

FACILITIES

FACILITIES AND CAPITAL FUNDING

The campuses and off-campus sites of the 34 community and technical colleges provide facilities for academic instruction, workforce training, basic skills, and developmental education. These buildings also house core operations such as student services, libraries/learning resource centers, faculty and administrative offices, physical plant shops, and central stores. Current investments in two-year college facilities are just now approaching the level needed to sustain renovation and replacement of poorly performing buildings and to address growth impacts at a few of our colleges.

Every two years the community and technical colleges contract with architects and engineers to survey the condition of approximately 17 million square feet of state-owned facilities, both on campus and at off-campus sites. The most recent 2007 survey found that half the facilities on campuses are in adequate to superior condition, though they may need renovation to fit today's curriculum. **Half of two-year college buildings have deficiencies that require major renovation or replacement now.** The table provides the summary of the 2007 facility condition assessment.

Facility Condition Survey Fall 2007

<u>Facility Condition</u>	<u>Gross Square Footage</u>	<u>Percent</u>
Immediate Replacement	2,041,705	12.5%
Needs Major Renovation	3,248,533	19.9%
Needs Improvement	2,709,502	16.6%
Adequate	4,465,947	27.3%
Superior	3,865,668	23.7%

A major reason for the high percentage of inadequate facilities is that approximately one-fourth of the state-owned facilities were constructed prior to 1966, most at a low initial construction cost. Many of these older buildings have exceeded their useful lives and are no longer cost-effective to renovate. These buildings typically have obsolete, worn-out heating, ventilating, and air conditioning (HVAC) systems; poor structural systems; inadequate power supply and data/communication services; deteriorated roofs; etc. Many of these buildings were constructed for functions other than higher education; for example, Big Bend Community College is housed in an old Air Force base.

Because of age and the large number of facilities that are no longer functional, infrastructure failures have become a problem. Unfunded repair needs total more than \$130 million for immediate problems. However, the capital backlog of capital repairs is slowly being reduced through periodic minor works investments, together with building renovations and replacements. Nevertheless, because of age, high utilization, and expanded hours of use, costly and disruptive facility emergencies happen more often. Several colleges have had major electrical power distribution and HVAC failures in the past two years, leading to cancelled classes and extensive emergency overtime work by facilities staff. Problems in infrastructure are now a major category in SBCTC capital budget requests. In addition, site improvements need to be made to expand parking, renew paving (walks, roadways), and provide better exterior lighting to reduce risk and improve campus safety.

Other facilities need improvements to house modern instructional equipment and new technology, particularly important to delivering high quality instruction in the science and health occupations facilities. Much of this space was built in the 1960s and is insufficient for today's technology and teaching requirements. Vocational equipment is dated and does not reflect what students will see in the workplace. All but the newest and most recently remodeled facilities lack the infrastructure to support the needed technology and access the Internet. Greater investments will need to be made to ensure the adequacy of space and equipment.

Prioritizing Needs: After each college develops a facilities request using the State Board for Community and Technical Colleges (SBCTC) guidelines and local strategic and master plans, SBCTC prioritizes the projects using a process agreed upon by the system. SBCTC provides the prioritized list to the Governor and the Legislature. The success of the capital program depends upon careful planning by the colleges and adequate capital funding from the Legislature. Funding levels between \$550-600 million is essential in bringing investment in two-year colleges to an appropriate level. It is essential that this buying power be preserved and adjusted for inflation to ensure we can continue to make reasonable investment in building renovation and replacement. The following pages provide a view of capital budget funding over the last three biennials and a summary of major projects that have been recently completed or are currently under construction.

**APPROPRIATIONS OF CAPITAL FUNDS
(EXCLUDING REAPPROPRIATIONS)**

	2003-2005	2005-2007	2007-2009
Bates	5,218,726	18,653,558	2,670,000
Bellevue	16,993,446	10,786,266	35,802,640
Bellingham	18,054,340	1,179,434	3,182,551
Big Bend	929,188	5,763,976	1,844,800
Cascadia	2,153,700	3,344,800	33,203,000
Centralia	1,834,733	5,608,600	31,678,898
Clark	28,142,883	15,089,139	30,903,532
Clover Park	8,620,205	9,121,300	4,712,802
Columbia Basin	10,122,367	9,103,274	9,459,599
Edmonds	13,119,500	23,850,305	14,433,448
Everett	11,716,308	32,294,845	46,263,300
Grays Harbor	21,967,856	7,325,312	3,132,600
Green River	15,395,221	33,747,286	10,645,319
Highline	25,927,637	6,034,675	2,524,800
Lake Washington	5,652,136	3,030,100	2,994,899
Lower Columbia	6,052,587	22,007,802	3,860,386
Olympic	23,721,020	5,940,307	39,928,573
Peninsula	2,676,606	37,500,506	4,036,000
Pierce Puyallup	23,896,864	3,078,662	26,259,134
Pierce Steilacoom	9,181,257	8,028,953	53,694,587
Renton	2,980,691	5,367,456	1,969,500
Seattle Central	12,406,949	12,522,937	25,423,800
Seattle North	8,322,478	7,351,516	3,757,775
Seattle South	28,918,885	14,809,012	2,523,314
Shoreline	2,930,215	5,787,652	4,339,000
Skagit Valley	2,249,620	6,363,843	30,433,752
South Puget Sound	18,772,570	9,375,547	40,610,700
Spokane	19,756,563	4,353,900	6,829,600
Spokane Falls	4,726,564	21,645,701	9,242,600
Tacoma	26,277,213	31,214,364	2,960,100
Walla Walla	9,245,216	11,458,200	3,199,991
Wenatchee Valley	2,879,208	26,535,056	1,280,142
Whatcom	12,201,029	1,371,100	1,949,259
Yakima Valley	7,888,892	36,121,353	10,330,299
SUBTOTAL	410,932,673	455,766,737	506,080,700
Other categories:			
Small Repairs & Improvements	13,000,000	12,700,000	14,100,000
Minor Works Contingency	454,499	0	0
Art Commission Funds	955,816	992,454	1,235,300
Higher Education Cost Escalation Fund	0	0	2,238,000
Hazardous Materials Abatement Fund	500,000	1,300,000	900,000
Material Pricing Contingency	0	0	0
SBCTC - Unallotted Reserves	116,816	1,785	0
SYSTEM TOTAL	425,959,804 ¹	470,760,976 ²	524,554,000 ³

UPDATE NOTES

¹2003-05 total includes \$17,654,000 transfer for O & M funding and \$4,583,308 transfer from last biennium for the Clover Park Building 25 Renovation.

²2005-07 total includes \$22,802,000 transfer for O & M funding. And \$498,000 appropriated in the 2007 Supplemental Budget to Grays Harbor College for emergency storm damage repairs at the Riverview Ed. Ctr

³2007-09 total includes \$22,802,000 transfer for O & M funding and includes the 2008 Supplemental Budget.

FACILITIES INVENTORY SUMMARY

Community and technical college facilities serve the diverse needs of the system's educational programs. Most buildings are state owned, but there are a growing number of leases required to address growing enrollments and provide educational programs, mostly in off-campus and satellite locations around the state.

The following projects came online between July 2006 and July 2007:

- 54,000 square feet at Lower Columbia (Fine Arts Center)
- 67,700 square feet at Spokane Falls (Business and Social Science)
- 73,500 square feet at Tacoma (Science Building)
- 95,668 square feet at Yakima Valley (Science/English/Math)
- 35,063 square feet at Pierce Fort Steilacoom (Fitness Center Addition)
- 24,671 square feet at Pierce Puyallup (Fitness Center Addition)
- 22,500 square feet at South Seattle (Duwamish Training Center)
- 70,000 square feet at Wenatchee (Allied Health Center)
- 62,735 square feet at Edmonds (Instructional Lab and Theater)
- 11,090 square feet at Renton (Portable Replacement)
- 48,000 square feet at Clover Park (Student Center)
- 11,000 square feet at Big Bend (Fine Arts Addition)
- 45,050 square feet at Grays Harbor College (Vocational Education Building)
- 35,430 square feet at Peninsula College (Library)
- 34,000 square feet at South Seattle (Duwamish Vocational Building)
- 52,000 square feet at Shoreline (PUB – Student Center Building)
- 20,000 square feet at Tacoma (Renovation of Building 7 Student Services)
- 36,000 square feet at Walla Walla (Health Sciences Building)

Major projects that will be substantially complete by the end of the 2007-09 biennium:

- 80,521 square feet at Olympic College (Humanities Building)
- 64,238 square feet at Bellevue (Science and Technology)
- 53,400 square feet at Cascadia (Center for the Arts)
- 70,000 square feet at Centralia (Science Building)
- 68,542 square feet at Clark (East Satellite Campus)
- 100,000 square feet at Everett (University Center North Puget Sound)
- 70,000 square feet at Pierce Ft. Steilacoom (Science Building)
- 61,000 square feet at Pierce Puyallup (Communication and Allied Health)
- 22,580 square feet at Shoreline (Automotive Program Expansion)
- 69,000 square feet at Skagit (Science Building)
- 55,300 square feet at South Puget Sound (Science Complex)
- 22,500 square feet at Columbia Basin (Building B Business Education)

In addition, there are a number of small replacements, renovations, alterations, and additions that occur each biennium and are reflected in changes in the gross and assignable square feet, which are detailed in the 2007-09 Capital Budget Request:

- 36,915 square feet at Yakima Valley (Renovate Library)
- 12,740 square feet at Yakima Valley (Renovate Brown Dental Clinic)
- 62,614 square feet at Edmonds (Briar Hall & Bookstore)
- 36,393 square feet at Edmonds (Renovate Meadowdale Hall)
- 15,000 square feet at Tacoma (Construct Early Learning Center)

**FACILITIES INVENTORY SUMMARY
ACADEMIC YEAR 2007-08**

	Gross Square Feet					
	On Campus		Off Campus		Total	
	Owned	Leased	Owned	Leased	Owned	Leased
Bates	635,929	0	4,000	0	639,929	0
Bellevue	630,358	0	0	123,725	630,358	123,725
Bellingham	281,461	0	6,005	0	287,466	0
Big Bend	462,095	0	0	0	462,095	0
Cascadia	240,500	0	0	0	240,500	0
Centralia	276,894	0	5,500	0	282,394	0
Clark	633,635	2,614	63,050	26,026	696,685	28,640
Clover Park	603,028	0	8,028	2,901	611,056	2,901
Columbia Basin	553,658	0	90,584	10,267	644,242	10,267
Edmonds	580,591	22,251	12,270	103,393	592,861	125,644
Everett	448,228	16,582	70,200	11,540	518,428	28,122
Grays Harbor	293,592	0	26,190	0	319,782	0
Green River	573,933	0	29,484	22,650	603,417	22,650
Highline	537,903	0	2,225	47,632	540,128	47,632
Lake Washington	408,094	0	0	0	408,094	0
Lower Columbia	354,210	0	13,758	3,950	367,968	3,950
Olympic	432,309	5,170	18,946	0	451,255	5,170
Peninsula	209,263	0	8,000	7,200	217,263	7,200
Pierce Fort	353,619	0	0	0	353,619	0
Pierce Puyallup	163,923	0	1,200	20,000	165,123	20,000
Renton	462,733	0	3,601	0	466,334	0
Seattle Central	811,202	0	63,113	0	874,315	0
Seattle North	618,234	0	0	35,706	618,234	35,706
Seattle South	487,452	0	80,363	7,375	567,815	7,375
Seattle Voc Institute	114,000	0	0	0	114,000	0
Shoreline	416,860	0	0	17,575	416,860	17,575
Skagit Valley	338,631	0	149,713	0	488,344	0
South Puget Sound	368,184	644	0	18,070	368,184	18,714
Spokane	992,239	0	95,315	73,238	1,087,554	73,238
Spokane Falls	591,576	0	69,013	89,882	660,589	89,882
Tacoma	419,043	1,934	13,000	13,706	432,043	15,640
Walla Walla	506,733	5,500	82,656	15,630	589,389	21,130
Wenatchee Valley	324,815	26,487	24,269	8,800	349,084	35,287
Whatcom	288,611	19,012	0	4,000	288,611	23,012
Yakima Valley	608,330	0	4,954	0	613,284	0
CIS	0	0	44,000	0	44,000	0
SBCTC	0	27,641	0	0	0	27,641
SYSTEM TOTAL	16,021,866	127,835	989,437	663,266	17,011,303	791,101

Source: SBCTC FAE Database.

**OWNED GROSS SQUARE FOOTAGE BY DATE OF CONSTRUCTION
ACADEMIC YEAR 2007-08**

	Prior to 1966		1966-1975		After 1975		Total
	Square Feet	% of Total	Square Feet	% of Total	Square Feet	% of Total	
Bates	267,892	42%	46,000	7%	326,037	51%	639,929
Bellevue	11,375	2%	302,506	48%	316,477	50%	630,358
Bellingham	57,703	20%	29,956	10%	199,807	70%	287,466
Big Bend	322,320	70%	2,400	1%	137,375	30%	462,095
Cascadia	0	0%	0	0%	240,500	100%	240,500
Centralia	112,244	40%	8,548	3%	161,602	57%	282,394
CIS	0	0%	0	0%	44,000	100%	44,000
Clark	239,374	34%	86,360	12%	370,951	53%	696,685
Clover Park	203,638	33%	40,035	7%	367,383	60%	611,056
Columbia Basin	158,384	25%	79,619	12%	406,239	63%	644,242
Edmonds	7,978	1%	158,061	27%	426,822	72%	592,861
Everett	129,374	25%	86,556	17%	302,498	58%	518,428
Grays Harbor	123,666	39%	76,241	24%	119,875	37%	319,782
Green River	35,680	6%	267,864	44%	299,873	50%	603,417
Highline	133,091	25%	152,560	28%	254,477	47%	540,128
Lake Washington	0	0%	0	0%	408,094	100%	408,094
Lower Columbia	129,125	35%	50,380	14%	188,463	51%	367,968
Olympic	120,012	27%	133,549	30%	197,694	44%	451,255
Peninsula	45,204	21%	63,360	29%	108,699	50%	217,263
Pierce Puyallup	0	0%	0	0%	165,123	100%	165,123
Pierce Steilacoom	3,264	1%	264,995	75%	85,360	24%	353,619
Renton	2,340	1%	107,657	23%	356,337	76%	466,334
Seattle Central	200,291	23%	452,304	52%	221,720	25%	874,315
Seattle North	0	0%	530,362	86%	87,872	14%	618,234
Seattle South	25,375	4%	184,621	33%	357,819	63%	567,815
Seattle Voc Institute	0	0%	114,000	100%	0	0%	114,000
Shoreline	98,314	24%	172,360	41%	146,186	35%	416,860
Skagit Valley	233,202	48%	51,973	11%	203,169	42%	488,344
South Puget Sound	0	0%	0	0%	368,184	100%	368,184
Spokane	302,150	28%	277,123	25%	508,281	47%	1,087,554
Spokane Falls	313,685	47%	80,805	12%	266,099	40%	660,589
Tacoma	77,460	18%	169,027	39%	185,556	43%	432,043
Walla Walla	63,264	11%	186,080	32%	340,045	58%	589,389
Wenatchee Valley	133,237	38%	66,821	19%	149,026	43%	349,084
Whatcom	0	0%	0	0%	288,611	100%	288,611
Yakima Valley	267,960	44%	96,164	16%	249,160	41%	613,284
SYSTEM TOTAL	3,817,602	22%	4,338,287	26%	8,855,414	52%	17,011,303

Source: SBCTC Finance Division.

**GROSS AND ASSIGNABLE* SQUARE FEET OF BUILDING SPACE BY TYPE AND LOCATION
COMMUNITY AND TECHNICAL COLLEGES**

Type/ Location	2005-06		2006-07		2007-08	
	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.
ON CAMPUS						
Owned	15,456,843	10,972,050	15,764,943	10,939,503	16,021,866	11,120,339
Leased	79,912	71,903	139,432	85,810	127,835	65,449
Total	15,536,755	11,043,953	15,904,375	11,025,313	16,149,701	11,185,788
OFF CAMPUS						
Owned	789,349	494,370	985,208	620,798	989,437	625,267
Leased	622,793	315,884	667,276	314,093	663,266	308,361
Total	1,412,142	810,254	1,652,484	934,891	1,652,703	933,628
ALL SPACE						
Owned	16,246,192	11,466,420	16,750,151	11,560,301	17,011,303	11,745,606
Leased	702,705	387,787	806,708	399,903	791,101	373,810
Total	16,948,897	11,854,207	17,556,859	11,960,204	17,802,404	12,119,416

Source: SBCTC Facilities & Equipment Inventory Database for facilities under the 24-hour control of the college.

*Assignable areas: Sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant (except areas defined as custodial, circulation, mechanical, and structural).

**CAMPUS SIZE IN ACRES
ACADEMIC YEAR 2007-08**

	<u>On Campus Acres</u>		<u>Off Campus Acres</u>		<u>Total On and Off Campus Acres</u>	
	Owned	Leased	Owned	Leased	Owned	Leased
Bates	11.6	0.0	40.0	0.0	51.6	0.0
Bellevue	99.6	0.0	0.0	0.0	99.6	0.0
Bellingham	33.4	0.0	0.0	0.0	33.4	0.0
Big Bend	165.0	0.0	0.0	0.0	165.0	0.0
Cascadia	64.0	0.0	0.0	0.0	64.0	0.0
Centralia	26.8	0.0	1.7	0.0	28.5	0.0
Clark	83.9	3.0	9.7	0.0	93.6	3.0
Clover Park	231.6	0.0	18.4	0.0	250.0	0.0
Columbia Basin	148.8	0.0	5.5	0.0	154.3	0.0
Edmonds	98.4	0.0	0.5	7.0	98.9	7.0
Everett	37.8	0.0	5.0	5.0	42.8	5.0
Grays Harbor	84.3	0.0	0.2	44.0	84.5	44.0
Green River	84.6	199.9	0.0	85.8	84.6	285.7
Highline	0.0	80.0	0.0	1.0	0.0	81.0
Lake Washington	56.1	0.0	2.3	0.0	58.4	0.0
Lower Columbia	38.9	0.0	0.3	0.1	39.2	0.1
Olympic	52.8	0.0	24.0	0.0	76.8	0.0
Peninsula	75.0	0.0	0.0	0.0	75.0	0.0
Pierce Fort Steilacoom	0.0	141.0	0.0	0.0	0.0	141.0
Pierce Puyallup	0.0	0.0	0.0	85.0	0.0	85.0
Renton	32.0	0.0	0.0	0.0	32.0	0.0
Seattle Central	19.3	0.0	0.0	0.0	19.3	0.0
Seattle North	62.9	0.0	0.0	0.0	62.9	0.0
Seattle South	86.7	0.0	9.2	0.0	95.9	0.0
Seattle Voc Institute	2.0	0.0	0.0	0.0	2.0	0.0
Shoreline	83.0	0.0	0.0	0.0	83.0	0.0
Skagit Valley	92.0	0.0	8.9	0.0	100.9	0.0
South Puget Sound	102.1	0.0	54.5	0.0	156.6	0.0
Spokane	140.8	0.0	8.0	1.8	148.8	1.8
Spokane Falls	127.2	0.0	3.2	3.2	130.4	3.2
Tacoma	144.2	0.0	10.0	0.0	154.2	0.0
Walla Walla	96.1	3.6	8.8	2.5	104.9	6.1
Wenatchee Valley	47.7	0.0	1.5	8.5	49.2	8.5
Whatcom	65.6	0.0	0.0	0.0	65.6	0.0
Yakima Valley	53.9	0.0	12.7	0.0	66.6	0.0
SYSTEM TOTAL	2,548.1	427.5	224.4	243.9	2,772.5	671.4

Source: SBCTC Financial Division. (leased acres include capital leases).

