114			
E20 - Furnishings	\$221,028			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,105,142	1.0725	\$1,185,265	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0725	\$0	
Sales Tax				
Sub TOTAL	\$97,252		\$104,304	
EQUIPMENT TOTAL	\$1,202,394		\$1,289,569	

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	\$97,962				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$97,962		NA	\$97,962	

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		1.0725	\$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	\$99,463					
Historic and Archeological Mitigation						
LEED Registration / Certification fees	\$4,973					
Permit Review Fees	\$110,515					
Tree Mitigation Fees	\$16,577					
City of Port Angeles Traffic Fees	\$55,258					
Insert Row Here						
OTHER COSTS TOTAL	\$286,786		1.0496	\$301,011		

Green cells must be filled in by user

C-100(2021)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

SBCTC program updates for major projects included in a capital budget request

Project name: Peninsula College: Advanced Technology Center

OFM project number: 40000111 **Legislative district(s):** 24

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-Build funding request	Predesign to OFM	Reappropriation request
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Advanced Manufacturing and Composites Technology	Advanced Manufacturing and Composites Technology		
Automotive Technology	Automotive Technology		
Welding	Welding		



PENINSULA COLLEGE



Washington State Department of
Enterprise Services

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: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:28PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 13

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

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:28PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

(BPH) Building, located directly beside the main campus Broadway -Edison Building, is grossly underutilized due to the limitations of its current design and condition:

- The BPH has over 29,000 ASF, but 22,000 ASF is unusable for instruction and related services. Further, the building currently only supports 54 student FTEs.
- The antiquated auditorium and an odd array of virtually unusable meeting spaces, built for the needs of a different era, do not provide the flexible-use meeting and auditorium space needed for collaborative work, performance, or community gatherings.
- Mechanical/electrical systems in the BPH are over 40 years old and need replacement.
- The BPH requires accessibility improvements, a seismic upgrade, and exterior limestone repair to removed safety hazards.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]

The project will renovate 41,174 gross square feet (GSF) and add 2,406 GSF to the Broadway Performance Hall on the Seattle Central campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

The proposed Broadway Achievement Center (BAC) project would fully renovate the existing BPH building as a revitalized facility serving the college with Basic Skills instructional spaces, a Library/LRC expansion, and a new campus Auditorium. The Growth space is limited to a new connection to the existing Broadway Edison complex. Total project size is 43,580 GSF. The resulting project will allow for expansion of the Seattle Central's Library/Learning Resource Center as well as creation of a new multiuse auditorium space and basic skills labs.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Programmatic and Facility Related - In 2011, the college divided one large computer lab into two smaller rooms, thus providing one new room for BTS needs. This room was immediately used to create the new HS21 program. There are currently no other classroom options available for BTS to offer needed expansions to HS21 or I -BEST. Because a library space needs to be contiguous, there is no current alternative to address library's deficiency in size. The second -floor location of the library leaves no adjacent space in which to expand. The college has maximized the existing space by updating library furnishings and making some minor changes, but the only possibility for additional space is to expand to another part of the college.

Extension of Renovation Life

The proposed renovation more than triples the amount of usable space in a way that makes it useable for the college priority needs, remedies the current safety hazards and lack of accessibility, and provides an opportunity to upgrade all the mechanical and major infrastructure components, adding over 50 years to the useful life of the building.

Alternative No. 1 – New Library on North Plaza Site

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:28PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

Proposes a new 45,000 GSF building to be located on the existing North Plaza Site. This alternative was considered due to its lack of impact to existing and on-going operations. It was not considered for the following reasons:

- While this option would fully resolve the College's space needs for Library/ LRC, it would not address the growing demand for BTS instructional spaces.
- Building on the North Plaza site would remove a key piece of un -developed property the master plan identified for a major new academic building.
- Vacating the existing library, would leave approximately 30,000 GSF of empty space in the BE Complex – Phase 2.
- The cost to fully renovate the vacated space is estimated at approximately \$15M.
- Total project cost is approximately \$6.8M more than the proposed.

Alternative No. 2 – Renovate existing space for Library and Basic Skills labs

Proposes a renovation of 2nd and 3rd floor of BE Complex. – This alternative would be a 45,000 GSF renovation of floors two (Library) and three (Basic Skills Labs). This was considered due to the age and conditions of this portion of the building. This area is original construction from 1978 and is outdated for today's educational used. While this option would provide for much the same physical benefits of the proposed project, it was not considered for the following reasons:

- Does not provided increase space needs for currently deficient areas (library and basic skills labs
- Existing area is fully occupied. The functions would need to be temporary relocated to other underutilized areas of campus. The temporary costs incurred would be significant (See C-100 – Alternative No. 2, Other Costs) at approximately \$4.5M.
- The disruption to existing services and academic spaces would be detrimental to student success.
- Total project cost is approximately \$2.5M more than the proposed.

Consequences of Doing Nothing - Both Seattle Central and SBCTC have stated priorities around addressing equity and inclusion. BTS serves diverse and aspiring students at Seattle Central. To meet our equity goals, we must provide resources and learning opportunities to those students who have been historically marginalized. Environment speaks volumes to students, and the college must change the message it is sending to these students by expanding and prioritizing their access to updated and increased facilities.

If no action is taken, the Broadway Performance Hall will continue to be under- utilized while BTS programs are curtailed by a lack of appropriate classrooms and the library will continue to underserve all students because it is nearly half the size required.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 302 full -time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:28PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

The projects is to be funded through general obligation bonds appropriated through the state's capital budget and a local match of \$3 million has already been raised.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

City of Seattle Major Institution Master Plan (MIMP) 2002 is an external planning document that is reviewed and approved by the City of Seattle. It addressed land use development regulations to be applied for any new campus building development. It addresses external issues. i.e. parking, traffic, utilities, building height/bulk etc. As such, it specifically exempts any development regulations for renovation projects.

Facilities Master Plan 2016 is an internal planning document that is used by the college as they plan and consider capital projects. This document was also prepared in anticipation of engaging with the City of Seattle on a new MIMP. This is currently expected to commence in the spring of 2018.

The Facilities Master Plan was originally created in 2012 and was updated in the spring of 2016. The 2016 Master Plan included four planned projects to occur sometime in the next 10 years pending growth projections. The plan assumed growth to a main campus population of 7,508 FTE. (currently 2026 FTE is projected to be 6,199)

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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:

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:28PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

- a) Above code HVAC efficiency
- b) Use natural gas instead of electricity for heating
- c) Post occupancy commissioning
- d) Interconnectivity of room scheduling in 25Live and HVAC controls
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Increase transportation choices – drive, walk, bike, or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Seattle Central College is one of the most racially diverse higher education institutions in the State of Washington with over 50% of its student population being people of color. It's located in downtown Seattle and represents all aspects of ethnic and gender diversity. This project specifically addresses the underrepresented by renovating it's Broadway Performance Hall (BPH) Building and also expanding it to include a more robust Basic and Transitional Studies program. In addition, this project links the BPH with the Broadway Edison building allowing greater access with the schools Library and Learning Resource Center which will enhance services for students of color. With its expanded functionality the BPH will be re-named the Broadway Achievement Center.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project greatly expands facilities, programs and services for the underrepresented communities in downtown Seattle. The project expands opportunities for all students but especially underrepresented students by adding eight new modern classrooms for its Basic and Transitional Studies program which directly serves underrepresented students. In addition, adding useable square footage to the Library and Learning Resource Center and creating better access for the student body to the main Broadway Edison Building.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The renovation and expansion of the BPH will improve service delivery. By expanding access and involvement for our under-represented community there are no foreseeable negative consequences. However, should there be an unforeseen negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -

<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Remodel/Renovate/Modernize (Major Projects)

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:28PM

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	25,828,000				3,060,000
147-6	HE Plant Accounts-Non-Appropriate	3,000,000				
	Total	28,828,000	0	0	0	3,060,000

		Future Fiscal Periods			
		2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State	22,768,000			
147-6	HE Plant Accounts-Non-Appropriate	3,000,000			
	Total	25,768,000	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		0.2	0.2	0.2	0.2
001-1	General Fund-State	1,489	18,117	18,117	18,117	18,117
	Total	1,489	18,117	18,117	18,117	18,117

Narrative

2,406 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Jun-26). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$366
Usable Square Feet	25,385	Escalated MACC per Square Foot	\$420
Space Efficiency	58.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.46%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	1625 Broadway, Seattle WA 98122
Contingency Rate	5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	renovating A02918 (Broadway Performance Hall)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	October-22
Design Start	April-23	Design End	August-24
Construction Start	November-24	Construction End	June-26
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$24,591,220	Total Project Escalated	\$28,021,189
		Rounded Escalated Total	\$28,021,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$83,074		
A/E Basic Design Services	\$1,209,205		
Extra Services	\$1,152,179		
Other Services	\$853,929		
Design Services Contingency	\$164,919		
Consultant Services Subtotal	\$3,463,307	Consultant Services Subtotal Escalated	\$3,816,835

Construction			
Construction Contingencies	\$797,811	Construction Contingencies Escalated	\$915,169
Maximum Allowable Construction Cost (MACC)	\$15,956,219	Maximum Allowable Construction Cost (MACC) Escalated	\$18,300,334
Sales Tax	\$1,717,288	Sales Tax Escalated	\$1,969,590
Construction Subtotal	\$18,471,318	Construction Subtotal Escalated	\$21,185,093

Equipment			
Equipment	\$1,881,293		
Sales Tax	\$192,833		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,074,125	Equipment Subtotal Escalated	\$2,379,231

Artwork			
Artwork Subtotal	\$139,409	Artwork Subtotal Escalated	\$139,409

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$166,148	Project Administration Subtotal Escalated	\$190,589

Other Costs			
Other Costs Subtotal	\$276,912	Other Costs Subtotal Escalated	\$310,032

Project Cost Estimate			
Total Project	\$24,591,220	Total Project Escalated	\$28,021,189
		Rounded Escalated Total	\$28,021,000

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	\$27,692			
Environmental Analysis				
Predesign Study				
As-Built Drawings/Verification	\$55,382			
Insert Row Here				
Sub TOTAL	\$83,074	1.0609	\$88,134	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,209,205			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,209,205	1.0841	\$1,310,900	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$38,152			
Geotechnical Investigation	\$27,252			
Commissioning	\$38,152			
Site Survey	\$38,152			
Testing	\$109,004			
LEED Services	\$81,754			
Voice/Data Consultant	\$38,152			
Value Engineering	\$54,502			
Constructability Review	\$59,953			
Environmental Mitigation (EIS)				
Landscape Consultant				
ELCCA	\$54,502			
LCCT	\$81,754			
Reimbursables incl Reprographics prior to bid	\$27,252			
Advertising	\$2,180			
Traffic analysis				
Envelope Consultant	\$43,602			
Interior Design				
Acoustic Design	\$38,152			
Security Consultant	\$32,701			
Audio Visual Consultant	\$54,502			
Cost and Scheduling	\$59,953			
Value Engineering Participation	\$43,602			
Constructability Review Participation	\$38,152			
Environmental Graphics/Signage	\$27,252			
Lighting Consultant	\$38,152			
Historic Preservation Consultant	\$81,754			
Door Hardware Consultant	\$10,900			
SEPA/Land Use	\$32,701			

Safety/Security Mitigation per Master Plan Approval	TBD			Cost/Scope for mitigation to be determined upon final City approval of Master Plan
Sub TOTAL	\$1,152,179	1.0841	\$1,249,078	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$543,266			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$109,004			
LEED Reporting and Monitoring	\$70,853			
Reimbursables/Reprographics for bid and construction	\$49,052			
Construction Materials Testing	\$81,754			
Insert Row Here				
Sub TOTAL	\$853,929	1.1471	\$979,543	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$164,919			
Other				
Insert Row Here				
Sub TOTAL	\$164,919	1.1471	\$189,180	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,463,307		\$3,816,835	

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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	\$110,766			
Insert Row Here				
Sub TOTAL	\$110,766	1.1196	\$124,014	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1196	\$0	
3) Facility Construction				
A10 - Foundations	\$395,612			
A20 - Basement Construction				
B10 - Superstructure	\$1,704,946			
B20 - Exterior Closure	\$498,215			
B30 - Roofing	\$91,535			
C10 - Interior Construction	\$1,659,512			
C20 - Stairs	\$251,481			
C30 - Interior Finishes	\$1,387,635			
D10 - Conveying	\$360,195			
D20 - Plumbing Systems	\$539,636			
D30 - HVAC Systems	\$2,158,544			
D40 - Fire Protection Systems	\$269,818			
D50 - Electrical Systems	\$2,191,288			
F10 - Special Construction				
F20 - Selective Demolition	\$767,297			
General Conditions	\$1,931,953			
Building Connector	\$1,132,630			
Sep-17 to Sep-18 Prevailing Wage Increase	\$505,155			
Safety/Security Mitigation per Master Plan Approval	TBD			Cost/Scope for mitigation to be determined upon final City approval of Master Plan
Insert Row Here				
Sub TOTAL	\$15,845,453	1.1471	\$18,176,320	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$15,956,219		\$18,300,334	

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7) Construction Contingency

Allowance for Change Orders	\$797,811		
Other			
Insert Row Here			
Sub TOTAL	\$797,811	1.1471	\$915,169

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1471	\$0

Sales Tax

Sub TOTAL	\$1,717,288		\$1,969,590
CONSTRUCTION CONTRACTS TOTAL	\$18,471,318		\$21,185,093

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$603,394			
E20 - Furnishings	\$724,072			
F10 - Special Construction				
IT Equip/computers/printers	\$553,827			
Insert Row Here				
Sub TOTAL	\$1,881,293	1.1471	\$2,158,032	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1471	\$0	
Sales Tax				
Sub TOTAL	\$192,833		\$221,199	
EQUIPMENT TOTAL	\$2,074,125		\$2,379,231	

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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	\$139,409				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$139,409				NA

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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	\$166,148				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$166,148		1.1471	\$190,589	

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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	\$276,912				
Insert Row Here					
OTHER COSTS TOTAL	\$276,912		1.1196	\$310,032	

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C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

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Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$13
Space Efficiency	58.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	13.82%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	1625 Broadway, Seattle WA 98122
Contingency Rate	5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	renovating A02918 (Broadway Performance Hall)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	October-22
Design Start	April-23	Design End	August-24
Construction Start	November-24	Construction End	June-26
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$723,282	Total Project Escalated	\$806,722
		Rounded Escalated Total	\$807,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$49,592		
Extra Services	\$67,080		
Other Services	\$22,280		
Design Services Contingency	\$6,948		
Consultant Services Subtotal	\$145,901	Consultant Services Subtotal Escalated	\$160,013

Construction			
Construction Contingencies	\$24,765	Construction Contingencies Escalated	\$28,408
Maximum Allowable Construction Cost (MACC)	\$495,297	Maximum Allowable Construction Cost (MACC) Escalated	\$554,535
Sales Tax	\$53,306	Sales Tax Escalated	\$59,752
Construction Subtotal	\$573,368	Construction Subtotal Escalated	\$642,695

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$4,014	Artwork Subtotal Escalated	\$4,014

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	\$723,282	Total Project Escalated	\$806,722
		Rounded Escalated Total	\$807,000

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	1.0609	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$49,592			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$49,592	1.0841	\$53,763	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$67,080			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$67,080	1.0841	\$72,722	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$22,280			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$22,280	1.1471	\$25,558	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,948			
Other				
Insert Row Here				
Sub TOTAL	\$6,948	1.1471	\$7,970	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$145,901		\$160,013	

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	\$57,839			
G20 - Site Improvements	\$82,627			
G30 - Site Mechanical Utilities	\$127,246			
G40 - Site Electrical Utilities	\$158,644			
G60 - Other Site Construction				
General Requirements	\$52,881			
Sep-17 to Sep-18 Prevailing Wage Increase	\$16,060			
Insert Row Here				
Sub TOTAL	\$495,297	1.1196	\$554,535	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1196	\$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	1.1471	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$495,297		\$554,535	

This Section is Intentionally Left Blank

7) Construction Contingency

Allowance for Change Orders	\$24,765		
Other			
Insert Row Here			
Sub TOTAL	\$24,765	1.1471	\$28,408

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1471	\$0

Sales Tax

Sub TOTAL	\$53,306	\$59,752
------------------	-----------------	-----------------

CONSTRUCTION CONTRACTS TOTAL	\$573,368	\$642,695
-------------------------------------	------------------	------------------

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		1.1471	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1471	\$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	\$4,014				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$4,014				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		1.1471	\$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		1.1196	\$0		

Green cells must be filled in by user

C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SBCTC program updates for major projects included in a capital budget request

Project name: Seattle Central College: Broadway Achievement Center

OFM project number: 40000294

Legislative district(s): 36, 37, 43

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-phase funding request	Predesign to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Basic and Transitional Studies	Basic and Transitional Studies		
Library Resource Center	Library Resource Center		
Auditorium	Auditorium		

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:35PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 14

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,

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:35PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

gathering, and interacting with K–12 and other community resources. Music and drama are powerful tools that offer “experiential” learning experiences that embody cultural diversity and promote community. The performing arts can impact the very young as well as adult learners. It is a way of engaging with students and their parents throughout grade school, middle school, and high school. It is an opportunity to showcase YVC and the value it offers to students and their parents at an early age.

Sense of Home

There is no official “gateway” to Yakima Valley College’s campus. An inviting, welcoming, and engaging front door that celebrates culture, provides opportunities, and showcases successes is needed to effectively serve. Prior Hall, the original home of YVC, is archaic and uninspiring. It is filled with traditional lecture -style classrooms that do not offer modern collaborative learning opportunities. Space needs to be able to host events throughout the year that celebrate culture, showcase YVC, and demonstrate the power of higher education. This requires modern facilities that reach beyond the student and engage the family and surrounding community. With 40% of YVC students speaking English as a second language, drama and music can be effective tools in increasing confidence. Drama allows students to simulate real -life conversations and practice their speaking skills. Music and the arts do not have language barriers. They are a “common language” that often brings together people of different cultures more quickly.

Personalized Advising and Mentorship

Over the last 60 years, since Kendall Hall and Prior Hall were built, the educational landscape has changed. Formal learning environments are less hierarchical and more active. Students are sharing ideas with each other and with their instructor. Technology allows for customization, sharing of information, increased collaboration, and higher levels of engagement. Hallway conversations, emporium -style educational space, informal learning areas, and distance learning are disrupting traditional models of education. Kendall Hall and Prior Hall must be replaced with modern, technically equipped, and active learning space to be effective. Eliminating equity gaps requires ongoing high -touch advising and mentorship. Prior Hall and Kendall Hall do not offer the space needed to deliver active pedagogy and advising.

In Fall Quarter 2015, YVC formalized its advising program around six Guided Pathways. Since that time, the state of Washington has endorsed Guided Pathways as a high -impact practice for increasing student success and equity in student achievement. An undergirding premise of Guided Pathways is a focus on future career aspirations. In Fall Quarter 2019, the SBCTC asked colleges to complete the Guided Pathways Scale of Adoption Self -Assessment. The Assessment asked institutions to analyze their Guided Pathways programs in four primary elements. Embedded in each element were related equity considerations. YVC engaged full -time faculty in completing this assessment. Faculty overwhelmingly requested the creation of a Career Center to act as a hub for centering programs of study around future employment options. This includes helping students identify and research career aspirations; prepare employment -related materials such as electronic portfolios and resumes; and provide access to internship and employment opportunities. The faculty identified the need for spaces to hold workshops for students and career training for faculty; meet one -on-one for career advising; and access to technology to support employment readiness. Faculty agreed that the largely first -generation student population needs more than just a referral for services; students need to be able to meet with advisors that they trust, who will help them navigate resources and prepare materials. This space needs to reflect culturally appropriate support services, including being able to meet in small groups and to bring family members with them. Because YVC’s student population is low -income, these spaces also need to include access to technology. Many YVC low -income students do not have this access at home. Other spaces on campus are dedicated to purposes other than advising and career searching.

ADN and LPN Program Demand

The number of students entering the Associate Degree in Nursing (ADN) program for the Spring quarter of 2020 is increasing by 50%. Additionally, the College is starting a new LPN program and is estimating 70 additional FTEs. Demand for nurses in the service district is increasing 1.8% annually. Over the last 12 months there have been 638 unique nursing job postings. The shortage of nurses in Yakima County is 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

Capital Project Request

2021-23 Biennium

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Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

Often there is a gap between education and the knowledge and skills needed in the local workforce. The South -Central Workforce Council's 2016–2020 Strategic Plan identifies the need for space to partner with business, education, and labor to eliminate the existing skills gap. Networking with local businesses and economic development agencies will make education more responsive to the labor market. Currently, in -demand hard skills include strategic thinking and analytical, computer, and project management skills. In -demand soft skills include leadership ability, ability to adapt to change, creative thinking, and communication. As artificial intelligence (AI) advances and continues to encroach on the need for human capital, skill upgrades and reskilling demands will grow. Creating space on campus for local business and industry to connect with YVC is an important part of graduating students with in -demand skill sets. Having the resources and networks available to offer lifelong continuing education opportunities will become increasingly important in the years to come. Currently, there is no space on campus to house this effort.

3. What would be the result of not taking action ? [See proposal section 3.1]

Prior Hall was built in 1949 as the original home of Yakima Valley College. Over the last 70 years the facility has been repurposed numerous times to meet the changing needs of the campus and higher education. The result is an unfunctional facility that is underutilized. Kendall Hall, built in 1961, according to the 2017 Facility Condition Report, has a life expectancy of under five years. The roof is old and declining and the interior programmatic systems (lighting and sound) are outdated. The facility is experiencing ongoing maintenance issues that are deferred. It does not effectively serve the Drama and Music programs.

The music and drama programs will continue to suffer and may even be discontinued if improvements to the facility are not made. The performing arts offers a common language, one that celebrates and encourages diversity. Opportunities to connect through the performing arts with K– 12, higher education, and the community will be lost. Additionally, the ADN and LPN programs will be forced to operate in crowded conditions on a schedule that is largely determined by space availability. The nursing program will not be able to produce enough graduates to meet the needs of the service district and educational attainment will continue to suffer.

4. What alternatives were explored ? [See proposal section 3.3]

Replacing Kendall Hall - Merely replacing Kendall Hall is not a viable option due to insufficient space. The drama and music programs need additional square footage. The current 16,486 square feet does not provide for an adequate auditorium, stage, music rehearsal hall, set design, etc. More space is needed to adequately address program requirements.

Renovating and Adding on to Kendall Hall - Capital funds are scarce and need to be maximized. The current condition and infrastructure limit the life of Kendall Hall. During a planning session the college was informed by the structural engineer that the costs to correct the structural deficiencies of Kendall Hall and bring the facility up to code are cost prohibitive.

Replacing Kendall Hall by Renovating and Adding onto Prior Hall - This opportunity does not maximize life-cycle costs. The core of Prior Hall will require extensive renovation to bring it up to code. Exterior penetrations will be extensive and require the relocation of almost all interior walls. All interior and exterior systems will need to be replaced. Costs will exceed 80% of replacement costs and not prove cost effective.

Replacing Prior Hall and Kendall Hall - This is the most viable, functional, and cost -effective solution. Replacing the two facilities with one dynamic performing arts center that greets the community and brings them into a performing arts center featuring the latest technologies and incredible acoustics will allow YVC to showcase their programs. Additionally, the facility will house a Career and Technology Learning Commons that will be easily seen by all visitors to the performing arts center. The learning commons will put student success on display and engage the community with the mission of the college. Moreover, much of the facility by nature consists of large high -bay space and provides for a second floor to house needed space for the ADN and LPN programs.

3. Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

The facility will be designed to maximize space utilization, collaboration, and attachment. Existing underutilized classroom space will be converted into in-demand lab space to serve the ADN and new LPN program. An innovative Career and Technology Learning Commons will be located adjacent to a lobby erving the music and drama auditorium. The music and drama programs will gain a modern technically equipped performing arts center featuring a fully functional stage, workshop,

Capital Project Request

2021-23 Biennium

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Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

and rehearsal space. Practice rooms will be available as well as gathering areas for before and after performance celebrations. The space will be designed to engage with K– 12, higher education, and the community. Glass partition walls will allow for maximum versatility and transparency. The facility will be able to host small and large events and serve as informal and project-based learning space when events are not in session. The Career and Technology Learning Commons will feature the latest technologies, including 3-D printers, and provide students with the assistance they need to learn new software and develop new skills. The infrastructure will be flexible and allow for continuous updating. Access to information and advising on career readiness, skill requirements, demand, and wages will be readily available. The Center will engage and increase networking opportunities with local businesses and area economic development agencies. Additionally, the new music and drama facilities will provide the space needed for the college to offer K–12 music and drama events as well as higher education collaborations. All programs campus wide, including distance learning students, will be able to use the new facility. The facility will assist the college in increasing educational attainment and growing lifelong learning opportunities and attachment.

4. Which clientele would be impacted by the budget request ?

Students, their families, and the community served by the Yakima Valley College.

5. Where and how many units would be added, people or communities served, etc.

Prior Kendall Hall will serve all enrolled students (Type 1 and Type 2). The Auditorium will be available for use by all programs and allow for increased group learning and large lecture. The Career and Technology Learning Commons will serve students through providing information and resources regarding careers and career pathways. The Learning Commons will also provide access to technology and project-based learning. Students will be able to access assistance with technology and software. Staff will be available to assist students in upgrading their skills, developing career goals and pathways, and learning how to use new technologies.

Currently, students do not enroll in music and drama due to the poor condition of the facility. ADN and LPN Simulation Center is anticipated to serve an additional 70 FTE.

6. Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.

The projects is to be funded through general obligation bonds appropriated through the state's capital budget. There is no local funding in the project.

5. Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate. [See proposal Appendix C and D]

The project is directly tied to the college's facilities master plan and strategic plan. This has been supported by letters from partners describing how the project will benefit the partnership.

7. Does this project include IT related costs, including hardware, software, cloud based services, contracts or staff? If yes, attach IT Addendum.

The project 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. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

This proposal is to replace two aging (50+ years) buildings with one modern and more technically advanced building. It will support the nursing program and provide more accessibility to larger and better equipped classrooms serving the current student body and K-12 partnerships. The demographic of the population has changed dramatically over the past 20 years from a largely white, high school-educated population to a largely Hispanic, less academically educated population. This

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:35PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

trend is expected to continue. Eighty-three percent of students attending Yakima Valley College in the 2017–18 academic year were the first in their family to attend college. Forty percent speak a language other than English, and over 48% are of Hispanic or Latinx descent.

11. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Yakima Valley College serves the middle eastern side of Washington State touching several counties including Yakima County. The College serves a large portion of the underrepresented community. The area served has a poverty level of 19% compared to the State's average of about 12%. Seventy-three percent of its service area are high school graduates compared to the State's average graduate rate of about 91%. And only 15.9% of Yakima County's population has earned a bachelor's degree or higher, compared to the State's average of 34.5%. Creating modern classrooms and labs assist in providing a quality education to these social groups who have traditionally been underserved.

12. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project expands access and involvement for our under-represented community has no foreseeable negative consequences. However, should there be an unforeseen negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

13. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Yakima

County: Yakima

Legislative District: 014

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	24,783,000				2,025,000
	Total	24,783,000	0	0	0	2,025,000
Future Fiscal Periods						
		2023-25	2025-27	2027-29	2029-31	
057-1	State Bldg Constr-State	22,758,000				
	Total	22,758,000	0	0	0	

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

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 3:35PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

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	C1-A	C1-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 2021

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	\$390
Usable Square Feet	31,854	Escalated MACC per Square Foot	\$439
Space Efficiency	79.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.48%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	OFM UFI# (from FPMT, if available)	to demolish A03623 (Kendall), A03366 (Prior)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	October-22
Design Start	November-22	Design End	January-24
Construction Start	April-24	Construction End	January-26
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$22,143,288	Total Project Escalated	\$24,783,102
		Rounded Escalated Total	\$24,783,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$179,598		
A/E Basic Design Services	\$995,197		
Extra Services	\$624,478		
Other Services	\$748,314		
Design Services Contingency	\$127,379		
Consultant Services Subtotal	\$2,674,966	Consultant Services Subtotal Escalated	\$2,903,062

Construction			
Construction Contingencies	\$783,691	Construction Contingencies Escalated	\$883,456
Maximum Allowable Construction Cost (MACC)	\$15,673,826	Maximum Allowable Construction Cost (MACC) Escalated	\$17,641,396
Sales Tax	\$1,365,974	Sales Tax Escalated	\$1,537,563
Construction Subtotal	\$17,823,491	Construction Subtotal Escalated	\$20,062,415

Equipment			
Equipment	\$792,344		
Sales Tax	\$65,765		
Non-Taxable Items	\$0		
Equipment Subtotal	\$858,109	Equipment Subtotal Escalated	\$967,347

Artwork			
Artwork Subtotal	\$123,299	Artwork Subtotal Escalated	\$123,299

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	\$663,422	Other Costs Subtotal Escalated	\$726,979

Project Cost Estimate			
Total Project	\$22,143,288	Total Project Escalated	\$24,783,102
		Rounded Escalated Total	\$24,783,000

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	\$179,598			
Other				
Insert Row Here				
Sub TOTAL	\$179,598	1.0469	\$188,022	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$849,405			69% of A/E Basic Services
A/E Reimbursable Expenses	\$145,791			
Insert Row Here				
Sub TOTAL	\$995,197	1.0668	\$1,061,676	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$15,847			
Geotechnical Investigation	\$24,827			
Commissioning	\$36,977			
Site Survey	\$19,544			
Testing	\$5,917			
LEED Services	\$89,800			
Voice/Data Consultant	\$15,319			
Value Engineering	\$63,388			
Constructability Review	\$63,388			
Environmental Mitigation (EIS)				
Landscape Consultant	\$19,544			
Sound/Lighting/Audio-Visual	\$48,597			
Acoustics/Assembly	\$25,355			
Security/Alarm	\$12,678			
Interior Design	\$36,977			
ELCCA	\$33,807			
LCCT	\$25,355			
BIM/Computer Modeling	\$15,847			
Energy/Envelope	\$23,771			
Cost Estimating	\$31,694			
Staging/Rigging	\$15,847			
Insert Row Here				
Sub TOTAL	\$624,478	1.0668	\$666,194	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$381,617			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Civil (Above Basic Services)	\$6,867			
Landscape Consultant	\$8,980			
Acoustic Consultant	\$6,338			
Energy/Envelope Consultant	\$2,641			
Sound/Lighting/Audio-Visual	\$10,036			
Commissioning	\$95,081			

Special Testing	\$190,163			
Staging/Rigging	\$3,698			
Interior Design	\$5,917			
LEED	\$36,977			
Insert Row Here				
Sub TOTAL	\$748,314	1.1273	\$843,575	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$127,379			
Other				
Insert Row Here				
Sub TOTAL	\$127,379	1.1273	\$143,595	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,674,966		\$2,903,062	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$134,460			
G20 - Site Improvements	\$379,628			
G30 - Site Mechanical Utilities	\$91,401			
G40 - Site Electrical Utilities	\$89,318			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$694,807	1.0958	\$761,370	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation	\$184,881			
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$184,881	1.0958	\$202,593	
3) Facility Construction				
A10 - Foundations	\$528,636			
A20 - Basement Construction	\$166,374			
B10 - Superstructure	\$1,665,907			
B20 - Exterior Closure	\$1,554,647			
B30 - Roofing	\$751,119			
C10 - Interior Construction	\$1,421,306			
C20 - Stairs	\$115,271			
C30 - Interior Finishes	\$758,576			
D10 - Conveying	\$62,436			
D20 - Plumbing Systems	\$826,954			
D30 - HVAC Systems	\$2,905,469			
D40 - Fire Protection Systems	\$224,017			
D50 - Electrical Systems	\$1,899,501			
F10 - Special Construction	\$608,415			
F20 - Selective Demolition				
General Conditions	\$627,393			
Other	\$678,118			
Insert Row Here				
Sub TOTAL	\$14,794,138	1.1273	\$16,677,433	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$15,673,826		\$17,641,396	

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7) Construction Contingency

Allowance for Change Orders	\$783,691		
Other			
Insert Row Here			
Sub TOTAL	\$783,691	1.1273	\$883,456

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1273	\$0

Sales Tax

Sub TOTAL	\$1,365,974	\$1,537,563
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CONSTRUCTION CONTRACTS TOTAL	\$17,823,491	\$20,062,415
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$517,665			
E20 - Furnishings	\$274,679			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$792,344	1.1273	\$893,210	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1273	\$0	
Sales Tax				
Sub TOTAL	\$65,765		\$74,137	
EQUIPMENT TOTAL	\$858,109		\$967,347	

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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	\$123,299				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$123,299				NA

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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		1.1273	\$0	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Demolition	\$663,422				
Insert Row Here					
OTHER COSTS TOTAL	\$663,422		1.0958	\$726,979	

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C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SBCTC program updates for major projects included in a capital budget request

Project name: Yakima Valley College: Prior-Kendall Hall Replacement

OFM project number: 40000506 **Legislative district(s):** 14, 15

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2019</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Music	Music		
Drama	Drama		
Nursing	Nursing		
Innovative Career & Technology Learning Commons	Innovative Career & Technology Learning Commons		
Auditorium	Auditorium		

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:31AM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 3

Project Summary

Construct a new 56,500 gross square foot facility dedicated to design and technology at the Lake Washington Institute of Technology.

Project Description

The following responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]

LWTech is engaged in creative partnerships with local businesses and polytechnic partners to enhance students' educational experiences. Being situated at the region's high -technology epicenter, close to major employers such as Microsoft and Google, has presented unique opportunities for LWTech. LWTech is well -positioned to meet these opportunities as evidenced by the fact that graduates of LWTech's design and technology programs (encompassing art, design, science, technology, and engineering fields) have found well -paying work with these and many other technology-focused companies.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]

The project will construct a new 56,500 gross square foot facility dedicated to design and technology.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

Current facilities at LWTech do not support the needs of our students, business partners, and industry. We are at risk of lost relevance, unable to provide the quality and type of education necessary for students to reach their potential. A new building sized to accommodate growth and designed for creative and collaborative learning would address these shortfalls, and assure into the future the success of our growing design and technology programs.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Renovation of Existing Space - The renovation of existing space would not achieve the goal of consolidating like programs to foster multi-disciplinary collaboration, and would not allow for informal learning and close proximity to faculty offices. Since there is no available space to relocate to, renovation would disrupt almost all programs across campus and the cost of temporary relocation would be prohibitive. Practically, renovation would not be supported by the PRR process due to unfavorable FCS scores.

Relocation of Programs - There is no space available on campus to house the design programs that would not require a major building renovation. Moving the programs off-campus would not be beneficial or consistent with the college's philosophy of student success. A lack of access to essential student services (such as advising and financial aid) would severely hamper the potential for student success and completion. Access to related academic classes, library resources,

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:31AM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

and informal learning opportunities would be significantly limited.

Alternate Site Solution - Rather than being a stand-alone facility the CD would have been an addition to the East Building, with the intent to resolve existing East Building access problems within the project. While this proposal aligned with LWTech's preference for addressing multiple issues simultaneously, college stakeholders concluded during the 2015 master planning process that it was too disruptive to campus operations, too complicated to successfully enact, and did not solve the college's wish to create a facility more visible to the community. Nonetheless, it remains a compelling solution and as such we compared it with our preferred project costs and found it to be more expensive.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 22 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be fully funded with state appropriated funds.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

This project is fully consistent with our 2015 Ten-Year Campus Master Plan. LWTech's 2016 lab utilization was 23.57 versus the State's target of 16 hours per seat per week.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

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

Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:31AM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

- g) Roofing materials with high solar reflectance and reliability
- h) Green roofs to absorb heat and act as insulators for ceilings
- i) Site Orient building for natural light and reduced heating and cooling loads
- j) Trees and vegetation planted to directly shade building
- k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

The three most in-demand areas of study in Higher Education according to Mastersportal.com are engineering, computer science and design

<https://www.mastersportal.com/articles/2098/9-popular-disciplines-to-study-in-2021-and-lucrative-careers-after-graduation.html>. The programming for the Center for Design (COD) is almost entirely made up of Applied Design programs, Gaming and Computer Science degrees, and Pre-Engineering degrees. We expect these degree opportunities along with a building with new technology and flexibility will help draw in students of color from our local area and throughout all of King County.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Lake Washington Technical is a bridge to the "Innovation Triangle" <https://innovationtriangle.us/> which is a partnership between Bellevue, Kirkland and Redmond cities. This partnership has a substantial economic impact on the State of Washington. Over 30% of the population living within this triangle were born outside of United States. Our current demographics show that 39% of our student body are non-white students. We expect our COD proposal will help attract more student of color to our campus and help us propel a more diverse group of graduates into this "Innovation Triangle."

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project will construct a new building that will help us address the increasing demand for training and education in the growing areas of Arts & Design and STEM related fields. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -

<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Kirkland

County: King

Legislative District: 045

Project Type

New Facilities/Additions (Major Projects)

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.

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:31AM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

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	33,497,868		(2,492,132)	2,275,000	33,715,000
	Total	33,497,868	0	(2,492,132)	2,275,000	33,715,000

		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	2.1	3.7	3.7	3.7	3.7
001-1	General Fund-State	247,595	425,445	425,445	425,445	425,445
	Total	247,595	425,445	425,445	425,445	425,445

Narrative

56,500 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Dec-23). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$402
Usable Square Feet	39,900	Escalated MACC per Square Foot	\$425
Space Efficiency	70.6%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.05%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	March-20
Design Start	April-20	Design End	May-22
Construction Start	June-22	Construction End	December-23
Construction Duration	17 Months		

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Project Cost Estimate

Total Project	\$33,451,988	Total Project Escalated	\$35,182,319
		Rounded Escalated Total	\$35,182,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$1,161,196		
Extra Services	\$1,318,464		
Other Services	\$798,611		
Design Services Contingency	\$176,021		
Consultant Services Subtotal	\$3,696,440	Consultant Services Subtotal Escalated	\$3,753,165

Construction			
Construction Contingencies	\$1,136,706	Construction Contingencies Escalated	\$1,202,862
Maximum Allowable Construction Cost (MACC)	\$22,734,112	Maximum Allowable Construction Cost (MACC) Escalated	\$24,026,180
Sales Tax	\$2,410,953	Sales Tax Escalated	\$2,548,134
Construction Subtotal	\$26,281,770	Construction Subtotal Escalated	\$27,777,176

Equipment			
Equipment	\$2,299,901		
Sales Tax	\$232,290		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,532,191	Equipment Subtotal Escalated	\$2,679,566

Artwork			
Artwork Subtotal	\$175,036	Artwork Subtotal Escalated	\$175,036

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$221,531	Project Administration Subtotal Escalated	\$234,424

Other Costs			
Other Costs Subtotal	\$545,020	Other Costs Subtotal Escalated	\$562,952

Project Cost Estimate			
Total Project	\$33,451,988	Total Project Escalated	\$35,182,319
		Rounded Escalated Total	\$35,182,000

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	\$1,161,196			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,161,196	1.0000	\$1,161,196	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$93,624			
Geotechnical Investigation	\$55,074			
Commissioning	\$27,537			
Site Survey	\$82,611			
Testing	\$55,074			
LEED Services	\$66,088			
Voice/Data Consultant	\$38,552			
Value Engineering	\$49,567			
Constructability Review	\$49,567			
Environmental Mitigation (EIS)				
Landscape Consultant	\$93,624			
ELCCA	\$55,074			
LCCT	\$82,611			
Reimbursables incl Reprographics prior to bid	\$27,537			
Advertising	\$2,203			
Traffic analysis	\$27,537			
Envelope Consultant	\$44,058			
Interior Design	\$22,029			
Acoustic Design	\$44,058			
Security Consultant	\$33,044			
Audio Visual Consultant	\$55,074			
Cost and Scheduling	\$60,582			
Value Engineering Participation	\$49,567			
Constructability Review Participation	\$44,058			
Environmental Graphics/Signage	\$22,029			
Lighting Consultant	\$38,552			
Materials/Equip/Lab Consultant	\$55,074			
Door Hardware Consultant	\$11,015			
SEPA/Land Use	\$33,044			
Sub TOTAL	\$1,318,464	1.0000	\$1,318,464	Escalated to Mid-Design

4) Other Services				
Bid/Construction/Closeout	\$521,697			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$110,766			
LEED Reporting and Monitoring	\$55,382			
Reimbursables/Reprographics for bid and construction	\$27,692			
Construction Materials Testing	\$83,074			
Sub TOTAL	\$798,611	1.0582	\$845,091	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$176,021			
Other				
Insert Row Here				
Sub TOTAL	\$176,021	1.0582	\$186,266	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,696,440		\$3,753,165	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$334,597			
G20 - Site Improvements	\$669,573			
G30 - Site Mechanical Utilities	\$18,026			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$205,401			
Insert Row Here				
Sub TOTAL	\$1,227,598	1.0329	\$1,267,986	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0329	\$0	
3) Facility Construction				
A10 - Foundations	\$870,073			
A20 - Basement Construction				
B10 - Superstructure	\$2,332,131			
B20 - Exterior Closure	\$3,232,399			
B30 - Roofing	\$830,314			
C10 - Interior Construction	\$2,099,854			
C20 - Stairs	\$73,742			
C30 - Interior Finishes	\$2,079,131			
D10 - Conveying	\$176,823			
D20 - Plumbing Systems	\$629,032			
D30 - HVAC Systems	\$3,478,171			
D40 - Fire Protection Systems	\$388,519			
D50 - Electrical Systems	\$2,622,872			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,571,759			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$1,121,694			
Insert Row Here				
Sub TOTAL	\$21,506,514	1.0582	\$22,758,194	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$22,734,112		\$24,026,180	

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7) Construction Contingency

Allowance for Change Orders	\$1,136,706		
Other			
Insert Row Here			
Sub TOTAL	\$1,136,706	1.0582	\$1,202,862

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0582	\$0

Sales Tax

Sub TOTAL	\$2,410,953		\$2,548,134
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CONSTRUCTION CONTRACTS TOTAL	\$26,281,770		\$27,777,176
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$750,988			
E20 - Furnishings	\$923,090			
F10 - Special Construction				
IT Equip/computers/printers	\$625,823			
Insert Row Here				
Sub TOTAL	\$2,299,901	1.0582	\$2,433,756	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0582	\$0	
Sales Tax				
Sub TOTAL	\$232,290		\$245,810	
EQUIPMENT TOTAL	\$2,532,191		\$2,679,566	

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	\$175,036			0.5% of total project cost for new and renewal construction
Other				
Insert Row Here				
ARTWORK TOTAL	\$175,036	NA	\$175,036	

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	\$221,531				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$221,531		1.0582	\$234,424	

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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	\$545,020				
Insert Row Here					
OTHER COSTS TOTAL	\$545,020		1.0329	\$562,952	

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C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$22
Space Efficiency	70.6%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.11%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	March-20
Design Start	April-20	Design End	May-22
Construction Start	June-22	Construction End	December-23
Construction Duration	17 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,642,318	Total Project Escalated	\$1,692,706
		Rounded Escalated Total	\$1,693,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$88,070		
Extra Services	\$104,640		
Other Services	\$39,568		
Design Services Contingency	\$11,614		
Consultant Services Subtotal	\$243,892	Consultant Services Subtotal Escalated	\$246,873

Construction			
Construction Contingencies	\$60,119	Construction Contingencies Escalated	\$63,618
Maximum Allowable Construction Cost (MACC)	\$1,202,374	Maximum Allowable Construction Cost (MACC) Escalated	\$1,241,933
Sales Tax	\$127,512	Sales Tax Escalated	\$131,861
Construction Subtotal	\$1,390,005	Construction Subtotal Escalated	\$1,437,412

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$8,421	Artwork Subtotal Escalated	\$8,421

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	\$1,642,318	Total Project Escalated	\$1,692,706
		Rounded Escalated Total	\$1,693,000

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	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$88,070			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$88,070	1.0000	\$88,071	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$66,088			
Geotechnical Investigation				
Commissioning				
Site Survey	\$27,537			
Testing	\$11,015			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$104,640	1.0000	\$104,641	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$39,568			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$39,568	1.0582	\$41,871	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$11,614			
Other				
Insert Row Here				
Sub TOTAL	\$11,614	1.0582	\$12,290	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$243,892		\$246,873	

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	\$20,718			
G20 - Site Improvements	\$7,759			
G30 - Site Mechanical Utilities	\$977,274			
G40 - Site Electrical Utilities	\$142,581			
G60 - Other Site Construction				
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$54,042			
Insert Row Here				
Sub TOTAL	\$1,202,374	1.0329	\$1,241,933	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0329	\$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	1.0582	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,202,374		\$1,241,933	

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7) Construction Contingency

Allowance for Change Orders	\$60,119		
Other			
Insert Row Here			
Sub TOTAL	\$60,119	1.0582	\$63,618

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0582	\$0

Sales Tax

Sub TOTAL	\$127,512	\$131,861
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CONSTRUCTION CONTRACTS TOTAL	\$1,390,005	\$1,437,412
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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		1.0582	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0582	\$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	\$8,421				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,421				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		1.0582	\$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		1.0329	\$0		

Green cells must be filled in by user

C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SBCTC program updates for major projects included in a capital budget request

Project name: Lake Washington Institute of Technology: Center for Design

OFM project number: 40000102

Legislative district(s): 45, 48

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2018</i>	<i>January 2020</i>	September 2021
School of Design and Applied Arts	School of Design and Applied Arts	School of Design and Applied Arts	School of Design and Applied Arts

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:33AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 4

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

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:33AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description*taking action? [See proposal sections 1.3]*

The Fire Service Training Building will be dedicated for use by our Fire Service program.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Alternative 1: Purchase an off-campus facility, and renovate it to meet program need. With no available space on the South Campus, this was initially viewed as a viable option. However, the SBCTC's position was that this would not be acceptable in the 2019-21 capital cycle unless the college eliminated an equivalent amount (GSF) of existing construction. This is simply impossible given existing demands for space and was pursued no further.

Alternative 2: Renovate existing facility and build addition. Again, initially this seemed to be a viable option, and with the potential to significantly reduce overall project costs. Two factors ultimately weighed against it, (1) the low 2015 FCS score for Building D – 230 – does not support renovation, and (2) the only available site for an addition is the existing yard used for live-fire training. This would require a new outdoor training center be constructed elsewhere on campus. Practically and programmatically, this is less desirable than the stand-alone new facility we propose herein. Coupled with these issues, our analysis suggests that – if this alternative were to include a full renovation of the Fire Service spaces in Building D, the total project cost would likely exceed the cost of our preferred project due to lost efficiencies and – while not addressed in the C100 for expediency – higher A/E fees. We believe the college is best served with the preferred solution.

Doing Nothing: We do not consider doing nothing a reasonable or responsible option. Were this project not to move forward:

- The Fire Service facilities in Building D would continue to be too small to accommodate current FTE.
- Our programs would be unable to grow as anticipated.
- We would be compromised in our ability to support emerging baccalaureate programs, and, as such, our students would be limited in their abilities to climb into command positions.
- Physical fitness training would continue to be unhoused, despite its high degree of importance in fire fighter training.
- Our apparatus bays would continue to house only a portion of our required training vehicles, exposing those left outside to accelerated deterioration and/or mischief.
- Our facilities and equipment would continue to not represent the facilities our student will see in their professional lives, potentially leaving them unprepared for work responsibilities.
- Our live-fire training yard would continue to present an unkempt image at the south entry to the South Campus.
- Our instructional spaces will continue to support only lecture-based instruction, and there would be no collaborative or informal learning spaces nor any motivation for faculty to explore new educational pathways.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 215 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds ? [See proposal section 1.6]

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:33AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The Facilities Master Plan Update 2014 identifies eight development locations on the South Campus, but only two of these contain enough area unencumbered by utility easements to support a contiguous Fire Service Training Center. Of these, development in the large paved lot along South 74th Street was judged less desirable as it supports Bate's healthy truck operator program. The remaining site, along the west edge of the campus west of Building C, is constrained by major easements but nonetheless is of sufficient size to support the development.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:33AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

k) Increase transportation choices – drive, walk, bike or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

While the state constitution does not require each local jurisdiction to provide fire services, as a practical matter most do. In addition, most local fire service also performs EMS services. It's important that each local community jurisdiction maintain an adequate fire service, emergency medical services and emergency response. Underrepresented communities benefit when their communities have qualified and trained personnel. This project seeks to support these services by expanding the educational and training opportunities.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Currently Bates Technical College serves a student population of 27% non-white students of color. This is slightly below the Pierce County demographics which is 34% non-white population. However, many graduates from the Bates Fire Service program have gone on to take leadership roles in Pierce County and Joint Base Lewis -McCord. Our project recognizes the major driver of future demand comes from retirement statistics. In our region, rapid development of cities in the 1980s resulted in a sustained firefighter hiring boom. As firefighters tend to retire in their late 50s, recruits from the 1980s will be retiring within the next 10 years. We expect the coming wave of retirements will spur an increase in students of color enrolling into the programs supported by this project.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project will construct a new building that supports expansion of our Fire Service programs. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Tacoma

County: Pierce

Legislative District: 029

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

New Facility: No

How does this fit in master plan

The Facilities Master Plan Update 2014 identifies eight development locations on the South Campus, but only two of these contain enough area unencumbered by utility easements to support a contiguous Fire Service Training Center. Of these, development in the large paved lot along South 74th Street was judged less desirable as it supports Bate's healthy truck operator program. The remaining site, along the west edge of the campus west of Building C, is constrained by major easements but nonetheless is of sufficient size to support the development.

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 9/9/2021 8:33AM

Project Number: 40000130

Project Title: Bates: Fire Service Training 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	32,562,960		(2,559,040)	2,559,000	32,563,000
	Total	32,562,960	0	(2,559,040)	2,559,000	32,563,000

		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	1.5	3.6	3.6	3.6	3.6
001-1	General Fund-State	169,933	411,891	411,891	411,891	411,891
	Total	169,933	411,891	411,891	411,891	411,891

Narrative

54,700 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Feb-24). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

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	\$398
Usable Square Feet	40,500	Escalated MACC per Square Foot	\$422
Space Efficiency	74.0%	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	3.28%	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-21	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	August-20
Design Start	October-20	Design End	May-22
Construction Start	August-22	Construction End	February-24
Construction Duration	17 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$32,172,835	Total Project Escalated	\$33,977,472
		Rounded Escalated Total	\$33,977,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$245,350		
A/E Basic Design Services	\$1,119,593		
Extra Services	\$1,204,020		
Other Services	\$779,920		
Design Services Contingency	\$167,444		
Consultant Services Subtotal	\$3,516,326	Consultant Services Subtotal Escalated	\$3,586,255

Construction			
Construction Contingencies	\$1,088,262	Construction Contingencies Escalated	\$1,157,911
Maximum Allowable Construction Cost (MACC)	\$21,765,233	Maximum Allowable Construction Cost (MACC) Escalated	\$23,094,068
Sales Tax	\$2,331,057	Sales Tax Escalated	\$2,473,702
Construction Subtotal	\$25,184,552	Construction Subtotal Escalated	\$26,725,681

Equipment			
Equipment	\$2,159,922		
Sales Tax	\$220,312		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,380,234	Equipment Subtotal Escalated	\$2,532,571

Artwork			
Artwork Subtotal	\$169,042	Artwork Subtotal Escalated	\$169,042

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$221,531	Project Administration Subtotal Escalated	\$235,709

Other Costs			
Other Costs Subtotal	\$701,149	Other Costs Subtotal Escalated	\$728,214

Project Cost Estimate			
Total Project	\$32,172,835	Total Project Escalated	\$33,977,472
		Rounded Escalated Total	\$33,977,000

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	\$27,261			
Environmental Analysis				
Predesign Study	\$218,089			
Other				
Insert Row Here				
Sub TOTAL	\$245,350	1.0000	\$245,351	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,119,593			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,119,593	1.0040	\$1,124,072	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$71,997			
Geotechnical Investigation	\$55,382			
Commissioning	\$27,692			
Site Survey	\$83,074			
Testing	\$55,382			
LEED Services	\$66,459			
Voice/Data Consultant	\$38,768			
Value Engineering	\$49,845			
Constructability Review	\$49,845			
Environmental Mitigation (EIS)				
Landscape Consultant				
ELCCA	\$66,459			
LCCT	\$55,382			
Reimbursables incl Reprographics prior to bid	\$83,074			
Advertising	\$27,692			
Traffic analysis	\$2,214			
Envelope Consultant	\$27,692			
Interior Design	\$44,306			
Acoustic Design	\$11,076			
Security Consultant	\$44,306			
Audio Visual Consultant	\$33,229			
Cost and Scheduling	\$55,382			
Value Engineering Participation	\$60,921			
Constructability Review Participation	\$49,845			
Environmental Graphics/Signage	\$44,306			
Lighting Consultant	\$5,539			
Materials/Equip/Lab Consultant	\$38,768			
Door Hardware Consultant	\$11,076			
SEPA/Land Use	\$11,076			
Insert Row Here	\$33,229			
Sub TOTAL	\$1,204,020	1.0040	\$1,208,836	Escalated to Mid-Design

4) Other Services					
Bid/Construction/Closeout	\$503,005	31% of A/E Basic Services			
HVAC Balancing					
Staffing					
Commissioning and Training	\$110,766				
LEED Reporting and Monitoring	\$55,382				
Reimburseables/Reprographics for bid and construction	\$27,692				
Construction Materials Testing	\$83,074				
Sub TOTAL	\$779,920	1.0640	\$829,835	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$167,444				
Other					
Insert Row Here					
Sub TOTAL	\$167,444	1.0640	\$178,161	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$3,516,326		\$3,586,255		

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$576,311			
G20 - Site Improvements	\$1,734,161			
G30 - Site Mechanical Utilities	\$18,336			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$196,470			
Insert Row Here				
Sub TOTAL	\$2,525,278	1.0386	\$2,622,755	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0386	\$0	
3) Facility Construction				
A10 - Foundations	\$750,967			
A20 - Basement Construction				
B10 - Superstructure	\$1,890,433			
B20 - Exterior Closure	\$3,059,919			
B30 - Roofing	\$629,490			
C10 - Interior Construction	\$1,346,080			
C20 - Stairs	\$91,685			
C30 - Interior Finishes	\$1,096,250			
D10 - Conveying	\$176,823			
D20 - Plumbing Systems	\$400,144			
D30 - HVAC Systems	\$2,462,422			
D40 - Fire Protection Systems	\$307,803			
D50 - Electrical Systems	\$2,187,364			
F10 - Special Construction	\$2,193,913			
F20 - Selective Demolition				
General Conditions	\$1,571,759			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$1,074,902			
Insert Row Here				
Sub TOTAL	\$19,239,955	1.0640	\$20,471,313	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$21,765,233		\$23,094,068	

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7) Construction Contingency

Allowance for Change Orders	\$1,088,262		
Other			
Insert Row Here			
Sub TOTAL	\$1,088,262	1.0640	\$1,157,911

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0640	\$0

Sales Tax

Sub TOTAL	\$2,331,057	\$2,473,702
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CONSTRUCTION CONTRACTS TOTAL	\$25,184,552	\$26,725,681
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$969,196			
E20 - Furnishings	\$664,592			
F10 - Special Construction				
IT Equip/computers/printers/theater	\$526,135			
Insert Row Here				
Sub TOTAL	\$2,159,922	1.0640	\$2,298,158	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0640	\$0	
Sales Tax				
Sub TOTAL	\$220,312		\$234,413	
EQUIPMENT TOTAL	\$2,380,234		\$2,532,571	

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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	\$169,042				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$169,042		NA	\$169,042	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Bates Facilities Management	\$221,531				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$221,531		1.0640	\$235,709	

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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	\$545,020				
Concrete Sidewalk	\$39,416				
Driveway Entrance	\$76,785				
Curb Ramp	\$39,928				
OTHER COSTS TOTAL	\$701,149		1.0386	\$728,214	

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C-100(2021)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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 facilities	A/E Fee Percentage	10.25%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	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-21	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	August-20
Design Start	October-20	Design End	May-22
Construction Start	August-22	Construction End	February-24
Construction Duration	17 Months		

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Project Cost Estimate

Total Project	\$1,338,422	Total Project Escalated	\$1,388,158
		Rounded Escalated Total	\$1,388,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

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	\$75,132		
Extra Services	\$44,306		
Other Services	\$33,755		
Design Services Contingency	\$7,660		
Consultant Services Subtotal	\$160,852	Consultant Services Subtotal Escalated	\$163,983

Construction			
Construction Contingencies	\$50,586	Construction Contingencies Escalated	\$53,824
Maximum Allowable Construction Cost (MACC)	\$1,011,722	Maximum Allowable Construction Cost (MACC) Escalated	\$1,050,775
Sales Tax	\$108,355	Sales Tax Escalated	\$112,670
Construction Subtotal	\$1,170,664	Construction Subtotal Escalated	\$1,217,269

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$6,906	Artwork Subtotal Escalated	\$6,906

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	\$1,338,422	Total Project Escalated	\$1,388,158
		Rounded Escalated Total	\$1,388,000

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	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$75,132			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$75,132	1.0040	\$75,433	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$44,306			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$44,306	1.0040	\$44,484	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$33,755			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$33,755	1.0640	\$35,916	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$7,660			
Other				
Insert Row Here				
Sub TOTAL	\$7,660	1.0640	\$8,150	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$160,852		\$163,983	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$9,168			
G20 - Site Improvements	\$3,274			
G30 - Site Mechanical Utilities	\$516,323			
G40 - Site Electrical Utilities	\$438,782			
G60 - Other Site Construction				
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$44,175			
Insert Row Here				
Sub TOTAL	\$1,011,722	1.0386	\$1,050,775	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0386	\$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	1.0640	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,011,722		\$1,050,775	

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7) Construction Contingency

Allowance for Change Orders	\$50,586		
Other			
Insert Row Here			
Sub TOTAL	\$50,586	1.0640	\$53,824

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0640	\$0

Sales Tax

Sub TOTAL	\$108,355	\$112,670
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CONSTRUCTION CONTRACTS TOTAL	\$1,170,664	\$1,217,269
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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		1.0640	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0640	\$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	\$6,906				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$6,906				NA

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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		1.0640	\$0	

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Cost Estimate Details

Other Costs						
Item	Base Amount		Escalation Factor	Escalated Cost	Notes	
Mitigation Costs						
Hazardous Material Remediation/Removal						
Historic and Archeological Mitigation						
Other						
Insert Row Here						
OTHER COSTS TOTAL	\$0		1.0386	\$0		

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C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SBCTC program updates for major projects included in a capital budget request

Project name: Bates Technical College: Fire Service Training Facility

OFM project number: 40000130 **Legislative district(s):** 27, 29

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-phase funding request	Predesign to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2018</i>	<i>August 2020</i>	<i>September 2021</i>
Fire Service Program	Fire Service Program	Fire Service Program	Fire Service Program



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,

A handwritten signature in black ink that reads "Chuck Davis".

Chuck Davis
Director of Facilities
Bates Technical College

A handwritten signature in black ink that reads "Dennis Flynn".

Dennis Flynn
Project Manager
Department of Enterprise Services

CC:

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/30/2021 8:52AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 6

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.

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/30/2021 8:52AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

Many of the college's programs need access to digital fabrication and related instructional equipment. It needs labs and makerspaces that support experimental prototyping, technology simulation, engineering and fabrication, encouraging creativity and innovation.

The college needs a centralized location for equipment such as large -format graphics printing, laser cutters, 3D printers, robotics and computer workstations containing design and fabrication software for fabrication machinery to support student learning in design ideation, prototyping, project assembly and testing.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Renovation and Addition to Existing Building – The college considered renovation and addition to its Engineering Building as an alternative to the project. The Engineering Building currently houses partnership programs for Western Washington University and Old Dominion University, along with general faculty offices. It also houses a veterans lounge, classroom and lecture room. A substantial addition would be required to house the proposed program for the new building. Approximately 33,500 square feet of new construction would be added to the Engineering Building to accommodate the new area. The existing large lecture room on the north end of the building would be demolished and the portico enclosed to house four new classrooms. The existing veterans lounge would be re -purposed to house a new veterans and military services center.

The substantial alternation would trigger code requirements for comprehensive improvements to the original structure. The entire building would need to be brought up to current building and energy codes. Renovation of the building would require upgrades to meet the intent of ADA.

Construction work would impact operations of the programs currently housed in the Engineering Building. These programs would need to be temporarily relocated by either moving off campus into leased space or housed in portable buildings, neither of which is optimum for the programs to operate effectively.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 24.9 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds ? [See proposal section 1.6]

The project is to be fully funded with state appropriated funds.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

Facilities Master Plan - The new building aligns with the college's Facilities Master Plan and is identified as their first capital priority for a major project.

Strategic Plan and Institutional Goals - Olympic College invests in initiatives for student success through training and resources that support evidence-based solutions, institutional and academic assessment, best practices and ongoing review and evaluation to determine effectiveness.

The project aligns with the college's strategic plan and institutional goals.

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/30/2021 8:52AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

Relationship to SBCTC System Direction Goals - The project relates to SBCTC's goals for educational attainment, opening more doors to college education. The College utilizes assessment of student and learning outcomes to increase student retention and academic success. The project will support Olympic College's ongoing planning and research to implement streamlined pathways that result in increased access, on-board assistance, completion and transfer rates in support of SBCTC goals.

In the fall of 2016 the college utilization of classroom and lab seats was 20.04 and 18.21 hours per week, respectively. With this project the 2026 utilization rates for classrooms and labs are expected to be 19.66 and 17.00 hours per week relative to the State Board goals of 20 and 16, respectively.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Olympic College is the lone center of Higher Education within Kitsap County and adjacent Mason County. The 2nd largest employer in these counties is the Federal Naval Shipyard which creates ethnic diversity with a significant number of veterans returning to civilian life and seeking training and employment. This project expands the college's STEM program by offering more labs and technology and also expands student services to assist existing students, veterans, high school students and current military personnel seeking further education.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/30/2021 8:52AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Veterans make up 19% of Kitsap County and 17% of Mason County. In addition, there are also partnerships with local K-12 schools allowing younger students to participate in services such as Running Start and Upward Bound. Moreover, 25% of Olympics' student body are non-white or students of color who can benefit from STEM offerings along with the "Guided Pathways" approach.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project has no foreseeable unintended negative consequences. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -

<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Bremerton

County: Kitsap

Legislative District: 026

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

New Facility: Yes

How does this fit in master plan

The new building aligns with the college's Facilities Master Plan and is identified as their first capital priority for a major project.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	23,420,000		(2,552,000)	2,552,000	23,420,000
	Total	23,420,000	0	(2,552,000)	2,552,000	23,420,000
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: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/30/2021 8:52AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning 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	0.9	2.7	2.7	2.7	2.7
001-1	General Fund-State	102,759	308,278	308,278	308,278	308,278
	Total	102,759	308,278	308,278	308,278	308,278

Narrative

40,940 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Mar-24). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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

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	\$218,089			
Other				
Insert Row Here				
Sub TOTAL	\$218,089	1.0000	\$218,089	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$873,067			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$873,067	1.0040	\$876,559	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$271,376			
Geotechnical Investigation	\$55,382			
Commissioning	\$33,229			
Site Survey	\$60,921			
Testing				
LEED Services	\$121,841			
Voice/Data Consultant	\$22,153			
Value Engineering	\$55,382			
Constructability Review	\$53,168			
Environmental Mitigation (EIS)				
Landscape Consultant	\$88,613			
Security Consultant	\$5,897			
Lighting Consultant	\$44,306			
Document Reproduction during design	\$16,614			
Acoustical Consultant	\$27,692			
VE Participation of Design Team	\$44,306			
Constructability Review Participation of Design Team	\$38,768			
Document repro for VE and CR	\$11,076			
Lab Equipment Planning Consultant	\$77,535			
Audio/Visual, & CATV Consultant	\$33,229			
Site Electrical / Campus Primary Power	\$16,614			
Stormwater Report (SWPP, NOI), & Permitting	\$19,937			
Energy Conservation Report (ELCCA)	\$50,951			
Interior Design Consultant	\$33,229			
Graphics and Signage Consultant	\$33,229			
Art Work Design Coordination	\$5,539			

Energy/Daylight Modeling/ Ventilation & Drainage Studies	\$11,076			
Executive Order 13-03 (LCCA) for predesign and design	\$44,306			
SEPA Services	\$17,723			
NPDES Design Services	\$8,861			
Insert Row Here				
Sub TOTAL	\$1,302,959	1.0040	\$1,308,171	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$392,247			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training, and A/E Participation	\$146,764			
As-Built Documentation	\$44,306			
Construction Observation	\$177,224			
Roof/Bid Envelope Inspection	\$60,921			
Art Installation coordination	\$6,645			
Advertising	\$2,214			
Reimbursables - after bid	\$22,153			
Geotechnical Construction Services	\$94,150			
Testing and Inspection	\$155,071			
Building Envelope (WAB) Testing	\$27,692			
Haz Mat Monitoring and Inspections	\$16,614			
Document Reproduction for base bid and construction	\$38,768			
Executive Order 13-03 (LCCA) after construction	\$11,076			
Arborist Inspection and Monitoring	\$16,614			
Insert Row Here				
Sub TOTAL	\$1,212,461	1.0624	\$1,288,119	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$180,329			
Other				
Insert Row Here				
Sub TOTAL	\$180,329	1.0624	\$191,582	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,786,903		\$3,882,520	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$110,488			
G20 - Site Improvements	\$160,282			
G30 - Site Mechanical Utilities	\$98,027			
G40 - Site Electrical Utilities	\$38,768			
G60 - Other Site Construction				
Contractor's Overhead and Profit	\$22,211			
General Conditions	\$36,681			
Insert Row Here				
Sub TOTAL	\$466,458	1.0329	\$481,805	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0329	\$0	
3) Facility Construction				
A10 - Foundations	\$613,972			
A20 - Basement Construction				
B10 - Superstructure	\$1,760,164			
B20 - Exterior Closure	\$1,687,844			
B30 - Roofing	\$555,600			
C10 - Interior Construction	\$1,284,206			
C20 - Stairs	\$79,751			
C30 - Interior Finishes	\$744,252			
D10 - Conveying	\$127,380			
D20 - Plumbing Systems	\$607,654			
D30 - HVAC Systems	\$2,403,406			
D40 - Fire Protection Systems	\$249,410			
D50 - Electrical Systems	\$2,392,070			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,171,951			
E10 - Equipment installed by contractor	\$244,238			
E20 - Furnishings installed by contractor	\$271,734			
Contractor's Overhead and Profit	\$709,682			
Sep-17 to Sep-18 Prevailing Wage & Other Increases	\$827,286			
Insert Row Here				
Sub TOTAL	\$15,730,599	1.0624	\$16,712,189	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL	\$16,197,057	\$17,193,994
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7) Construction Contingency

Allowance for Change Orders	\$809,853		
Other			
Insert Row Here			
Sub TOTAL	\$809,853	1.0624	\$860,388

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0624	\$0

Sales Tax

Sub TOTAL	\$1,530,622	\$1,624,895
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CONSTRUCTION CONTRACTS TOTAL	\$18,537,531	\$19,679,277
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$332,296			
E20 - Furnishings	\$1,107,652			
F10 - Special Construction				
Interior/Exterior Signage	\$66,459			
Insert Row Here				
Sub TOTAL	\$1,506,407	1.0624	\$1,600,407	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0624	\$0	
Sales Tax				
Sub TOTAL	\$135,577		\$144,037	
EQUIPMENT TOTAL	\$1,641,984		\$1,744,444	

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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	\$129,213				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$129,213		NA	\$129,213	

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	\$166,148				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$166,148		1.0624	\$176,517	

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	\$4,985				
Permit Review Fees	\$193,839				
Tree Mitigation Fees	\$38,768				
City of BremertonTransportation Impact Fees	\$110,766				
Insert Row Here					
OTHER COSTS TOTAL	\$348,358		1.0329	\$359,820	

Green cells must be filled in by user

C-100(2021)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

SBCTC program updates for major projects included in a capital budget request

Project name: Olympic: Innovation and Technology Learning Center

OFM project number: 40000103

Legislative district(s): 23, 26, 35

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

College Proposal	Design-phase funding request	Predesign to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2018</i>	<i>Pending</i>	<i>September 2021</i>
Cybersecurity	Cybersecurity	Cybersecurity	Cybersecurity
Data Informatics	Data Informatics	Data Informatics	Data Informatics
Digital Humanities	Digital Humanities	Digital Humanities	Digital Humanities
Virtual Reality	Virtual Reality	Virtual Reality	Virtual Reality

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

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:06PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 9

Project Summary

The project will construct a new 52,000 gross square feet (GSF) facility on the college campus.

Project Description

The following responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]

Whatcom Community College (WCC) faces critical space and program delivery challenges resulting from the pressing needs for current technology-rich learning environments supporting STEM programs, particularly in computer science, computer information systems (CIS), cybersecurity and engineering. Further, WCC experiences a significant gap in spaces available to provide basic education for adults in innovative, collaborative teaching and learning environments that form the foundation for pathways to STEM degrees and leverage best practices in the use of technology in the classroom.

Without more space, WCC cannot execute its new strategic plan and will not realize its vision to be an innovative college, engaging with its diverse and changing communities. It will fail on its promise to transform lives through education.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]

The project will construct a new 52,000 gross square feet (GSF) facility on the college campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

The proposed TEC project will provide programmed space for computer science, computer information systems, IT networking, cybersecurity, engineering, and transitional learning programs. Further, this project supports much needed faculty office space for faculty who require direct access to the students enrolled in these high -touch program areas experiencing double- to triple-fold increases in enrollment demand in the last several years.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

The college has already taken several actions to accommodate enrollment growth within existing facilities. As an example, WCC partnered with its Foundation in 2013 to invest local funds in renovating Baker Hall to better meet student needs in the CIS and cybersecurity fields. Improvements allowed for more effective lab spaces appropriately sized to match the teaching

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:06PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

and learning environment and the need to practically apply learned skills. While WCC has enhanced facilities as resources allow, significant unmet space and related capacity needs persist. Any combination of the strategies described below would provide an inadequate and unsatisfactory alternative to building the new Technology and Engineering Center.

- Increasing the number of distance education courses: WCC plans to continue to increase hybrid enrollment as total campus enrollment grows. This has already been factored into WCC's capacity analysis; it does not obviate the need for a new building.
- Offering more courses off campus: The CIS, cybersecurity, and engineering programs require immediate access to supporting functions such as the library, advising, tutoring, and similar student services. Moving these programs into leased, off-campus space would have significant negative impact to operational costs and student outcomes.
- Additional renovation and expansion of Baker Hall: Building renovation would cause significant operational disruptions during the period of renovation and reduce overall enrollment capacity. Renovating a facility that is already operating over its designed capacity will undermine WCC's ability to engage students in their learning and will have regressive effects on efforts to develop a holistic learning environment for students. The site constraints also impact the ability to plan an effective expansion of Baker Hall. Further, insufficient resources prohibit major renovation and expansion, coupled with the fact that the condition of the building would not reach minimum scoring thresholds to qualify for capital funding for a renovation/expansion project.
- "Doing nothing" is not a viable option and was rejected as the need to address space constraints in vibrantly growing, high-demands fields are considered critical. If the project does not proceed:
- The need to provide a modern student-focused technology and engineering facility will be limited, and in many areas unachievable.
- Without the additional space, program and course caps will have to be placed on entry into the constricted programs, limiting the number of students who can access education and graduate with these in-demand skills. The College will not meet demand and will not keep pace with changing times and evolving technology workforce needs.
- Overall quality of the educational experience at WCC will diminish. Healthy WCC programs may be cannibalized in order to meet growth in STEM program. Only the TEC provides a win-win scenario.
- Access to instructional technology needed to support student learning in these program areas and pathways, in particular basic education for adults, will be insufficient.
- Collaborative learning among students on similar academic and career pathways will be limited by lack of suitable space and inability to co-locate synergistic programs of study.
- Staff efficiency due to space configuration deficiencies will continue to be problematic. Doing nothing will inhibit WCC's ability to provide individual and collaborative learning outside the classroom. Doing nothing prohibits WCC from progressing on the system's stated directions, WCC's strategic goals, and responding to the expressed needs of business and industry. Existing inadequate and inefficient conditions would continue and WCC will be unable to meet the increasingly technology-driven learning demands of current and future technology and engineering students at every level of their academic journey.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 447 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

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Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:06PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The WCC Institutional Master Plan (IMP) was developed to provide a set of guiding principles to clearly articulate the values and needs of WCC campus community with respect to physical campus planning. The IMP was adopted by the WCC Board of Trustees in 2014. Additionally, the City of Bellingham requires all institutional properties greater than 50-acres to develop an institutional master plan to codify land-use guidance for any campus development. The College has worked closely with the City to adapt the IMP to satisfy this requirement and subsequently the Bellingham City Council formally approved the WCC IMP in October 2017. Creation of the Technology and Engineering Center is an integral component of WCC's IMP. Identified as a new facility adjacent to Kelly Hall, it is the number one priority in the mid-term development to address anticipated growth.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C 100]

The project 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

699 - Community and Technical College System Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:06PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

i) Increase transportation choices – drive, walk, bike or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Bellingham's populations is 23% people of color. Whatcom Community College's student body racial makeup is similar but more diverse with student of color making up 27%. The additional labs and classrooms in this project will allow the college provide dedicated space to Workforce Education and Adult Basic Education to meet the demands of older students returning to school or changing careers.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project will address the demand for more resources dedicated to the two fastest growing industries; Engineering and Computer Science. The project addresses equity by avoiding placing caps on in -demand and needed technology program areas and by providing both an academic and physical pathway from basic education to a bachelor's of applied science degree.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project expands access and involvement for our under -represented community has no foreseeable unintended negative consequences. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

14. Is there additional information you would like decision makers to know when evaluating this request ?

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Location

City: Bellingham

County: Whatcom

Legislative District: 042

Project Type

New Facilities/Additions (Major Projects)

Capital Project Request

2021-23 Biennium

*

Version: C1 SBCTC 2022 Capital Request

Report Number: CBS002

Date Run: 8/12/2021 2:06PM

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	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	32,980,000				32,980,000
	Total	32,980,000	0	0	0	32,980,000
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 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	3.1	3.4	3.4	3.4	3.4
001-1	General Fund-State	358,304	391,560	391,560	391,560	391,560
	Total	358,304	391,560	391,560	391,560	391,560

Narrative

52,000 net new square feet at \$7.53/Net-new-GSF/year starting at the end of construction (Aug-24). And, FTE equals the operating cost divided by \$116,000.

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	C1-A	C1-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 2021

Agency	Whatcom Community College	
Project Name	Technology and Engineering Center	
OFM Project Number	40000137	

Contact Information

Name	Wayne Doty	
Phone Number	360-704-4382	
Email	wdoty@sbctc.edu	

Statistics

Gross Square Feet	52,000	MACC per Square Foot	\$376
Usable Square Feet	35,845	Escalated MACC per Square Foot	\$403
Space Efficiency	68.9%	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	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	237 W Kellogg Rd, Bellingham, WA 98226
Contingency Rate	5%		
Base Month	June-21	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	October-22
Design Start	October-22	Design End	August-24
Construction Start	October-22	Construction End	August-24
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$31,005,935	Total Project Escalated	\$33,255,029
		Rounded Escalated Total	\$33,255,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Whatcom Community College	
Project Name	Technology and Engineering Center	
OFM Project Number	40000137	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$364,697		
A/E Basic Design Services	\$0		
Extra Services	\$237,121		
Other Services	\$304,868		
Design Services Contingency	\$45,334		
Consultant Services Subtotal	\$952,021	Consultant Services Subtotal Escalated	\$1,012,354

Construction			
GC/CM Risk Contingency	\$585,961		
GC/CM or D/B Costs	\$3,244,559		
Construction Contingencies	\$976,602	Construction Contingencies Escalated	\$1,050,239
Maximum Allowable Construction Cost (MACC)	\$19,532,045	Maximum Allowable Construction Cost (MACC) Escalated	\$20,960,499
Sales Tax	\$2,141,847	Sales Tax Escalated	\$2,299,448
Construction Subtotal	\$26,481,014	Construction Subtotal Escalated	\$28,429,528

Equipment			
Equipment	\$2,327,548		
Sales Tax	\$204,824		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,532,372	Equipment Subtotal Escalated	\$2,723,313

Artwork			
Artwork Subtotal	\$165,448	Artwork Subtotal Escalated	\$165,448

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$343,997	Project Administration Subtotal Escalated	\$369,935

Other Costs			
Other Costs Subtotal	\$531,083	Other Costs Subtotal Escalated	\$554,451

Project Cost Estimate			
Total Project	\$31,005,935	Total Project Escalated	\$33,255,029
		Rounded Escalated Total	\$33,255,000

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	\$44,206			
Environmental Analysis	\$44,206			
Predesign Study	\$276,286			
Other				
Insert Row Here				
Sub TOTAL	\$364,697	1.0440	\$380,744	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,023,115			69% of A/E Basic Services
Zero-out A/E Basic Design Services	-\$1,023,115			
Insert Row Here				
Sub TOTAL	\$0	1.0754	\$0	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant	\$88,411			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)	\$22,103			
Landscape Consultant				
ELCCA and Energy Modeling				
Wetlands Consultant	\$27,628			
Reimbursables				
Interior Design/FF&E Support	\$20,476			
Instructional Media/A-V Design				
Renderings Modeling				
Independent Cost estimating	\$44,206			
Honorarium	\$30,714			
RFP Advertising	\$3,583			
Sub TOTAL	\$237,121	1.0754	\$255,001	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$459,660			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA/CO Services				
Geotech Services	\$30,714			
Materials Testing	\$112,618			
Independent Commissioning	\$122,856			
LEED Reporting				
Reimbursables for Bid & CA/CO	\$38,680			
Zero-out Bid/Const./Closeout	-\$459,660			

Insert Row Here				
Sub TOTAL	\$304,868	1.0754	\$327,856	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$45,334			
Other				
Insert Row Here				
Sub TOTAL	\$45,334	1.0754	\$48,753	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$952,021		\$1,012,354	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$511,900			
G20 - Site Improvements	\$724,289			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$85,096			
Contractors O & P	\$88,379			
Insert Row Here				
Sub TOTAL	\$1,409,664	1.0440	\$1,471,690	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0440	\$0	
3) Facility Construction				
A10 - Foundations	\$557,536			
A20 - Basement Construction				
B10 - Superstructure	\$962,237			
B20 - Exterior Closure	\$2,613,331			
B30 - Roofing	\$559,323			
C10 - Interior Construction	\$1,543,884			
C20 - Stairs	\$176,879			
C30 - Interior Finishes	\$1,543,884			
D10 - Conveying	\$226,554			
D20 - Plumbing Systems	\$663,749			
D30 - HVAC Systems	\$3,160,709			
D40 - Fire Protection Systems	\$316,072			
D50 - Electrical Systems	\$3,110,866			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,361,536			
Built-In Fixtures and Equipment	\$657,427			
Contractors O & P	\$1,396,265			
Sep-17 to Sep-18 Prevailing Wage Increase	\$630,251			
Assumed design-build efficiency	-\$1,358,123			
Insert Row Here				
Sub TOTAL	\$18,122,381	1.0754	\$19,488,809	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$19,532,045		\$20,960,499	

5) GCCM Risk Contingency				
GCCM Risk Contingency	\$585,961			
Other				
Insert Row Here				
Sub TOTAL	\$585,961	1.0754	\$630,143	
6) GCCM or Design Build Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
DB Team Fee	\$585,961			
Design Cost DB	\$2,658,598			
Insert Row Here				
Sub TOTAL	\$3,244,559	1.0754	\$3,489,199	
7) Construction Contingency				
Allowance for Change Orders	\$976,602			
Other				
Insert Row Here				
Sub TOTAL	\$976,602	1.0754	\$1,050,239	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0754	\$0	
Sales Tax				
Sub TOTAL	\$2,141,847		\$2,299,448	
CONSTRUCTION CONTRACTS TOTAL				
	\$26,481,014		\$28,429,528	

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$1,395,357			
E20 - Furnishings	\$932,190			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$2,327,548	1.0754	\$2,503,045	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0754	\$0	
Sales Tax				
Sub TOTAL	\$204,824		\$220,268	
EQUIPMENT TOTAL	\$2,532,372		\$2,723,313	

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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	\$165,448				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$165,448		NA	\$165,448	

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	\$343,997				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$343,997		1.0754	\$369,935	

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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	\$176,823					
Traffic Improvement Fees (TIF)	\$61,428					
DB Final Audit Services	\$30,714					
Public Trail Development Cost	\$262,118					2nd half of trail. 1st half required for LRC project 30000138.
Insert Row Here						
OTHER COSTS TOTAL	\$531,083		1.0440	\$554,451		

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C-100(2021) 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
E10 estimate based on sq. ft. costs for LRN technology and equipment
E20 estimate based on sq. ft. costs for LRN furnishings
<i>Insert Row Here</i>

Tab E. Artwork
<i>Insert Row Here</i>

Tab F. Project Management
College project management based on \$14K/mo for 24 months per DB requirement
<i>Insert Row Here</i>

Tab G. Other Costs
Traffic Improvement Fees based on most recent TIF assessment
DB final audit services based on recent Clover Park TC audit
<i>Insert Row Here</i>

SBCTC program updates for major projects included in a capital budget request

Project name: Whatcom Community College – Technology and Engineering Center

OFM project number: 40000137 **Legislative district(s):** 42

Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the College Board of Trustees resolution for every change.

List of programs impacted by project at each milestone:

Note: The project program has not changed since the original funding request.

College Proposal	Design-Build funding request	Predesign to OFM
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>
Computer Science	Computer Science	
Computer Information Systems	Computer Information Systems	
IT Networking	IT Networking	
Cybersecurity	Cybersecurity	
Engineering	Engineering	
Transitional Learning	Transitional Learning	

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