

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 system sustained level of need for renovation and replacement of buildings and construction of additional facilities to accommodate enrollment demand.

Every two years the community and technical colleges contract with architects and engineers to survey the condition of approximately 16.2 million square feet of state-owned facilities, both on campus and at off-campus sites. The 2005 survey found that nearly 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 2005 facility condition assessment.

**Facility Condition Survey
Fall 2005**

<u>Facility Condition</u>	<u>Gross Square Footage</u>	<u>Percent</u>
Immediate Replacement	2,125,356	13.5%
Needs Major Renovation	3,681,232	23.3%
Needs Improvement	2,866,156	18.1%
Adequate	4,252,737	26.9%
Superior	2,866,190	18.2%

Part of the reason for the high rate of inadequate facilities is 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, inadequate heating, ventilating, and air conditioning (HVAC) systems; poor structural systems; inadequate power supply; deteriorated roofs; etc.

Because of age and the high number of facilities that are no longer functional, infrastructure failures have become more commonplace. Unfunded repair needs total more than \$130 million for immediate problems. Backlog is slowly being reduced through periodic repairs, renovations and replacements. However, 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. Problems in infrastructure are surfacing and have become a major category in SBCTC capital budget requests.

Other facilities need improvements to house modern instructional equipment and new technology. There is a serious problem with the quality of science and health occupations facilities. Much of this space was built in the 1960s and is insufficient for today's technology and teaching requirements. All but the newest and most recently remodeled facilities lack the infrastructure to support use of technology and the Internet. In addition to facility problems, site improvements need to be made to expand parking, renew paving (walks, roadways) and provide better exterior lighting to improve campus safety.

Prioritizing Needs: After each college develops a facilities request using State Board guidelines and local strategic and master plans, the State Board 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. At present funding levels, although greatly improved over prior biennia, two-year colleges still lag behind in funding for student access. The system cannot catch up and close the capacity gap without increased investment. The following two pages provide a view of capital budget funding over the last three biennia and a summary of major projects that have been recently completed or are currently under construction.

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

	2001-03	2003-05	2005-07
Bates	2,195,279	5,218,726	18,653,558
Bellevue	9,351,857	16,993,446	11,481,029
Bellingham	13,848,346	18,009,340	1,179,434
Big Bend	8,635,034	929,188	5,763,976
Cascadia	2,500,000	2,153,700	3,344,800
Centralia	1,358,618	1,834,733	5,608,600
Clark	4,774,619	28,142,883	15,085,346
Clover Park	24,743,360	8,620,205	9,121,300
Columbia Basin	7,668,098	10,122,367	9,103,274
Edmonds	1,612,809	13,119,500	23,850,305
Everett	737,147	11,716,308	32,294,845
Grays Harbor	7,292,411	21,896,807	6,825,150
Green River	6,692,091	15,395,221	33,745,605
Highline	9,493,075	25,927,637	6,032,399
Lake Washington	23,427,250	5,652,136	3,030,100
Lower Columbia	5,068,893	6,052,587	22,007,802
Olympic	9,825,256	23,721,020	5,931,376
Peninsula	8,271,114	2,676,606	37,500,506
Pierce Fort Steilacoom	3,078,110	9,181,257	8,028,953
Pierce Puyallup	2,307,070	23,896,864	3,078,662
Renton	11,616,574	2,980,691	5,367,456
Seattle Central	14,756,708	12,406,949	12,546,067
Seattle North	2,680,857	8,322,478	7,121,106
Seattle South	10,545,557	28,918,885	14,756,292
Shoreline	7,863,052	2,930,215	5,770,100
Skagit Valley	13,800,990	2,249,620	6,363,843
South Puget Sound	10,053,041	18,772,570	9,375,547
Spokane	2,592,729	19,756,563	4,353,900
Spokane Falls	9,527,855	4,726,564	21,645,701
Tacoma	8,712,610	26,277,213	31,214,364
Walla Walla	3,165,544	9,245,216	11,458,200
Wenatchee Valley	5,010,243	2,879,208	26,535,056
Whatcom	2,421,960	12,201,029	1,371,100
Yakima Valley	21,203,800	7,888,892	36,118,801
SUBTOTAL	276,831,957	410,816,624	455,664,553
Other categories:			
Small Repairs & Improvements	11,500,000	13,000,000	13,300,000
Art Commission Funds	664,424	1,071,865	1,031,401
Asbestos/Hazardous Material	500,000	500,000	700,000
Chinese Garden	200,000	0	0
SBCTC – Unallotted Reserves	0	116,816	1,785
SYSTEM TOTAL	289,696,381¹	425,959,804²	470,697,739

Source: SBCTC Financial Division

¹ 2001-03 total includes \$26,600,175 from the 2002 Supplemental Budget for Job Creation and Infrastructure Projects at 26 colleges.

² 2003-05 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 and the \$45,952,749 2004 Capital Supplemental.

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 2005 and July 2006:

- 61,800 square feet at SPSCC (Humanities Complex)
- 63,334 square feet at Clark (WSU Vancouver/Clark Center)
- 71,000 square feet at Columbia Basin (WISE Facility)
- 25,000 square feet at Green River (Phase I-Kent Center)
- 70,000 square feet at Seattle Central (Math and Science Building)
- 6,000 square feet at Grays Harbor (Ilwaco Education Center)
- 59,000 square feet at Spokane (Science Building Replacement)

Major projects that will be substantially complete by the end of the 2005-07 biennium.

- 44,130 square feet at Bates (LRC/Vocational Building)
- 37,562 square feet at Bellingham (Welding/AutoTech Facility)
- 66,000 square feet at Columbia Basin (Richland Nursing Building)
- 87,000 square feet at Everett (Arts and Sciences)
- 74,500 square feet at Grays Harbor (Instructional Building)
- 70,000 square feet at Green River (Science Building)
- 54,000 square feet at Lower Columbia (Fine Arts Center)
- 56,000 square feet at Peninsula (Science and Technology)
- 67,700 square feet at Spokane Falls (Business and Social Science)
- 73,500 square feet at Tacoma (Science Building)
- 87,200 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)
- 49,900 square feet at Edmonds (Instructional Lab and Theater)
- 14,300 square feet at Renton (Portable Replacement)
- 60,000 square feet at Clover Park (Student Center)

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 2005-07 Capital Budget Request.

**FACILITIES INVENTORY SUMMARY
ACADEMIC YEAR 2005-06**

	Gross Square Feet				Total	
	On Campus		Off Campus			
	Owned	Leased	Owned	Leased	Owned	Leased
Bates	591,372	0	4,000	0	595,372	0
Bellevue ¹	610,398	0	44,000	61,708	654,398	61,708
Bellingham	231,363	0	1,903	4,102	233,266	4,102
Big Bend	462,095	0	0	0	462,095	0
Cascadia	240,500	0	0	0	240,500	0
Centralia	291,292	0	5,500	0	296,792	0
Clark	659,665	0	0	26,026	659,665	26,026
Clover Park	574,739	0	8,028	6,357	582,767	6,357
Columbia Basin	547,558	0	22,204	10,267	569,762	10,267
Edmonds	499,911	23,751	22,870	99,976	522,781	123,727
Everett	377,520	14,272	70,200	11,540	447,720	25,812
Grays Harbor	200,087	0	21,784	1,991	221,871	1,991
Green River	520,128	0	11,518	27,778	531,646	27,778
Highline	537,903	0	2,225	57,554	540,128	57,554
Lake Washington	408,094	0	0	0	408,094	0
Lower Columbia	351,510	0	13,758	4,900	365,268	4,900
Olympic	407,938	3,288	18,946	0	426,884	3,288
Peninsula	189,507	0	8,000	7,200	197,507	7,200
Pierce Fort Steilacoom	343,719	0	0	0	343,719	0
Pierce Puyallup	156,188	0	1,200	20,000	157,388	20,000
Renton	436,733	0	3,601	0	440,334	0
Seattle Central ²	741,681	0	63,113	0	804,794	0
Seattle North	791,298	0	0	35,706	791,298	35,706
Seattle South	505,594	0	66,249	7,375	571,843	7,375
Seattle Voc Institute	114,000	0	0	0	114,000	0
Shoreline	456,300	0	0	0	456,300	0
Skagit Valley	329,061	0	149,713	0	478,774	0
South Puget Sound	374,702	644	0	18,070	374,702	18,714
Spokane	993,186	0	95,315	79,458	1,088,501	79,458
Spokane Falls	538,672	0	69,013	96,555	607,685	96,555
Tacoma	413,962	1,934	13,000	13,706	426,962	15,640
Walla Walla	468,620	5,500	46,676	15,630	515,296	21,130
Wenatchee Valley	244,967	12,007	21,579	9,884	266,546	21,891
Whatcom	288,611	0	0	7,010	288,611	7,010
Yakima Valley ³	557,969	0	4,954	0	562,923	0
SBCTC	0	18,516	0	0	0	18,516
SYSTEM TOTAL	15,456,843	79,912	789,349	622,793	16,246,192	702,705

Source: SBCTC FAE Database.

¹The Center for Info. Services Bldg. (44,000 sq. ft.) is included in the Off-Campus owned totals for Bellevue C.C.

²District Office space included in Seattle Central Community College on-campus total.

³The pedestrian bridge sq. ft. (326 sf) is not included in the On Campus - Owned totals for Yakima Valley C.C.

**OWNED GROSS SQUARE FOOTAGE BY DATE OF CONSTRUCTION
ACADEMIC YEAR 2005-06**

	Prior to 1966		1966-1975		After 1975	
	Square Feet	% of Total	Square Feet	% of Total	Square Feet	% of Total
Bates	267,892	45%	46,000	8%	281,480	47%
Bellevue	9,663	2%	300,798	49%	299,937	49%
Bellingham	53,712	23%	29,812	13%	149,742	64%
Big Bend	322,320	70%	2,400	1%	137,375	30%
Cascadia	0	0%	0	0%	240,500	100%
Centralia	126,642	43%	8,548	3%	161,602	54%
CIS	0	0%	0	0%	44,000	100%
Clark	252,906	38%	86,360	13%	320,399	49%
Clover Park	218,557	38%	41,139	7%	323,071	55%
Columbia Basin	158,384	28%	73,519	13%	337,859	59%
Edmonds	7,978	2%	158,061	30%	356,742	68%
Everett	147,695	33%	85,527	19%	214,498	48%
Grays Harbor	123,666	56%	76,241	34%	21,964	10%
Green River	35,680	7%	267,864	50%	228,102	43%
Highline	133,091	25%	152,560	28%	254,477	47%
Lake Washington	0	0%	0	0%	408,094	100%
Lower Columbia	129,125	35%	50,380	14%	185,763	51%
Olympic	125,980	30%	133,549	31%	167,355	39%
Peninsula	56,497	29%	86,786	44%	54,224	27%
Pierce Fort Steilacoom	3,264	1%	264,995	77%	75,460	22%
Pierce Puyallup	0	0%	0	0%	157,388	100%
Renton	2,340	1%	107,657	24%	330,337	75%
Seattle Central	200,291	25%	466,783	58%	137,720	17%
Seattle North	0	0%	694,072	88%	97,226	12%
Seattle South	28,471	5%	197,156	34%	346,216	61%
Seattle Voc Institute	0	0%	114,000	100%	0	0%
Shoreline	137,754	30%	172,360	38%	146,186	32%
Skagit Valley	223,632	47%	51,973	11%	203,169	42%
South Puget Sound	0	0%	0	0%	374,702	100%
Spokane	302,150	28%	281,879	26%	504,472	46%
Spokane Falls	321,786	53%	90,333	15%	195,566	32%
Tacoma	77,260	18%	175,159	41%	174,543	41%
Walla Walla	18,200	4%	185,295	36%	311,801	61%
Wenatchee Valley	140,366	53%	66,821	25%	59,359	22%
Whatcom	0	0%	0	0%	288,611	100%
Yakima Valley	293,167	52%	123,386	22%	146,370	26%
SYSTEM TOTAL	3,918,469	24%	4,591,413	28%	7,736,310	48%

Source: SBCTC Finance Division.

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

Type/ Location	2003-04		2004-05		2005-06	
	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.
ON CAMPUS						
Owned	14,342,162	10,132,757	15,057,904	10,776,627	15,456,843	10,972,050
Leased	66,108	58,158	68,580	69,597	79,912	71,903
Total	14,408,270	10,190,915	15,126,484	10,846,224	15,536,755	11,043,953
OFF CAMPUS						
Owned	824,934	503,440	819,840	506,892	789,349	494,370
Leased	695,379	378,679	677,026	322,122	622,793	315,884
Total	1,520,313	882,119	1,496,866	829,014	1,412,142	810,254
ALL SPACE						
Owned	15,167,096	10,636,197	15,877,744	11,283,519	16,246,192	11,466,420
Leased	761,487	436,837	745,606	391,719	702,705	387,787
Total	15,928,583	11,073,034	16,623,350	11,675,238	16,948,897	11,854,207

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 2005-06**

	On Campus Acres		Off Campus Acres		Total On and Off Campus Acres	
	Owned	Leased	Owned	Leased	Owned	Leased
Bates	12	0	40	0	52	0
Bellevue ¹	99	0	3	0	102	0
Bellingham	34	0	0	0	34	0
Big Bend	165	0	0	0	165	0
Cascadia ²	64	0	0	0	64	0
Centralia	27	0	2	0	29	0
Clark	84	3	10	0	94	3
Clover Park	232	0	18	0	250	0
Columbia Basin	149	0	6	0	154	0
Edmonds	98	0	1	7	99	7
Everett	38	0	5	5	43	5
Grays Harbor	81	0	0	44	81	44
Green River	85	200	0	86	85	286
Highline ³	0	80	0	1	0	81
Lake Washington	56	0	2	0	58	0
Lower Columbia	35	0	0	0	35	0
Olympic	53	0	24	0	77	0
Peninsula	75	0	0	0	75	0
Pierce Fort Steilacoom ⁴	0	141	0	0	0	141
Pierce Puyallup	0	85	0	0	0	85
Renton	32	0	0	0	32	0
Seattle Central ⁵	21	0	8	0	29	0
Seattle North	63	0	0	0	63	0
Seattle South ⁶	87	0	9	7	96	7
Shoreline	83	0	0	0	83	0
Skagit Valley	94	0	9	0	103	0
South Puget Sound	102	0	55	0	157	0
Spokane	141	0	8	2	149	2
Spokane Falls	127	0	3	3	130	3
Tacoma	144	0	10	0	154	0
Walla Walla	96	4	9	3	105	7
Wenatchee Valley	48	0	2	9	50	9
Whatcom	64	0	0	0	64	0
Yakima Valley	50	0	13	0	63	0
SYSTEM TOTAL	2,538	513	236	167	2,774	680

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

¹ Bellevue's numbers include 3.0 acres owned off-campus for the Center for Information Services Bldg.

² Land is actually jointly owned by Cascadia Community College and the U of W - Bothell.

³ 80 leased acres at Highline and 187 leased acres at Green River are trust lands managed by DNR.

⁴ Leased acres at Pierce Steilacoom are trust lands managed by DNR for DSHS.

⁵ Seattle Central's off-campus owned number includes 2.0 acres for the Seattle Vocational Institute.

⁶ Hat n Boots Property managed by DNR.

