



2021-23 CAPITAL BUDGET DEVELOPMENT

Columbia Basin College Richland Campus on Thursday, May 9, 2019
Green River Community College on Tuesday, May 28, 2019



PLEASE...

Feel free to ask questions at any time.

Take cell calls outside the room.

Let me know if you need anything.

INTRODUCTIONS

Wayne Doty, Capital Budget Director

Steve Lewandowski, Chief Architect

Cheryl Bivens, Capital Budget Analyst

You?

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AGENDA

9:00 - 10:00 **Welcome, General Information and Trends**

Construction Costs and Bidding
Prevailing Wages
Enrollment Projections

10:00 - 10:15 **Break**

10:15 - 10:45 **Topics of Interest**

Implementing the 2019-21 Budget
Planning for the 2020 Supplemental

10:45 - 12:00 **Condition Surveys for 2021-23**

New Infrastructure Condition Survey
Facility Condition Survey
Office of Civil Rights Review
Use of an aerial drone

12:00 - 12:30 **Lunch**

12:30 - 1:45 **Minor Projects**

Types and Target Funding
Minor Work List Changes
Use of URF/RMI
Emergency and HazMat Pools

1:45 - 2:00 **Break**

2:00 - 3:00 **Major Projects**

Allotment Phases
Furniture, Fixtures & Equipment
Previous Scores
Policies
Scoring Criteria
Scoring Worksheets
Alternative Financing

3:00 - 3:30 **Wrap Up**

Remaining Questions
Program Evaluation

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CAPITAL PRINCIPLES

We are required to prioritize our requests for new appropriations.

Funding for maintenance and operation of existing facilities is our top priority.

Next comes funding for emergencies, minor repairs, and minor program improvement projects to take care of existing facilities.

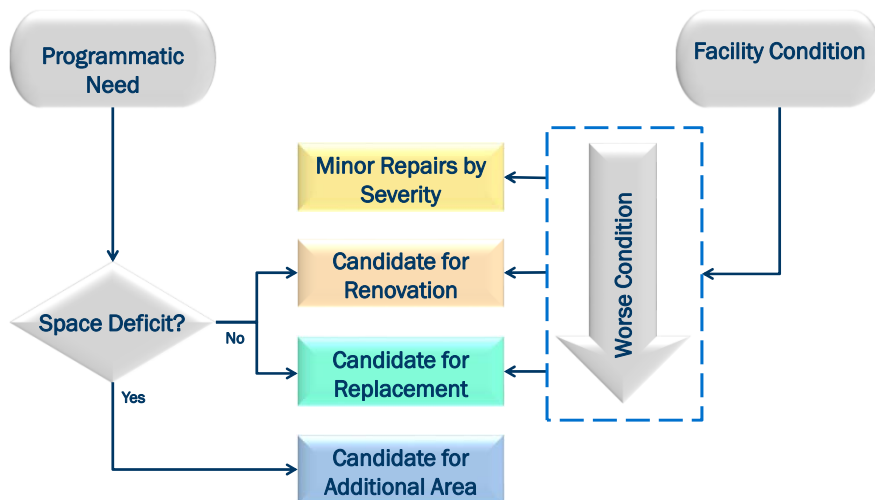
Major projects are added to a pipeline of projects, in rank order from the most recent selection, below the projects already in the pipeline.

Requests are structured so that major projects are constructed in pipeline order. This includes requesting design-phase funding the biennium before construction is anticipated.

Projects stay in the pipeline until funded for construction.

WACTC has a policy to avoid end-runs.

PRIORITIZATION OF FACILITY NEEDS

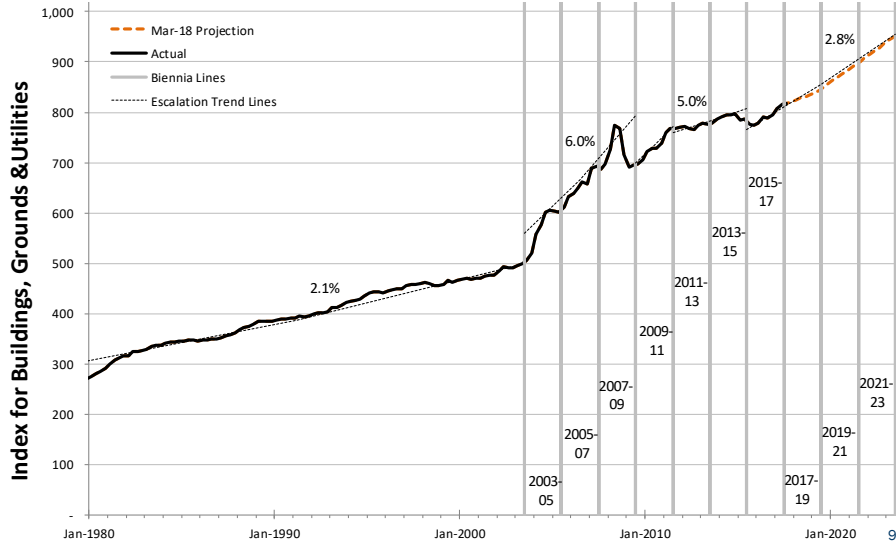


CAPITAL DEVELOPMENT TIMELINE

March – May 2018	Collected feedback on previous biennium process and outcomes
June 2018 – April 2019	System developed recommendations for improvement
March – December 2019	State Board staff evaluate existing facility conditions
May 2019	State Board adopts criteria for request
May 2019	Share information in budget development workshops
May – December 2019	Colleges develop proposals for new appropriations
July 2019 – March 2020	State Board staff evaluate existing infrastructure conditions
January – February 2020	System task force scores proposals
March – May 2020	Staff build request for new and re-appropriations
May – September 2020	State Board adopts and staff submits request
December 2020	Governor’s proposal
January – April 2021	Legislative proposals
May – June 2021	Enacted budget
July 2021 – June 2023	State Board staff and colleges implement the budget

CONSTRUCTION COSTS

USACE COST INDEX SYSTEM



BID CLIMATE

The following analysis is based on 197 construction bids for community and technical college projects between Jul 2014 and April 2019 as reported by DES.

Some of the projects did not have sufficient details to be included in the analysis.

- 6 were missing low bid amounts
- 3 were missing project estimates
- 2 had low bids but did not report the number of bidders

BID CLIMATE

Number of Bidders	Number of Bids	Minimum Low Bid	Average Low Bid	Maximum Low Bid
1	26	\$ 28,000	\$ 208,423	\$ 494,000
2	35	\$ 33,000	\$ 2,677,566	\$ 30,000,000
3	35	\$ 40,000	\$ 960,548	\$ 17,000,000
4	40	\$ 30,000	\$ 735,633	\$ 12,500,000
5	16	\$ 28,000	\$ 1,146,438	\$ 10,800,000
6	12	\$ 90,000	\$ 454,642	\$ 1,022,700
7	7	\$ 450,000	\$ 845,714	\$ 2,600,000
8	7	\$ 272,000	\$ 925,171	\$ 3,000,000
9	3	\$ 440,000	\$ 668,333	\$ 1,100,000
10	2	\$ 570,000	\$ 902,500	\$ 1,235,000
11	2	\$ 375,000	\$ 702,500	\$ 1,030,000
12	2	\$ 350,000	\$ 775,000	\$ 1,200,000
13	1	\$ 960,000	\$ 960,000	\$ 960,000
Grand Total	188	\$ 28,000	\$ 1,096,267	\$ 30,000,000

About 14% of the projects received only one bid.

About 74% received two to six bids.

Less than 13% of the projects received more than six bids.

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BID CLIMATE – ALL PROJECTS

Number of Bidders	Average of Low Bid / Est												Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	95%	94%		92%	66%	111%	91%	92%	92%	89%	93%		95%
2	97%	92%	90%	90%	90%	95%	93%	95%		91%	95%	95%	93%
3		85%	90%	90%	94%	87%	94%	91%	107%	95%	78%		90%
4		96%	91%	97%	81%	87%	93%	96%	105%	96%	95%	92%	92%
5	95%	95%	96%		93%		88%		96%	128%	89%	94%	97%
6	95%	95%	92%		95%	93%			95%		65%	95%	92%
7			85%	88%	99%	97%			95%	82%			91%
8		93%			98%			89%		95%	94%	95%	94%
9		91%			94%						95%		93%
10			93%								95%		94%
11		93%								95%			94%
12										90%	93%		92%
13	95%												95%
Total	95%	92%	91%	91%	88%	95%	92%	93%	99%	98%	90%	94%	93%

Bids in May and November tend to be lowest relative to the estimates.

September tends to be the month with the highest bids relative to the estimates.

Receiving three bids corresponded with the lowest bids relative to the estimates.

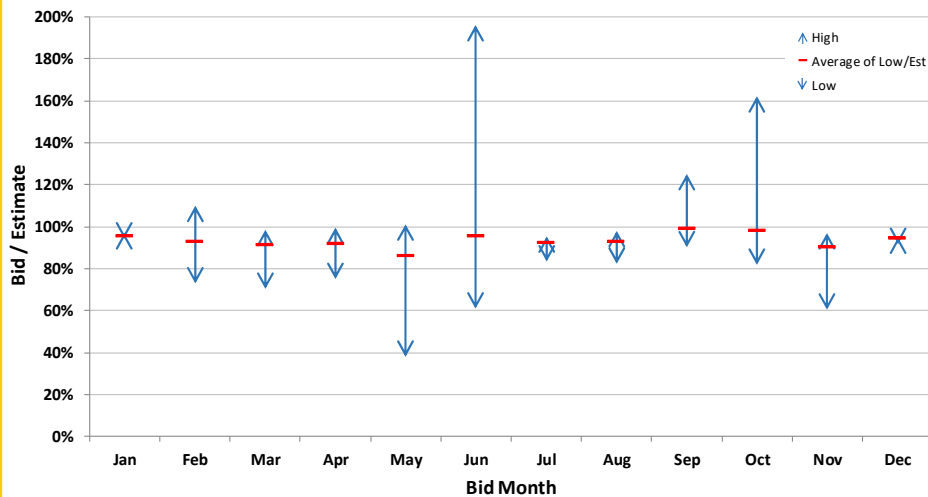
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BID CLIMATE - MAJORS

Average of Low Bid / Est	Bid							
Number of Bidders	Mar	Apr	Jun	Jul	Nov	Dec	Total	
2		93%	95%	92%			93%	93%
3	93%						93%	93%
4					95%		95%	95%
5						94%	94%	94%
Total	93%	93%	95%	92%	95%	94%	94%	94%

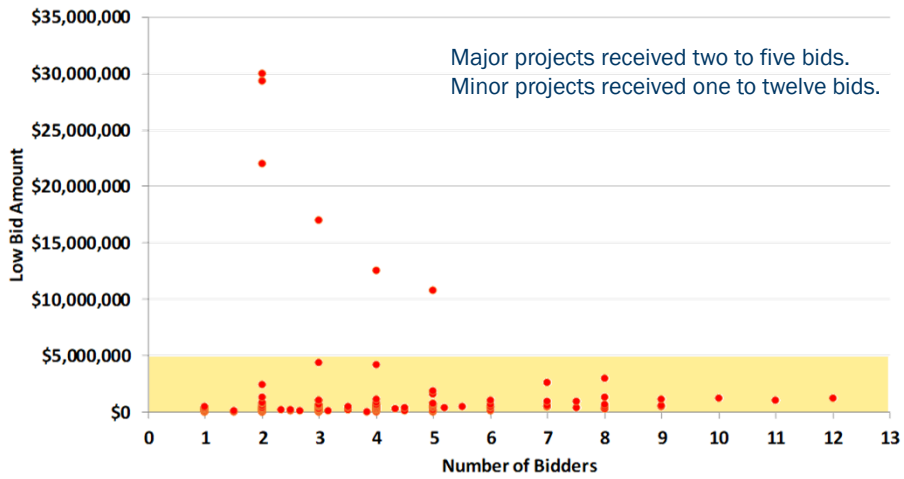
Bids in July tend to be lowest relative to the estimates.
 June and November tends to be the month with the highest bids relative to the estimates.
 Receiving two or three bids corresponded with the lowest bids relative to the estimates.

BID CLIMATE



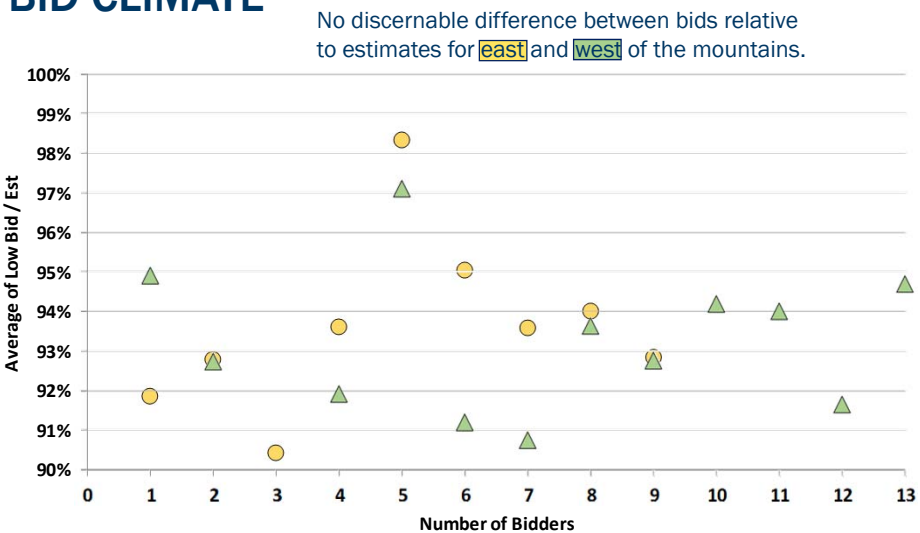
February, June, September and October were the only months with bids over the estimates. 14

BID CLIMATE



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BID CLIMATE



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IMPACT OF PREVAILING WAGE RATE CHANGES ON MAJOR CAPITAL PROJECTS



PREVAILING WAGES

The Department of Labor and Industries updates prevailing wage rates every six months.

The rates are published the first day of August and February and take effect 30 days after publication.

The rate effective on the day a contract is bid is the rate for the entire project.

PREMISE

The impact of prevailing wage rate changes can be estimated by applying rates that were effective at different times to the study project's labor hours.

The cost of labor will also be affected by contractor mark-ups and labor productivity.

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ALLOWABLE ESCALATION

The Office of Financial Management sets the allowable escalation rates for estimating major project costs.

<u>Effective</u>	<u>Rate</u>	<u>Effective</u>	<u>Rate</u>
7/1/2013	3.00%	7/1/2017	2.80%
7/1/2015	3.08%	7/1/2019	3.12%

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STUDY PROJECT

Description: Green River Community College Trades & Industry Complex

Project Numbers: OFM 20081222 DES 2012-909

Gross Square Footage: 76,684

Architect: S.M. Stemper **Contractor:** The Walsh Group

Bid Date: February 16, 2014

County: King

General Contract: \$ 22,316,000

Project Total: \$ 35,862,221

PW Labor Cost: \$ 7,300,912 (32.72% of contract, 20.36% of project total)

Sorted by share of hours in project	Journeyman	Apprentice	Total	Share of Project Total
Sign Makers & Installers (Non-Electrical)	15		15	0%
Electricians - Powerline Construction	37		37	0%
Metal Fabrication (In Shop)	109		109	0%
Traffic Control Stripers	111		111	0%
Soft Floor Layers	121		121	0%
Fence Erectors	278		278	0%
Surveyors	293		293	0%
Insulation Applicators	343		343	0%
Millwright	408		408	0%
Heat & Frost Insulators And Asbestos Workers	438		438	0%
Tile Setters	448		448	0%
Electronic Technicians	504		504	0%
Hod Carriers & Mason Tenders	538		538	0%
Drywall Tapers	808	144	952	1%
Telecommunication Technicians	1,374		1,374	1%
Sprinkler Fitters (Fire Protection)	1,271	935	2,206	2%
Landscape Construction	2,880		2,880	2%
Brick Mason	2,395	533	2,928	2%
Truck Drivers	3,071		3,071	2%
Painters	2,852	1,341	4,192	3%
Drywall Applicator	3,190	1,489	4,679	3%
Cement Masons	4,897	146	5,043	4%
Glaziers	7,372		7,372	5%
Power Equipment Operators	7,422	725	8,146	6%
Roofers	9,293	214	9,506	7%
Ironworkers	9,316	799	10,114	7%
Plumbers & Pipefitters	7,970	2,406	10,376	7%
Sheet Metal Workers	9,161	2,599	11,759	8%
Laborers	13,597	313	13,909	10%
Electricians - Inside	14,402	4,875	19,277	13%
Carpenters	19,020	2,821	21,840	15%
Total	123,930	19,335	143,265	100%

Trade	2/16/2014		Effective Date of Prevailing Wage			9/1/2018	
	\$	% of total labor cost	\$	% of total labor cost	% increase from 2/16/2014	\$	% of total labor cost
Metal Fabrication (In Shop)	\$ 1,511	0%	\$ 1,548	0%	103%	\$ 1,564	0%
Traffic Control Stripers	\$ 4,677	0%	\$ 4,965	0%	106%	\$ 5,031	0%
Sprinkler Fitters (Fire Protection)	\$ 117,568	2%	\$ 125,686	2%	107%	\$ 130,307	2%
Truck Drivers	\$ 145,333	2%	\$ 158,210	2%	109%	\$ 163,013	2%
Surveyors	\$ 15,442	0%	\$ 17,471	0%	113%	\$ 17,471	0%
Power Equipment Operators	\$ 420,890	6%	\$ 476,291	6%	113%	\$ 476,305	6%
Electricians - Powerline Construction	\$ 2,248	0%	\$ 2,501	0%	111%	\$ 2,581	0%
Plumbers & Pipefitters	\$ 701,083	10%	\$ 769,431	9%	110%	\$ 806,993	9%
Drywall Applicator	\$ 224,640	3%	\$ 250,998	3%	112%	\$ 258,657	3%
Painters	\$ 142,239	2%	\$ 160,297	2%	113%	\$ 163,787	2%
Brick Mason	\$ 136,780	2%	\$ 152,409	2%	111%	\$ 157,625	2%
Sign Makers & Installers (Non-Electrical)	\$ 409	0%	\$ 409	0%	100%	\$ 473	0%
Ironworkers	\$ 584,679	8%	\$ 651,751	8%	111%	\$ 675,961	8%
Roofers	\$ 418,939	6%	\$ 466,877	6%	111%	\$ 488,292	6%
Laborers	\$ 577,319	8%	\$ 644,895	8%	112%	\$ 676,843	8%
Soft Floor Layers	\$ 5,111	0%	\$ 5,773	0%	113%	\$ 5,993	0%
Hod Carriers & Mason Tenders	\$ 23,129	0%	\$ 25,835	0%	112%	\$ 27,126	0%
Glaziers	\$ 396,342	5%	\$ 446,474	5%	113%	\$ 464,905	5%
Cement Masons	\$ 255,903	4%	\$ 277,818	3%	109%	\$ 300,742	3%
Carpenters	\$ 1,082,889	15%	\$ 1,218,241	15%	112%	\$ 1,279,124	15%
Insulation Applicators	\$ 17,431	0%	\$ 19,613	0%	113%	\$ 20,594	0%
Millwright	\$ 21,183	0%	\$ 23,941	0%	113%	\$ 25,108	0%
Sheet Metal Workers	\$ 752,625	10%	\$ 849,168	10%	113%	\$ 895,476	10%
Drywall Tapers	\$ 45,185	1%	\$ 52,114	1%	115%	\$ 53,859	1%
Electricians - Inside	\$ 1,064,822	15%	\$ 1,211,373	15%	114%	\$ 1,284,728	15%
Heat & Frost Insulators And Asbestos Workers	\$ 25,811	0%	\$ 29,753	0%	115%	\$ 32,228	0%
Electronic Technicians	\$ 15,609	0%	\$ 15,609	0%	100%	\$ 24,198	0%
Landscape Construction	\$ 55,938	1%	\$ 55,938	1%	100%	\$ 118,027	1%
Telecommunication Technicians	\$ 31,261	0%	\$ 31,261	0%	100%	\$ 66,010	1%
Tile Setters	\$ 9,699	0%	\$ 23,009	0%	237%	\$ 23,569	0%
Fence Erectors	\$ 4,216	0%	\$ 4,216	0%	100%	\$ 11,513	0%
Total	\$ 7,300,912	100%	\$ 8,173,875	100%	112%	\$ 8,658,104	100%

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OFM allowable escalation 111.17% 114.28%

Trade	Share of Project		% increase from 2/16/14	Share x Increase
	Total Hours	%		
Sign Makers & Installers (Non-Electrical)	0%	116%	0%	0%
Electricians - Powerline Construction	0%	115%	0%	0%
Metal Fabrication (In Shop)	0%	104%	0%	0%
Traffic Control Stripers	0%	108%	0%	0%
Soft Floor Layers	0%	117%	0%	0%
Surveyors	0%	113%	0%	0%
Insulation Applicators	0%	118%	0%	0%
Millwright	0%	119%	0%	0%
Heat & Frost Insulators And Asbestos Workers	0%	125%	0%	0%
Hod Carriers & Mason Tenders	0%	117%	0%	0%
Fence Erectors	0%	273%	1%	1%
Electronic Technicians	0%	155%	1%	1%
Tile Setters	0%	243%	1%	1%
Drywall Tapers	1%	119%	1%	1%
Sprinkler Fitters (Fire Protection)	2%	111%	2%	2%
Telecommunication Technicians	1%	211%	2%	2%
Brick Mason	2%	115%	2%	2%
Truck Drivers	2%	112%	2%	2%
Painters	3%	115%	3%	3%
Drywall Applicator	3%	115%	4%	4%
Cement Masons	4%	118%	4%	4%
Landscape Construction	2%	211%	4%	4%
Glaziers	5%	117%	6%	6%
Power Equipment Operators	6%	113%	6%	6%
Roofers	7%	117%	8%	8%
Ironworkers	7%	116%	8%	8%
Plumbers & Pipefitters	7%	115%	8%	8%
Sheet Metal Workers	8%	119%	10%	10%
Laborers	10%	117%	11%	11%
Electricians - Inside	13%	121%	16%	16%
Carpenters	15%	118%	18%	18%
Total	100%			

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PROJECT SPECIFIC LABOR COST INCREASES OVER TIME

Cumulative increases due to changes in
prevailing wages –

	<u>From bid to 9/1/2017</u>	<u>From bid to 9/1/2018</u>
Labor cost	11.96%	18.59%
OFM allowable escalation	11.17%	14.28%

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PROJECT SPECIFIC LABOR COST INCREASES OVER TIME

Average annual increases due to change
in prevailing wages –

	<u>From bid to 9/1/2017</u>	<u>From bid to 9/1/2018</u>
Labor cost	3.24%	5.93%
OFM allowable escalation	3.04%	2.98%

**Solution: add 3% to all projects in the
pipeline.**

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ENROLLMENT PROJECTIONS



HOW DOES THE STATE BOARD FORECAST ENROLLMENT FOR CAPITAL PROJECTS?

Population: OFM/Census population projections by county and age group

Enrollment: All fund sources but excludes DOC and Community Service courses

Projection = Fall 2018 participation rates by county/age group applied to OFM population projections by county/age group for 2028

TYPES OF ENROLLMENT

Total enrollment projections are adjusted based on current ratios of:

Type 1 FTE (day on-campus, **excluding** online) for determining need for classrooms and labs

Type 2 FTE (day on-campus, **including** online) for all other space types

We also breakdown Basic Skills, Academic & Workforce Breakdown for the Capital Analysis Model

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HOW ACCURATE HAS THE STATE BOARD PROJECTIONS BEEN?

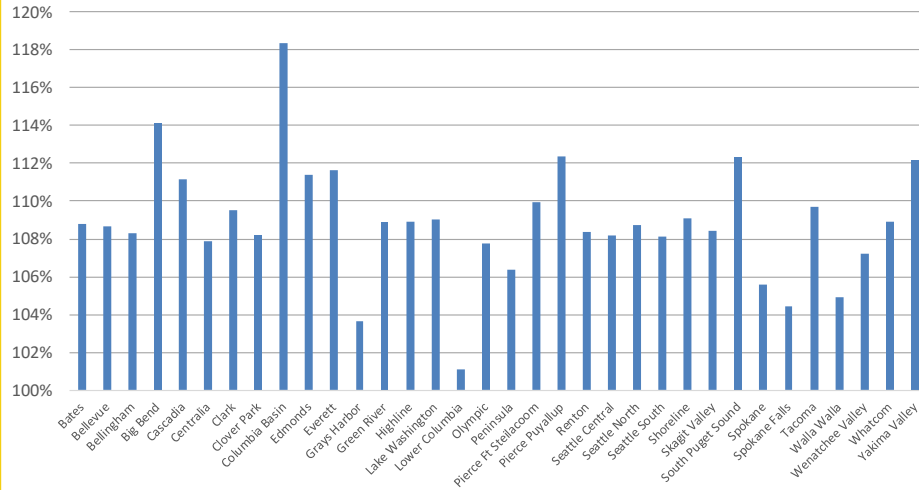
Enrollment is strongly correlated with population

Some variation from projections due to inaccurate population projections

Some variation from projections due to changes in participation rates

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PROJECTED CHANGE 2018-28



ALTERNATIVE PROJECTIONS

Potential sources for alternative projections:

- Local knowledge of business and development activity
- More granular demographics or population projections

Research & Planning Council will provide colleges with qualitative feedback on proposed alternatives

RPC will also provide qualitative feedback to scorers if a proposal is submitted with an alternative projection

****REMEMBER****

There is a community of researchers and resources to help with developing a strong argument for alternative projections.

ENROLLMENT FORECAST EVALUATION RUBRIC					
	Below Expectations 1	2	Meets Expectations 3	4	Above Expectations 5
Accuracy of Type 1 and Type 2 FTE.	Forecast is based on inaccurate calculation of FTE.		Calculation of FTE is off by an insignificant amount.		Forecast is based on accurate calculation of FTE.
Modification of source data	Data for forecast is derived indirectly from original data source.	Data has mixture of direct or original sourced data that has been in part modified.	Data for forecast uses a small amount of derived or modified data.	Data for forecast has had some modification done to provide ease of analysis.	Data for forecast comes from unchanged or unmodified sources.
Neutrality of data sources	Data comes from commercial or interested parties that have financial interest in the data.	Data is provided by an interest group or professional society that has financial interest in the data.	Data is provided by accountable, interested parties, such as cities, non-profits or other non-fiscally interested group.	Data is provided by third party vendors, sourcing neutral, disinterested or government sources.	Data comes from fully disinterested or government sources.
Length of historical data	Forecast has less than 10 years of historical data.	Forecast has 10 years of historical data.	Forecast has 15 years of historical data.	Forecast has 20 years of historical data.	Forecast has 25 or more years of historical data.
Statistical approach to forecast	Forecast uses no discernable statistical analysis.	Forecast relies only on trend analysis.	Forecast uses single-variate regression or non-parametric approaches.	Forecast uses multivariate or high level trend analysis like Box-Jenkins or ARIMA.	Forecast uses a mix of trend, single-variate, non-parametric, multivariate or high level trend analysis.
Multiple statistical approaches to forecast	Forecast uses no statistical approach.	Forecast uses a single statistical approach.	Forecast uses two or three statistical approaches.	Forecast uses four or more statistical approaches.	Forecast uses four or more statistical approaches blended into a single forecast.
Model impacts	Forecast makes no account of possible positive or negative impacts on the model.	Forecast makes minimal verbal note of possible positive or negative impacts on the model.	Forecast provides adequate consideration of possible positive or negative impacts on the model.	Forecast provides adequate consideration of possible impacts with supporting documentation or data.	Forecast incorporates possible positive and negative impacts into the statistical model.



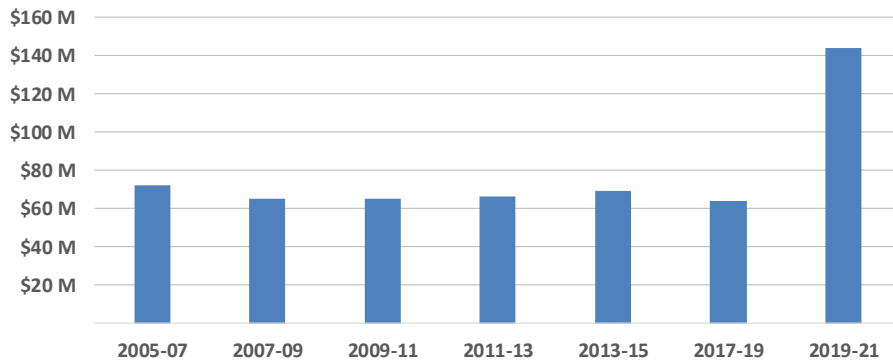


IMPLEMENTING THE 2019-21 BUDGET



LARGE NUMBER OF MINOR PROJECTS

\$143M in 363 projects – twice as much as we have every had



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GAPS BETWEEN DESIGN AND CONSTRUCTION FUNDING

One half of the projects currently in design are not funded for construction next biennium.

College	Number	Project	2017-19	2019-21	2021-23
Wenatchee	30000985	Wells Hall Replacement	\$ 2,840,000	\$ 29,531,000	\$ -
Olympic	30000986	Shop Building Renovation	\$ 953,000	\$ 7,652,000	\$ -
Pierce Fort Steilacoom	30000987	Cascade Building Renovation - Phase 3	\$ 3,508,000	\$ 31,592,000	\$ -
South Seattle	30000988	Automotive Technology	\$ 2,501,000	\$ 23,376,000	\$ -
Bates	30000989	Medical Mile Health Science Center	\$ 3,238,000	\$ 40,828,000	\$ -
Shoreline	30000990	Allied Health, Science & Manufacturing	\$ 3,592,000	\$ 36,642,000	\$ -
Spokane Falls	30001458	Fine and Applied Arts Replacement	\$ 2,827,000	\$ -	\$ 35,663,000
Clark	30000135	North Clark County Satellite	\$ 5,688,000	\$ -	\$ 49,766,000
Everett	30000136	Learning Resource Center	\$ 4,015,000	\$ -	\$ 45,365,000
Grays Harbor	30000127	Student Services and Instructional Building	\$ 4,151,000	\$ -	\$ 41,460,000
North Seattle	30001451	Library Building Renovation	\$ 3,448,000	\$ -	\$ 28,579,000
Walla Walla	30001452	Science and Technology Building Replacement	\$ 1,156,000	\$ -	\$ 8,796,000

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2020 SUPPLEMENTAL REQUEST

Due to OFM in September 2019

Update budgets for all projects not funded for construction

Start with 2019-21 or predesign C100

Adjust schedule for delay in funding

Add new costs imposed on project

Due from college in July

Re-request funding in the supplemental

State Board to adopt principles June 26, 2019

New alternative financing requests

Due from colleges by June 1, 2019

State Board to adopt request June 26, 2019

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ALTERNATIVE FINANCING

The COP sales are planned for January, June and October each year. Need to have bid work a couple months before the sale.

If adding a request in the supplemental, earliest sale will be June 2020 with bid by May 2020, last sale will be June 2021.

Once approved and sold the college can be reimbursed for qualifying expenses back to the filing of an intent to finance with the Treasurer's office.

You can get the Intent form and read more about the COP program here – <https://tre.wa.gov/local-program/>

Our form is on the 2019-21 capital budget development web page.

Note we added a requirement for a title report due to a recent problem where we did not have title of the underlying land where the improvements were to be made.

Outstanding COP Principal District	As of 25Mar19			Pending		
	Equipment	Real Estate	State Backed	2017-19	2019-21	Total
Bates Technical College	\$ 562,524	\$ -	\$ -	\$ -	\$ -	\$ 562,524
Bellevue Community College	\$ -	\$ 56,105,000	\$ -	\$ -	\$ -	\$ 56,105,000
Bellingham Technical College	\$ -	\$ 19,500,000	\$ (18,525,000)	\$ -	\$ -	\$ 975,000
Big Bend Community College	\$ 125,000	\$ 1,885,000	\$ -	\$ -	\$ -	\$ 2,010,000
Cascadia College	\$ -	\$ -	\$ -	\$ 30,225,000	\$ -	\$ 30,225,000
Centralia College	\$ -	\$ 2,555,000	\$ -	\$ -	\$ -	\$ 2,555,000
Clark College	\$ 385,000	\$ 6,870,000	\$ -	\$ -	\$ -	\$ 7,255,000
Clover Park Technical College	\$ -	\$ 37,565,000	\$ (31,155,000)	\$ -	\$ -	\$ 6,410,000
Columbia Basin College	\$ 1,976,841	\$ 1,795,000	\$ -	\$ -	\$ 27,000,000	\$ 30,771,841
Community Colleges of Spokane	\$ -	\$ 16,395,000	\$ -	\$ -	\$ -	\$ 16,395,000
Community/Technical College System	\$ 32,350,000	\$ -	\$ -	\$ -	\$ -	\$ 32,350,000
Edmonds Community College	\$ 299,112	\$ 6,060,000	\$ -	\$ -	\$ -	\$ 6,359,112
Everett Community College	\$ -	\$ 16,375,000	\$ -	\$ -	\$ 10,000,000	\$ 26,375,000
Grays Harbor Community College	\$ -	\$ 955,000	\$ -	\$ -	\$ -	\$ 955,000
Green River Community College	\$ 10,721	\$ 46,240,000	\$ (17,105,000)	\$ -	\$ -	\$ 29,145,721
Highline Community College	\$ -	\$ 4,675,000	\$ -	\$ -	\$ -	\$ 4,675,000
Lake Washington Technical College	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lower Columbia College	\$ -	\$ 30,540,000	\$ (24,955,000)	\$ -	\$ -	\$ 5,585,000
Olympic Community College	\$ 222,164	\$ -	\$ -	\$ -	\$ -	\$ 222,164
Peninsula College	\$ 86,498	\$ 2,170,000	\$ -	\$ -	\$ -	\$ 2,256,498
Pierce College	\$ 2,260,000	\$ 2,305,000	\$ -	\$ -	\$ 2,831,000	\$ 7,396,000
Renton Technical College	\$ -	\$ 1,740,000	\$ -	\$ -	\$ -	\$ 1,740,000
Seattle Community College	\$ 880,000	\$ 6,590,000	\$ -	\$ -	\$ -	\$ 7,470,000
Shoreline Community College	\$ 377,637	\$ 35,760,000	\$ -	\$ -	\$ -	\$ 36,137,637
Skagit Valley College	\$ 95,481	\$ 21,320,000	\$ (20,350,000)	\$ -	\$ -	\$ 1,065,481
South Puget Sound Community College	\$ -	\$ 22,515,000	\$ -	\$ -	\$ -	\$ 22,515,000
Tacoma Community College	\$ -	\$ 9,995,000	\$ -	\$ -	\$ -	\$ 9,995,000
Walla Walla Community College	\$ 490,000	\$ 2,155,000	\$ -	\$ -	\$ 8,000,000	\$ 10,645,000
Wenatchee Valley College	\$ 1,771,000	\$ 7,200,000	\$ -	\$ -	\$ 4,500,000	\$ 13,471,000
Whatcom Community College	\$ -	\$ 32,050,000	\$ -	\$ -	\$ -	\$ 32,050,000
Yakima Valley College	\$ -	\$ -	\$ -	\$ -	\$ 22,700,000	\$ 22,700,000
Grand Total	\$ 41,891,979	\$ 391,315,000	\$ (112,090,000)	\$ 30,225,000	\$ 75,031,000	\$ 426,372,979

RECENT STATE COP RATES

<i>Term</i>	Equipment	Real Estate
3 Years	1.88%	--
4 Years	1.92%	--
5 Years	1.96%	--
6 Years	2.00%	--
10 Years	2.26%	2.23%
15 Years	3.02%	--
20 Years	--	3.36%

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CONDITION SURVEYS

NEW INFRASTRUCTURE CONDITION SURVEY

Qualifying Infrastructure

Electrical, potable water, non-potable water, steam, sewer, natural gas, storm water, fire protection, emergency access roads, and communication work more than five feet outside of a building's foundation, unless it is connecting to a building with no other work in the project in which case the infrastructure may terminate inside the building.

Non-qualifying Infrastructure

Landscaping that is not disturbed by qualifying infrastructure work, roads (except emergency access), driveways, parking lots and walkways.

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INFRASTRUCTURE CONDITION SURVEY PROCESS

Between July 2019 and March 2020, State Board staff will visit each campus and collect information about existing owned infrastructure.

- Quantities – length, area, volume and capacity
- Locations
- Materials
- Ages
- Observable conditions & deficiencies
- Repair history

Deficiencies will be prioritized system wide for repair or replacement in \$34 million 2021-23 minor work list.

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Start part 2

FACILITY CONDITION SURVEY OVERVIEW



BETTER JOBS, BRIGHTER FUTURES, A STRONGER WASHINGTON



FACILITY CONDITION SURVEY

- Surveys have been scheduled Feb – Dec 2019
- “Preparation” documents have been provided with Outlook meeting invite
- Facility Condition Survey Tool is available : sbctc.edu
- Results of the survey will be used to ask for repair funding in the 2021-23 capital budget
- Building condition scores will be used for major capital project requests



PROCESS

- The survey is completed roughly every two years at each college.
- All owned buildings are evaluated and scored based on their condition.
- Building, roof and site deficiencies are evaluated and scored.
- Special focus on accessibility compliance for colleges that are included in the Office for Civil Rights audit targeting plan.
- Each report provides a snapshot of the capital condition of a college as well as informative comparisons related to their maintenance effort.
- All college deficiencies are ranked by score. The highest ranking deficiencies are included in the next capital budget proposal as minor works projects.
- The building condition scores will be used by colleges that request a major capital project (worth 15% of major project proposal score).
- Minor works funding becomes available 2 years after survey (on average).



REVIEW PLAN FOR OFFICE OF CIVIL RIGHTS COMPLIANCE

OCR Review	College	Source	FCS Review	Budget
AY19	Spokane Falls	2017-19 OCR Targeting Plan	Budget request in past	2019-21
AY19	Grays Harbor	2017-19 OCR Targeting Plan	Budget request in past	2019-21
AY20	Seattle Central	2017-19 OCR Targeting Plan	CY19	2021-23
AY20	Spokane CC	2017-19 OCR Targeting Plan	CY19	2021-23
AY21	Highline	Next on list in AY1921 ranking	CY19	2021-23
AY21	Green River	Next on list in AY1921 ranking	CY19	2021-23
AY22	Everett	Next on list in AY1921 ranking	CY19	2021-23
AY22	Walla Walla	Next on list in AY1921 ranking	CY19	2021-23
AY23	Peninsula	Next on list in AY1921 ranking	CY21	2023-25
AY23	Skagit Valley	Next on list in AY1921 ranking	CY21	2023-25
AY24	Clover Park	Next on list in AY1921 ranking	CY21	2023-25
AY24	South Seattle	Next on list in AY1921 ranking	CY21	2023-25
AY25	Clark	Next on list in AY1921 ranking	CY23	2025-27
AY25	Shoreline	Next on list in AY1921 ranking	CY23	2025-27
AY26	Whatcom	Next on list in AY1921 ranking	CY23	2025-27
AY26	Bellingham	Next on list in AY1921 ranking	CY23	2025-27

PREPARING FOR THE SURVEY

- Review Pre-survey questions (college use only)
- Review State Board guide to identify deficiencies
- Use the Facility Condition Survey tool to enter data
<http://www.sbctc.edu/colleges-staff/programs-services/capital-budget/facility-assessment.aspx>
- Evaluate and obtain supporting documentation for deficiencies that are not observable.

More examples: underground utilities, obsolete safety equipment with verification that it is no longer supported, moisture damage report, etc



SITE VISIT

- 1 Initial interview with facility director and business officer**
 - Update facility condition and planning data
 - Discuss currently funded and previously identified minor works projects
 - Review and update deficiency and maintenance management data provided by college
- 2 Survey building and site conditions**
 - Inspect and score buildings
 - Review and score deficiencies
- 3 Exit interview**
 - Go over survey highlights
 - Overview of building and site score changes
 - Overview of deficiencies that will be included in the survey report



WASHINGTON'S COMMUNITY AND TECHNICAL COLLEGES

DRONE HELP DURING FCS



WASHINGTON'S COMMUNITY AND TECHNICAL COLLEGES



DRONE HELP DURING FCS

- Prior to survey, consider advantages of drone inspections
- Hard to reach locations (interior and exterior)
- Unsafe conditions
- Useful for building or overall campus images or video

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Questions?



MINOR WORKS PROJECTS



BETTER JOBS, BRIGHTER FUTURES, A STRONGER WASHINGTON



MINOR WORKS PROJECT TYPES



Repair

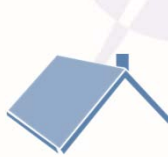


Improvement

MINOR WORKS PROJECT TYPES

Repairs

- Typical capital budget appropriations



Roof



Facility



Site



URF (RMI)

- Funds must be used to repair existing assets
- Acquired buildings qualify for repair funds after 6 years of ownership (no minimum for constructed buildings)
- Up to 25% of project can be used for related improvements
- \$59.1 M in 2019-21 (Plus \$16.5 M in postponed projects)
- 2021-23 budget target will be 10% higher

MINOR WORKS PROJECT TYPES

Repairs

Historical level of repair funding:

	<u>Funded</u>	<u>Identified</u>	<u>Ratio</u>
2013	\$35,735,000	\$57,176,000	63%
2015	\$39,306,000	\$88,008,000	45%
2017	\$43,172,000	\$94,771,000	46%

- To “right-size” the FCS effort, \$2M to \$3M in high priority repairs should be identified for an average size college. This is roughly 2x the expected funding level.



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MINOR WORKS PROJECT TYPES

Improvements

- Program improvement projects
- Every college receives funding based on size and enrollment
- Funds can be used for repairs or improvements to existing space (new area not allowed)
- No operating impact
- \$39.8 Million in 2019-21 (some postponed)
- \$32.2 Million in 2021-23
- 2021-23 requests due March 2020



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PRELIMINARY MINOR PROGRAM TARGETS (2021-23)

College	Minor Program	College	Minor Program
Bates	\$ 1,067,000	Peninsula	\$ 584,000
Bellevue	\$ 1,456,000	Pierce Fort Steilacoom	\$ 886,000
Bellingham	\$ 629,000	Pierce Puyallup	\$ 605,000
Big Bend	\$ 817,000	Renton	\$ 857,000
Cascadia	\$ 502,000	Seattle Central	\$ 1,493,000
Centralia	\$ 654,000	Seattle North	\$ 1,156,000
Clark	\$ 1,258,000	Seattle South	\$ 1,010,000
Clover Park	\$ 844,000	Shoreline	\$ 912,000
Columbia Basin	\$ 1,102,000	Skagit Valley	\$ 888,000
Edmonds	\$ 1,065,000	South Puget Sound	\$ 813,000
Everett	\$ 1,072,000	Spokane	\$ 1,674,000
Grays Harbor	\$ 643,000	Spokane Falls	\$ 1,083,000
Green River	\$ 1,093,000	Tacoma	\$ 947,000
Highline	\$ 1,052,000	Walla Walla	\$ 963,000
Lake Washington	\$ 824,000	Wenatchee Valley	\$ 793,000
Lower Columbia	\$ 833,000	Whatcom	\$ 681,000
Olympic	\$ 912,000	Yakima Valley	\$ 1,055,000

Distribution based on Fall 2018 enrollment and 2018 inventory report to OFM
 Final amounts to be based on Fall 2019 enrollment and 2019 inventory report to OFM



MINOR WORKS PROJECT CHANGES

What can you change?

- Move funds between existing projects (fast)
- Re-purpose funds to add new projects (slower)

How to get it done:

- Minor works project change tool : sbctc.edu
- Funds cannot be moved between repair appropriations (roof, facility, site)
- Program project funds are more flexible
- Program project request form



MW-1

SBCTC 
Minor Works Project Change Tool

Select primary college

User can propose multiple changes in the same request

To move funds between colleges, select up to two more colleges



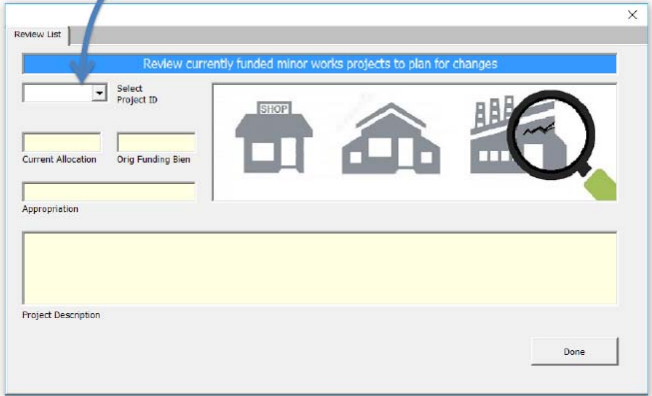
Review minor works project data at any time

Update project schedules while making other changes or independent of any changes

MW-2

Review currently funded projects

Select project ID to see related data



MW-3

Move funds between existing projects

The screenshot shows a web form titled "Existing Project Need" with a sub-header "Identify an existing project that needs additional funding". The form includes a "Select Project ID" dropdown menu, a "Current Allocation" text input field, an "Additional Need" text input field, and a "Revised Total" text input field. A "Why is my project missing from this list?" button is located below the project ID dropdown. A "Project Description" text area is at the bottom left, and a "Select Reason for Need" dropdown menu is at the bottom right. "Back" and "Identify funding sources" buttons are at the bottom center. A circular icon with a dollar sign and a gauge is on the right side. Annotations with blue arrows point to the "Select Project ID" dropdown, the "Additional Need" input field, and the "Select Reason for Need" dropdown menu.

Select project ID of project with funding shortfall

Enter additional funding amount required to complete project

Select why funds are needed

MW-4

Add a new project

The screenshot shows a web form titled "Add New Project" with a sub-header "Identify New Project". The form includes a "Proposed Funding Source" dropdown menu with a "Help" button, a "Campus" dropdown menu, and a "Building(s) or Site" dropdown menu. A "Brief Project Description" text area is below these fields, with "See Example" and "Clear" buttons to its right. A "Full Description" text area is below that, with a red "NEW" badge on the right. At the bottom, there are "Available Allocations" (a yellow box), a "Project Cost Estimate" text input field, and a "Select Reason for Need" dropdown menu. "Back" and "Continue" buttons are at the bottom right. Annotations with blue arrows point to the "Proposed Funding Source" dropdown, the "Campus" dropdown, the "Building(s) or Site" dropdown, the "Project Cost Estimate" input field, and the "Select Reason for Need" dropdown menu.

Select appropriation where funds will come from. If not sure, click "Help"

Select campus and building location of new project

Enter project description. Click "See Example" for help.

Enter total expected project cost

Select why project is required

MW-5

Identify resources

Select project with excess funds. Multiple projects can be selected one at a time.

Enter how much funding from the currently selected project that will be re-purposed.

Select why funds are available

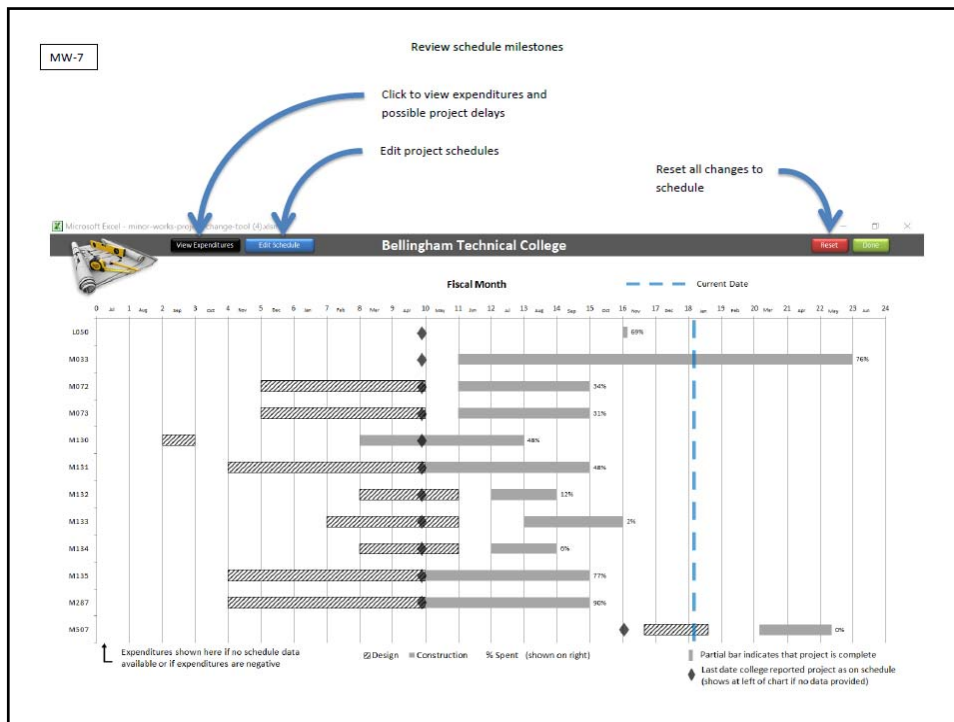
As funds are identified above (from one or more projects), the "total amount identified" is updated. When the amount identified equals the amount needed, the difference will be zero and the gauge to the right will read "full".

After fields are populated, a button will appear here to add the amount to the total re-purposed amount.

MW-6

Review request

Use these buttons to cycle through all of the project changes to verify accuracy before submitting the request.



MW-8 Modify schedule milestones

Select project here. Only one project can be updated at a time (by clicking "Update Project Schedule" below).

Click checkbox if project is on schedule. Current date will be automatically entered.

Save changes and exit

Exit without saving changes

Edit schedule milestones by clicking "Revise" checkbox. This will open a date-picker.

Change Minor Works Project Schedule

M072 \$56,000

State Board ID Allocation

Description

Repair of Bellingham Technical College Building T (Diesel) roof. (FCS R02)

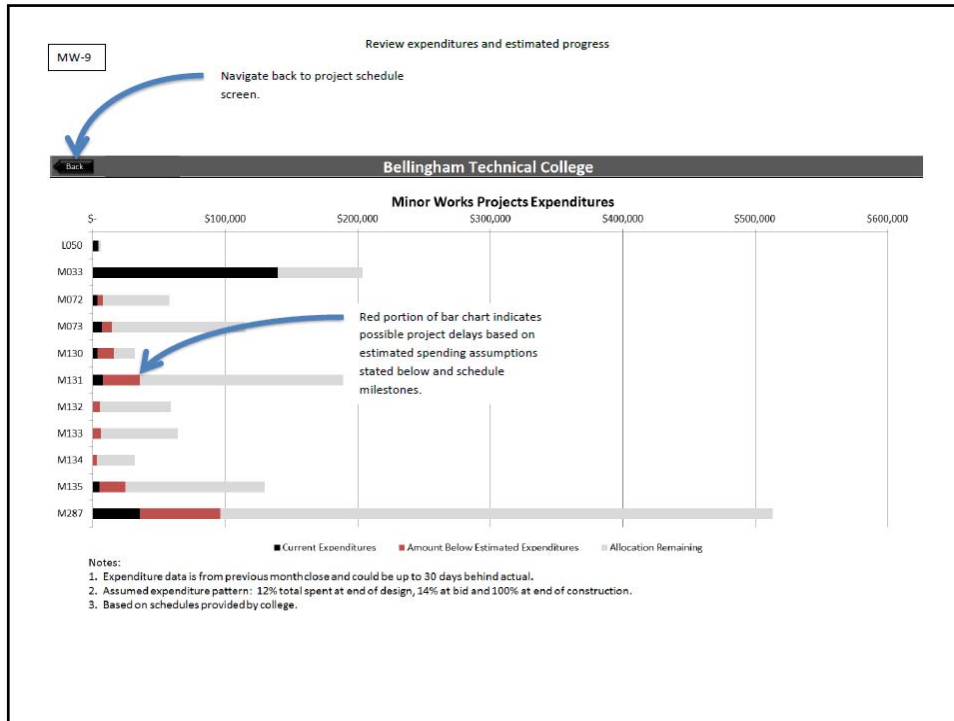
Schedule Milestones	Date	Revise
Design Start	12/01/2015	<input type="checkbox"/>
Design Finish	05/01/2016	<input type="checkbox"/>
Construction Start	06/01/2016	<input type="checkbox"/>
Construction Finish	10/01/2016	<input type="checkbox"/>

Is project on schedule?

Last date confirmed on schedule 04/27/2015

Currently on schedule

Update Project Schedule Exit



WASHINGTON'S COMMUNITY AND TECHNICAL COLLEGES

Minor Works Fund Sharing

- Project funds that cannot be spent by the end of the biennium should be offered to other colleges with funding shortfalls.
- Provide notification to the State Board of any excess funds as soon as possible. Excess funds must be reported by June 28th.
- The State Board will equally distribute excess funds to colleges that have had to spend local funds to supplement a minor project.

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SBCTC
WASHINGTON STATE BOARD FOR
COMMUNITY & TECHNICAL COLLEGES

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Minor Works Schedules – Start EARLY!



- BE READY - All minor works projects included in the proposed budget are expected to be funded (project list included in FCS tool).
- Start planning before funds become available. Right after the start of the biennium, allocations can usually be set up for projects within a week.
- New To help track early progress, the state board will automatically receive copies of all PWRs from DES.

Questions?

HOW IS IT CALCULATED?

Factors	Approx Share of Available Dollars
Total GSF of owned buildings	35%
Total State supported FTE	35%
Total GSF buildings > 25 years old	30%

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PRELIMINARY URF TARGETS

College	URF (RMI)	College	URF (RMI)
Bates	\$ 623,000	Peninsula	\$ 226,000
Bellevue	\$ 1,018,000	Pierce Fort Steilacoom	\$ 488,000
Bellingham	\$ 264,000	Pierce Puyallup	\$ 253,000
Big Bend	\$ 410,000	Renton	\$ 455,000
Cascadia	\$ 168,000	Seattle Central	\$ 989,000
Centralia	\$ 286,000	Seattle North	\$ 701,000
Clark	\$ 819,000	Seattle South	\$ 593,000
Clover Park	\$ 449,000	Shoreline	\$ 515,000
Columbia Basin	\$ 685,000	Skagit Valley	\$ 489,000
Edmonds	\$ 656,000	South Puget Sound	\$ 435,000
Everett	\$ 665,000	Spokane	\$ 1,156,000
Grays Harbor	\$ 274,000	Spokane Falls	\$ 650,000
Green River	\$ 702,000	Tacoma	\$ 550,000
Highline	\$ 645,000	Walla Walla	\$ 545,000
Lake Washington	\$ 428,000	Wenatchee Valley	\$ 404,000
Lower Columbia	\$ 431,000	Whatcom	\$ 320,000
Olympic	\$ 523,000	Yakima Valley	\$ 634,000

Preliminary 2021-23 distribution based on Fall 2018 enrollment and 2018 inventory report to OFM
Final amounts to be based on Fall 2019 enrollment and 2019 inventory report to OFM

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URF - Allowable Expenditures

Emergency project matching funds

Code / Regulatory compliance

Emergent / deferred capital repairs

Supplemental funding for capital repair

URF - Unallowable Expenditures

Maintenance & Operations

Enterprise Operations

Salaries & Benefits (some exceptions)

Instructional Equipment

Equipment / Furnishings

Leased Facilities

Parking

Student Government

Energy Conservation

Telecommunications / IT

EMERGENCY AND HAZARDOUS MATERIALS POOLS

These pools are part of our
Minor Works – Preservation appropriation

\$2 million for
Emergency
Reserve

\$2 million for
Hazardous
Materials

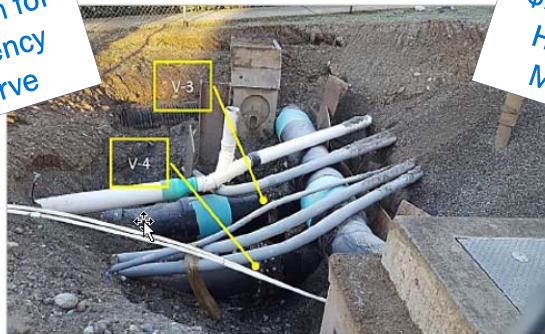


Figure 1 - This image was taken facing south from above the excavation at main chilled water line valves V-3 and V-4.

SYSTEM-WIDE EMERGENCY FUNDS

The State Board manages a pool for college emergencies. For this pool the definition of an “emergency” is:

- I. Catastrophic loss or failure* of a building or system.
- II. When a capital repair cannot be deferred into the next biennial budget cycle.
- III. When work cannot be accomplished through URF and exceeds college’s ability to respond with available minor work preservation funding.
- IV. When delays in repair would cause costly collateral damage.
- V. When large portions of a college’s programs would be placed at risk.
- VI. When life safety and property risks are too high to leave un-addressed.

* Catastrophic loss or failure often presents an immediate threat to life or property

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RESTRICTED USE OF EMERGENCY FUNDS

System-wide emergency funds cannot be used to:

- I. Augment a non-emergency local-capital project.
- II. Augment another state-funded project.
- III. Construct a repair or replacement that is deferrable to the next legislative-funding opportunity.

FUNDING IS LIMITED

To minimize the college’s risk, we will initially allocate the funding based on the estimated cost and then adjust to actuals as realized. The maximum amount from either the Emergency or HazMat pool is \$500,000 per occurrence.

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HOW TO REQUEST EMERGENCY FUNDING

- ✓ Take care of the immediate need for people and property
- ✓ Notify SBCTC of your emergency situation as a "heads up"
- ✓ Complete the [Emergency Assistance Request form](#) to help us evaluate the need for emergency funding and calculate the share of project expenses.

	By College	By SBCTC *
For the first project	50% of cost up to 1/3 of RMI dollars	Remaining costs
For the second project	50% of cost up to 1/3 of RMI dollars for projects #1 and #2 combined	Remaining costs
For the third and all subsequent projects	50% of cost up to 3/8 of RMI dollars for all projects	Remaining costs

Deductible = 5% of initial URF allocation

* Within the total of "emergency pool" funds available.
C. If construction costs of an emergency repair exceed the \$500,000, SBCTC may elect to fund the design portion of the work and seek the \$500,000 in a supplemental or biennial budget request, or through a transfer of funds by the Governor using the Infrastructure Savings Account.

STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES SBCTC/ERF CONTRIBUTION CALCULATIONS

Description	SBCTC/ERF Calc. Criteria	Campus Contribution	SBCTC/ERF Contribution
Bldg. 34 Repair Cost Estimate	\$ 195,000		
Bldg. 31 PWR Rpl. Flashing	\$ 45,671		
Bldg. 31 PWR Re-seal Exterior	\$ 71,292		
Bldg. 31 Consultant Contract	\$ 10,200		
Total Project Cost:	\$ 322,163		
2015-17 RMI	\$ 267,400		
5% 2015-17 RMI	\$ 13,370		
1/3 2015-17 RMI	\$ 89,133		
		Campus	SBCTC/ERF
5% 2015-17 RMI		\$ 13,370	\$ -
50% Bal. to 33% of 2015-17 RMI		\$ 89,133	\$ 89,133
100% Cost Above 33% 2015-17 RMI		\$ -	\$ 130,727
		\$ 102,503	\$ 219,660
Campus Contribution:	\$ 102,503		
SBCTC/ERF Contribution:	\$ 219,660		
Total Project Funding:	\$ 322,163		

SBCTC will assign a project number for you to post all your expenses. When the project is complete, give final expenditure info to SBCTC for final campus/SBCTC distribution.

HOW TO REQUEST A PUBLIC WORKS EMERGENCY

Not all emergencies require a public works emergency declaration. For instance, an unexpected hazardous material exposure during a planned project may be resolved with the current contractor on site through a field authorization or change order. An emergency declaration is not required in order to access SBCTC Emergency or Hazardous Materials funding.

- ✓ Secure life, limb, and property
- ✓ Campus president declares emergency in writing
- ✓ Work with your DES E&AS project manager to expedite the services from consultants and contractors
- ✓ Notify SBCTC of emergency event and gather supporting documents of the capital costs associated with the emergency

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SYSTEM-WIDE HAZARDOUS MATERIAL FUNDS

The State Board also manages a pool for hazardous materials encountered at the colleges. The criteria is the same as for the emergency pool except there is no college deductible.



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MAJOR PROJECTS



ALLOTMENT PHASES

WASHINGTON ARTS COMMISSION

- RCW 43.17.200: Every major project is appropriated .5% of escalated MACC to be used for Art in Public Places
- Allocation will appear in SBCTC project list

Cost Estimate Details

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0			0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$186,018			0.5% of Escalated MACC for new and renewal construction
less locally funded portion	-\$32,748			
Insert Row Here				
ARTWORK TOTAL	\$153,270	NA	\$153,270	

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Todd Benson, *Infinite Humanity* (detail)
2017. Columbia Basin College, Pasco.

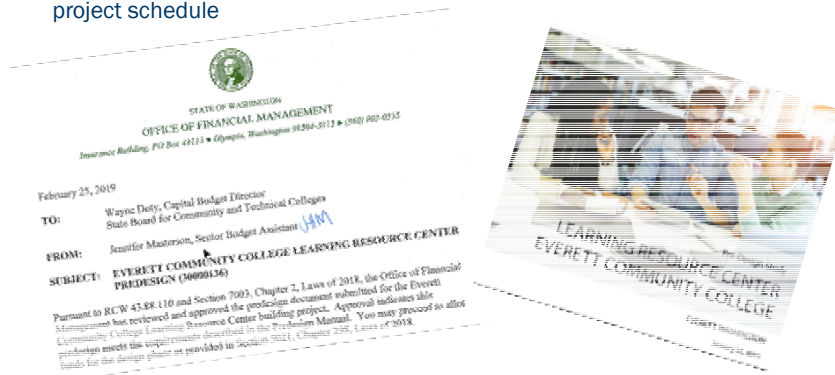
Program Overview

ArtsWA's Art in Public Places program (AIPP) facilitates the acquisition of, and care for, artwork at the state's K-12 public schools, colleges, universities, and state agencies, enhancing and activating the built environment. Since its inception in 1974, AIPP regularly adjusts its practices to respond to the changing needs of its partners and the evolving field of public art. AIPP is charged with building and managing a collection of professionally-created and publicly-accessible art as a cultural legacy for all citizens. In concert with that goal is the obligation to be transparent, responsibly manage public funds, and effectively partner with all stakeholders. While over half the nation's states have public art programs, AIPP is viewed as a leader because of its history, diversity, inclusive acquisition processes, and proactive collection care policies.

Works acquired through AIPP become part of the State Art Collection, which is publicly owned, publicly sited, and publicly selected. With over 4,700 works, Washington is home to one of the oldest and largest state public art collections. Notable local, regional, and national artists are represented in the collection holdings.

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- College submits Predesign document to State Board capital staff for review prior to OFM submission
- OFM reviews and approves Predesign
- State Board requests allotment of remaining Design phase funds based on project schedule



CONSTRUCTION PHASE

- State Board requests the Construction phase allotment after legislature approves capital budget and supporting allotment materials are collected
- Allotment based on estimated expenditures for current biennium based on project schedule

Schedule			
Predesign Start	May-18	Predesign End	December-18
Design Start	January-19	Design End	January-20
Construction Start	April-20	Construction End	November-21
Construction Duration	19 Months		

- Artwork portion will be listed in the State Board capital projects
- Construction allotment does not include Furniture, Fixtures, and Equipment

FURNITURE, FIXTURES, AND EQUIPMENT

- A listing of all FF & E to be purchased including part numbers and website links
- Summary of percentage of FF & E intended to be procured from Correctional Industries, if known at time of allotment request
- An affirmation statement from the agency that the FF & E purchases will remain within the appropriation amount, and that all FF & E required for start-up and operation of the new facility is included in the FF & E purchases

Equipment			
Equipment	\$2,363,266		
Sales Tax	\$205,604		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,568,870	Equipment Subtotal Escalated	\$2,882,273

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WHAT QUALIFIES AS FF & E?

Allowed

- Built-in equipment permanently attached to building
- Fixed equipment attached to building and contributes to facility's function
- Movable equipment necessary for the function of the building and remains in the building
- Average useful life 13 years or more

Not Allowed

- Consumable inventories (office, janitorial, chemical supplies)
- Custodial, grounds, office equipment
- Glassware
- Software unless component of specialized equipment
- Spare or replacement parts
- Moving furniture, equipment, and supplies

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Project Name: AH/ECDC
Project Number: 30000126

Equipment Appropriation Amount: \$ 1,770,979
Your Sales Tax Rate: 8.4% [DOR Sales Tax lookup](#)

Equipment: \$1,637,199
Sales Tax: \$137,484
Total Budget: \$1,774,683

Previous FFE allocation(s)	Part Number	Description	Qty	Unit Price	Total w/o Tax	Allowed for Capital Funding	Sales Tax
This Allocation Request	05-76-3284N	Wheelchair - Traveler SE with elevating leg rests	2	\$168.00	\$336.00		\$28.22
Future FFE allocation(s)	05-76-1051N-Large	Easy Lift Patient Lifting System	1	\$110.12	\$110.12		\$9.25
	05-76-1051N-Med	Easy Lift Patient Lifting System - medium sling	1	\$110.12	\$110.12		\$9.25
	21-81-4444N	Manikin, Lo Fidelity	1	\$1,731.32	\$1,731.32		\$145.43
	323-20030	Manikin, Lo Fidelity	2	\$2,736.78	\$5,473.56		\$462.98
	300-20090	Manikin, Lo Fidelity	2	\$3,038.00	\$6,076.00		\$510.36
Equipment							
IT-Media Equipment							
Nursing		\$571,951					
Medical Assisting		\$61,521	\$5,168				
ECDC		\$66,395	\$5,577	\$71,972			
Specialty Equip		\$26,265	\$2,206	\$28,471			
Furnishings		\$459,775	\$38,581	\$498,355			
Total		\$1,637,199	\$137,484	\$1,774,683			
Over Allocation Request			\$3,704				

[FF&E Template](#)

Components needed for allotment packets

Project Cost Element	Allotment Packets and Contents							Requirements for Allotment						
	Pre-bid	Design	Contest 1	Contest 2	FF&E	Purchase and sale agreement ¹	Prior approval of Pre-design	Bid TAB ²	Request Budget ³	Value Engineering Report	Contractability Review	LEED checklist ⁴	Energy Use Cycle Cost Analysis	Furniture, Fixture and Equipment ⁵
Consultant services for pre-design	X													
Acquisition		X				X								
Basic Service prior to bid		X				X								
Extra Service prior to bid		X				X								
Design Contingency		X				X								
Basic Services for bid and construction administration			X											
Other Services for bid and construction administration			X											
Remaining Design Contingency			X											
Low responsible bid plus selected alternates				X			X	X	X	X	X	X	X	
Construction contingency based on bid result				X			X	X	X	X	X	X	X	
Construction sales tax based on bid result				X			X	X	X	X	X	X	X	
Equipment					X									X
Art work set aside				X				X						
Other Costs		X												
College Project Management		X												

PREVIOUS SCORES

for 2015-17	
Score	Rank
89.784	1
87.888	2
84.305	3
82.535	5
81.853	4
81.684	7
80.376	6
80.304	8
78.947	9
78.872	10
77.599	11
76.320	12
72.214	13
68.411	14
67.614	15
67.380	16
64.947	17
63.449	18
61.298	19

for 2017-19	
Score	Rank
80.150	1
78.607	2
77.986	3
77.755	4
76.411	5
75.227	6
73.183	7
72.368	8
71.786	9

for 2019-21	
Score	Rank
93.480	1
93.070	2
88.720	3
87.950	4
87.260	5
86.970	6
86.120	7
84.610	8
83.660	9
82.800	10
82.170	11
82.080	12
82.020	13

for 2019-21	
Score	Rank
82.020	13
81.900	14
81.510	15
80.640	16
80.300	17
79.760	18
77.450	19
76.500	20
75.420	21
73.310	22
73.130	23
71.200	24
62.250	25

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UPDATED SCORING CRITERIA

1. Incorporated definition of infrastructure eligible for our budget request per the AY1718 infrastructure task force recommendation.
2. Incorporate new criteria and guidance for scoring per the AY1718 “built environment” task force recommendations with examples.
3. Removed criteria that are not necessary for submitting the budget request and are not likely to affect the project cost.

Separate handout for criteria.

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PENDING UPDATE OF SCORING CRITERIA AND WORKSHEET

1. Update points and incorporate new criteria.
2. Update reasonableness of cost standard with new OFM Higher Ed Study results due this month.
3. Update escalation with latest Global Insight forecast.
4. Notify BAC list serve when posted on web site

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EVERY MAJOR PROJECT SCORED ON A 100 POINT SCALE

Overarching Criteria

Applies to every project. Has 23 potential points.

Matching Criteria

For projects with non-state funding.

Infrastructure Criteria

For projects with non-building infrastructure.

Renovation Criteria

For projects that include renovation of existing space.

Replacement Criteria

For projects that will demolish existing space and replace it with new construction.

New Area Criteria

For projects that increase the square footage of a campus.

Category-specific criteria always totals 77 potential points.

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CURRENT REQUEST AND PIPELINE MANAGEMENT PRACTICES

- Minor projects are prioritized above major projects in our request.
- We are growing our minor project funding level by 10% each biennium.
- We are adding a new \$34 million minor project category for infrastructure repairs in 2021-23.
- Once a major project is added to the pipeline it remains until it is funded for construction.
- New major projects are added below existing projects in the pipeline in rank order from their selection.

Continued on next slide

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CURRENT REQUEST AND PIPELINE MANAGEMENT PRACTICES - CONTINUED

- Major projects are constructed in the order they were added to the pipeline.
- We request design-phase funding the biennium before we plan to construct each project.
- The design-phase requests are woven into the construction-phase requests such that the same level of funding that funds the design could fund the construction in the subsequent biennium.
- Once they enter the pipeline, major project costs go up with OFM approved cost escalation and new requirements.

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WHO IS NOT IN THE PIPELINE TODAY AND AFTER JUNE 30TH?

<u>College</u>	<u>Last Major Construction-phase Funding</u>
Big Bend	2017-19 for Prof-Tech Education Center
Clover Park	2017-19 for Advanced Manufacturing Center
Green River	2013-15 for Trades & Industry Building
Yakima	2013-15 for Palmer Martin Replacement
South Puget Sound	2011-13 for Learning Resource Center

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SELECTION OF NEW MAJOR PROJECTS FOR 2021-23 CAPITAL REQUEST

Holding a limited competition for new major projects to enter the pipeline in 2021-23.

Each of the five colleges not currently in the pipeline can submit one proposal. Those colleges are:

1. Big Bend Community College
2. Clover Park Technical College
3. Green River College
4. Yakima Valley College
5. South Puget Sound Community College

Major project proposals will be due mid-December 2019.

Major project proposals will be scored by a task force with representatives from WACTC, WSSSC, BAC, IC, OFC, and state board staff with oversight from ACT.

No one on the scoring task force may have worked at one of the five colleges submitting a proposal.

The proposals will be evaluated using the AY1819 capital task force recommended criteria by April 2020.

All proposals that score 70 points or more will be added to the pipeline in rank order for construction after the projects currently in the pipeline.

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NEXT STEPS

2019

- May 2nd SBCTC adopts criteria and rules for 2021-23 major project selection
- May 9th 2021-23 budget development workshop at Columbia Basin – Richland
- May 28th 2021-23 budget development workshop at Green River
- Jun Colleges begin development of 2021-23 capital requests
- Jun 26th SBCTC adopts guidance for 2020 supplemental request
- Jul Colleges update major project cost estimates for 2020 supplemental
- Sep SBCTC staff submit 2020 supplemental to OFM and legislature
- Dec Colleges submit major projects requests for scoring

2020

- Jan Legislature convenes for consideration of supplemental budget
- Feb Major project scoring complete
- Mar Colleges submit minor capital program requests
- Apr WACTC recommends 2021-23 capital request to State Board
- May SBCTC adopts 2021-23 capital request
- Jun Colleges update major project cost estimates
- Sep SBCTC staff submit 2021-23 request to OFM and legislature



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