



2026 SUPPLEMENTAL CAPITAL BUDGET REQUEST

SEPTEMBER 11, 2025

Major Project Work

Anchored in local communities across Washington, our 34 community and technical colleges collectively enrolled about 307,000 students in the 2024-25 school year. We proudly serve a very diverse student population. Our students are more likely to be the first in their families to attend college, come from lower-income families, be people of color, hold down jobs while enrolled, and care for parents or children. The median age is 26.

The community and technical college system's 2026 supplemental capital budget request of \$150 million includes construction funding for two major projects in the system's pipeline: the CC5 Gateway Building at Cascadia College and the Triton Learning Commons at Edmonds College. These buildings will allow those colleges to consolidate support services in one location, improving their ability to meet the needs of their students.

Climate-Conscious Solutions

Seven additional projects will help colleges meet Washington state's decarbonization goals. As required by the Washington State Clean Buildings Performance Standard, these colleges will work to convert their campus district energy systems from natural gas-fired boilers and heating systems to electricity.

With full funding of the college system's capital request, Seattle Central, Clark, and North Seattle colleges will complete building upgrades and install energy-efficient heat pumps. Edmonds, Highline, Tacoma, and Cascadia colleges will implement critical studies of electrical infrastructure and utility service capacity to ensure their ability to power future electrified heating systems.

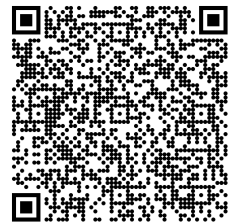
Long-Term Investments

Every day, our students, faculty, and staff rely on climate-controlled buildings to learn and work in safe and comfortable places. Heating and cooling, though, can be a significant source of high ongoing and emergency costs, inefficiencies, and greenhouse gas emissions.

To ensure fiscal responsibility, lessen the effects of climate impacts, and support the state's climate commitment goals, the State Board requests funding to fine-tune and upgrade college building mechanical, heating, ventilation, and air conditioning systems. These projects will help colleges and the state offset increasing operating budget impacts, extend the life of systems, and reduce greenhouse gas emissions.

One request will help colleges retune building mechanical systems to improve energy efficiency by optimizing HVAC system performance. The second request focuses on long-term improvements to mechanical system controls to adapt building heating, cooling, and ventilation when and where it's needed. Funding the third request will help colleges phase out HVAC systems that run on ozone-depleting HCFC-22 refrigerant prohibited by the Montreal Protocol, the US Environmental Protection Agency, and Washington state climate regulations.

The State Board will allocate funding to colleges through a competitive process so they can proactively modernize and improve aging and obsolete HVAC and mechanical building systems.



CONTACT INFORMATION

Darrell Jennings
Capital Budget Director
360-704-4382
djennings@sbctc.edu

2026 Capital Budget Request

Priority	College	Number	Project	Funding Phase	Appropriation Request
1	Cascadia	40000222	CC5 Gateway building	Construction	\$42,112,000
2	Edmonds	40000114	Triton Learning Commons	Construction	\$44,819,000
3	Seattle Central	40001348	EcoDistrict Decarbonization	Design & Construction	\$22,409,000
4	North Seattle	40001347	District Energy Decarbonization Phase 1	Design & Construction	\$7,877,000
5	Clark	40001349	District Energy Decarbonization Phase 1	Design & Construction	\$21,307,000
6	Systemwide	40001338	CTC Building Tune-up Program	Grant Program	\$2,000,000
7	Edmonds	40001342	District Energy Decarbonization Electrical Supply Study	Design & Construction	\$639,000
8	Highline	40001345	District Energy Decarbonization Phase 1	Design & Construction	\$1,020,000
9	Tacoma	40001344	District Energy Decarbonization Electrical Supply Study	Design & Construction	\$717,000
10	Cascadia	40001346	Cascadia/UW Bothell District Energy Decarbonization Phase 1	Design & Construction	\$302,000
11	Systemwide	40001339	CTC Building HVAC Control-to-Schedule Upgrades	Grant Program	\$2,000,000
12	Systemwide	40001340	CTC HCFC-22 Refrigerant System Replacement	Grant Program	\$4,000,000

Certificate of Participation/Alternative Financing Requests

College	Number	Project	Funding Phase	Alternative Financing Authority Request
Lower Columbia	40001341	David Story Field Improvements	Design & Construction	\$3,000,000
Spokane	40001343	Main Building East Wing Renovation	Design & Construction	\$15,000,000

Updated 9/7/2025

SBCTC 2026 Supplemental Capital Budget Request

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TAB A

Ten-year Capital Program Summary

Capital Budget FTE Summary

Fund 060 Cashflow Projection for 2026 Supplemental

Department of Archaeology and Historic Preservation Review (DAHP)

- 1 - 40000222 Cascadia - CC5 Gateway Building DAHP Consultation
- 2 - 40000114 Edmonds - Triton Learning Commons DAHP Consultation
- 3 - 40001348 Seattle Central - Eco District Decarbonization DAHP Consultation
- 4 - 40001347 North Seattle - District Energy Decarbonization Phase 1 DAHP Consultation
- 5 - 40001349 Clark - District Energy Decarbonization Phase 1 DAHP Consultation
- 7 - 40001342 Edmonds - District Energy Decarbonization Electrical Supply Study DAHP Consultation
- 8 - 40001345 - Highline - District Energy Decarbonization Phase 1 DAHP Consultation
- 9 - 40001344 - Tacoma - District Energy Decarbonization Electrical Supply Study DAHP Consultation
- 10 - 40001346 - Cascadia-UW Bothell - District Energy Decarbonization Phase 1 DAHP Consultation

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

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS001

Date Run: 9/9/2025 10:07AM

Project Class: Preservation (State-Owned)

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
3	40001348 Seattle Central EcoDistrict Decarbonization									
	26C-1 Climate Commit Accou-State	30,229,000				22,409,000	7,750,000	70,000		
4	40001347 North Seattle District Energy Decarbonization Phase 1									
	26C-1 Climate Commit Accou-State	12,740,000				7,877,000	4,723,000	70,000		70,000
5	40001349 Clark College District Energy Decarbonization Phase 1									
	26C-1 Climate Commit Accou-State	36,307,000				21,307,000			9,600,000	5,400,000
7	40001342 Edmonds District Energy Decarbonization Electrical Supply Study									
	26C-1 Climate Commit Accou-State	78,196,000				639,000	10,952,000	74,000	39,545,000	26,986,000
8	40001345 Highline District Energy Decarbonization Phase 1									
	26C-1 Climate Commit Accou-State	112,224,000				1,020,000	26,070,000	53,880,000	25,342,000	5,912,000
9	40001344 Tacoma District Energy Decarbonization Electrical Supply Study									
	26C-1 Climate Commit Accou-State	75,623,000				717,000	2,281,000	8,295,000	17,622,000	46,708,000
10	40001346 Cascadia/UW Bothell District Energy Decarbonization Phase 1									
	26C-1 Climate Commit Accou-State	23,850,000				302,000	5,922,000	4,914,000	9,931,000	2,781,000
Total: Preservation (State-Owne		369,169,000				54,271,000	57,698,000	67,303,000	102,040,000	87,857,000

Project Class: Program Improvement (State-Owned)

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	40001341 COP for Lower Columbia College David Story Field Improvements									
	COP-6 Certificate of Part-Non-Appropriated	3,000,000				3,000,000				

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

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS001

Date Run: 9/9/2025 10:07AM

Project Class: Program Improvement (State-Owned)

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	40001343 COP for Spokane Community College Main Building East Wing Renov.									
	147-6 HE Plant	10,000,000				10,000,000				
	Accounts-Non-Appropriated									
	COP-6 Certificate of Part-Non-Appropriated	15,000,000				15,000,000				
	Project Total:	25,000,000				25,000,000				
1	40000222 Cascadia: CC5 Gateway building									
	057-1 State Bldg Constr-State	42,112,000				42,112,000				
2	40000114 Edmonds: Triton Learning Commons									
	057-1 State Bldg Constr-State	44,819,000				44,819,000				
Total: Program Improvement (St		114,931,000				114,931,000				

Project Class: Grant/Loan

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
6	40001338 Community and Technical College Building Tune-up Program									
	26C-1 Climate Commit Accou-State	2,000,000				2,000,000				
11	40001339 CTC Building HVAC Control-to-schedule Upgrades									
	26C-1 Climate Commit Accou-State	2,000,000				2,000,000				
12	40001340 CTC HCFC-22 Refrigerant System Replacement									
	26C-1 Climate Commit Accou-State	4,000,000				4,000,000				
Total: Grant/Loan		8,000,000				8,000,000				

699 - Community and Technical College System
Ten Year Capital Plan by Project Class
 2025-27 Biennium
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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS001
Date Run: 9/9/2025 10:07AM

Total Account Summary

<u>Account-Expenditure Authority Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2025-27</u>	<u>New Approp 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>	<u>Estimated 2031-33</u>	<u>Estimated 2033-35</u>
057-1 State Bldg Constr-State	86,931,000				86,931,000				
147-6 HE Plant Accounts-Non-Appropriated	10,000,000				10,000,000				
26C-1 Climate Commit Accou-State	377,169,000				62,271,000	57,698,000	67,303,000	102,040,000	87,857,000
COP-6 Certificate of Part-Non-Appropriated	18,000,000				18,000,000				
Total	492,100,000				177,202,000	57,698,000	67,303,000	102,040,000	87,857,000

Ten Year Capital Plan by Project Class

*

Report Number: CBS001
Date Run: 9/9/2025 10:07AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

OFM

699 - Community and Technical College System

Capital FTE Summary

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS004

Date Run: 9/10/2025 9:38AM

FTEs by Job Classification				
Job Class	Authorized Budget		2025-27 Biennium	
	2023-25 Biennium			
	FY 2024	FY 2025	FY 2026	FY 2027
Staff for Decarbonization Projects			0.0	2.0
Staff for Major Projects			2.7	2.7
Total FTEs			2.7	4.7

Account				
Account - Expenditure Authority Type	Authorized Budget		2025-27 Biennium	
	2023-25 Biennium			
	FY 2024	FY 2025	FY 2026	FY 2027
057-1 State Bldg Constr-State			208,924	484,820

Narrative

Major Project & Decarbonization Project Staff are for college project management consistent with OFMs budget instructions. Estimated cost of \$693,744 / FTE for salaries/benefits.

Capital FTE Summary
2025-27 Biennium
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Report Number: CBS004
Date Run: 9/10/2025 9:38AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget



State Board for Community and Technical Colleges
Fund 060 cashflow projection for biennium 2025-27
September 2025 Update

<u>SBCTC BUILDING ACCOUNT (060-1)</u>	FY24	FY25	2023-25	FY26	FY27	2025-27
	Actuals	Actuals	Actual, pending AFRS close	Projected	Projected	Projected
BEGINNING BALANCE (including reserves)	\$ (100,494)	\$ 15,671,600	\$ (100,494)	\$ 33,191,382	\$ 42,749,975	\$ 33,191,382
Adjustment to match OFM beginning balance	\$ 270,820		\$ 270,820	\$ 463		\$ 463
RECEIPTS:						
Tuition - Building Fees	\$ 40,562,250	\$ 46,544,382	\$ 87,106,632	\$ 48,017,500	\$ 49,012,681	\$ 97,030,181
Other Revenue Income						
TOTAL RECEIPTS	\$ 40,562,250	\$ 46,544,382	\$ 87,106,632	\$ 48,017,500	\$ 49,012,681	\$ 97,030,181
EXPENSE RESERVE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE RESERVE	\$ -	\$ -	\$ -	\$ 2,400,875	\$ 2,450,634	\$ 4,851,509
			-			-
BALANCE PLUS RECEIPTS, LESS RESERVES	\$ 40,732,576	\$ 62,215,982	\$ 87,276,958	\$ 78,808,007	\$ 89,312,022	\$ 125,370,054
			-			-
			-			-
DISBURSEMENTS:			-			-
Debt Service	\$ 10,039,698	\$ 10,048,652	\$ 20,088,350	\$ 10,047,000	\$ 10,050,000	\$ 20,097,000
Debt Reserve						
TOTAL DISBURSEMENTS	\$ 10,039,698	\$ 10,048,652	\$ 20,088,350	\$ 10,047,000	\$ 10,050,000	\$ 20,097,000
AUTHORITIES:						
2023-25 Appropriation authorities (includes 2024 & 2025 supplemental)			\$ 45,707,000			
2023-25 Reappropriation authority for 2025-27 (per EA schedule, 7/1/2025)						\$ 14,227,000
2025-27 Appropriation authorities						\$ 93,968,000
EXPENDITURES:						
2023-25 Expenditures (actual, pending AFRS close)	\$ 15,021,278	\$ 18,975,948	\$ 33,997,226			
2023-25 Reappropriation authority for 2025-27 (actual, pending AFRS close)				\$ 7,657,160		\$ 7,657,160
2025-27 Preventive Facility Maintenance & Building Repairs (projected)				\$ 10,260,000	\$ 12,540,000	\$ 22,800,000
2025-27 Minor works (projected)				\$ 8,093,872	\$ 63,074,128	\$ 71,168,000
TOTAL EXPENDITURES	\$ 15,021,278	\$ 18,975,948	\$ 33,997,226	\$ 26,011,032	\$ 75,614,128	\$ 101,625,160
ENDING BALANCE	\$ 15,671,600	\$ 33,191,382	\$ 33,191,382	\$ 42,749,975	\$ 3,647,894	\$ 3,647,894



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

November 8, 2017

Ms. Brenda Hake Misel
Schreiber Starling Whitehead
901 Fifth Avenue, Suite 3100
Seattle, Washington 98164

Re: Cascadia College New Building Project
Log No.: 2017-11-08024-OFM

Dear Ms. Hake Misel;

Thank you for contacting our department pursuant to Executive Order 05-05 on behalf of Cascadia College. We have reviewed the materials you provided for the proposed Cascadia College New Building Project at 18345 Campus Way NE, Bothell, King County, Washington.

We concur with your determination of no cultural resource impacts.

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Whitlam', is written over a light blue rectangular background.

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



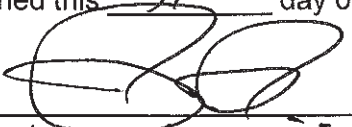
Mail or Fax this form to: Department of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106
P.O. Box 48343
Olympia, WA 98504-8343
360-586-3067

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

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

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

Signed this 31st day of January, 2014.



Signature

Terence Hsiao
Vice President for Administrative Services

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

www.cascadia.edu



STATE OF WASHINGTON
DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

Information Request Form
Archaeological Sites

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

.....

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

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

Location of Land

Land Address: 18345 Campus Way NE

City: Bothell

County: King

Parcel(s): _____

Township: _____ Range: _____ Section: _____

2011 UW/CCC MASTER PL

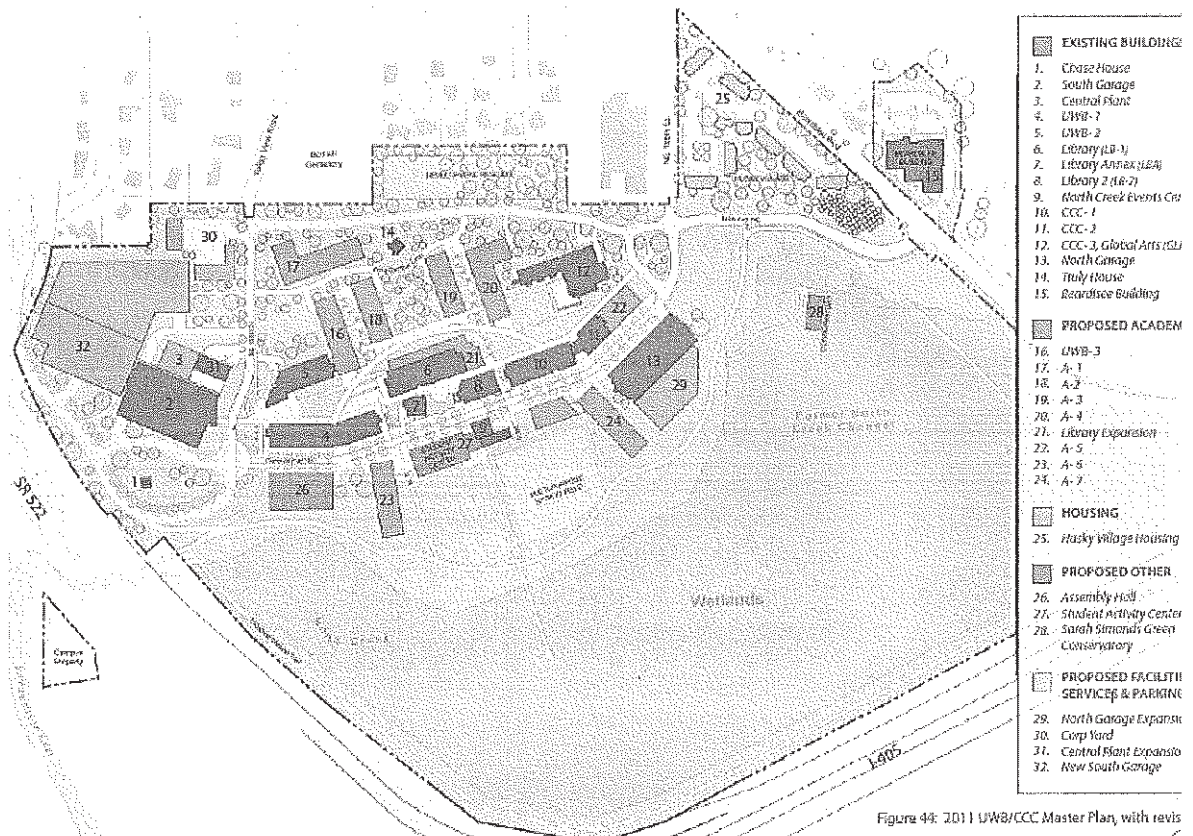


Figure 44: 2011 UW/CCC Master Plan, with revis

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

K1 647

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

1. Name of Property

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

2. Location

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

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	1 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	—	— sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	—	— structures
	<input type="checkbox"/> object	—	— objects
		1	1 Total

Name of related multiple property listing:
Historic Resources of Bothell

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

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

Signature of certifying official

Date

7/9/90

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

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Other: gable front and wing

Materials (enter categories from instructions)

foundation concrete & wood: post & beam

walls wood: weatherboard

roof wood: shingles

other

Describe present and historic physical appearance.

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

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

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

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

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

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

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

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

Areas of Significance (enter categories from instructions)

Architecture
Health/Medicine

Period of Significance

c. 1885-1895

Significant Dates

1889-1895

c. 1885

Cultural Affiliation

N/A

Significant Person

Chase, Dr. Reuben

Architect/Builder

not known

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

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

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

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

9. Major Bibliographical Reference

Evans, Jack. A Little History of Bothell. Washington. Seattle: SCW Publications, 1980.
Stickney, Amy Eunice, and Lucile McDonald. Squak Slough. Seattle: Evergreen Printing Co., 1977.

Previous documentation on file (NPS):

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

☐ See continuation sheet

Primary location of additional data:

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

Specify repository:

10. Geographical Data

Acree of property less than one

UTM References

A 10 560780 5289440
Zone Easting Northing
C Zone Easting Northing

B Zone Easting Northing
D Zone Easting Northing

☐ See continuation sheet

Verbal Boundary Description

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

☐ See continuation sheet

Boundary Justification

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

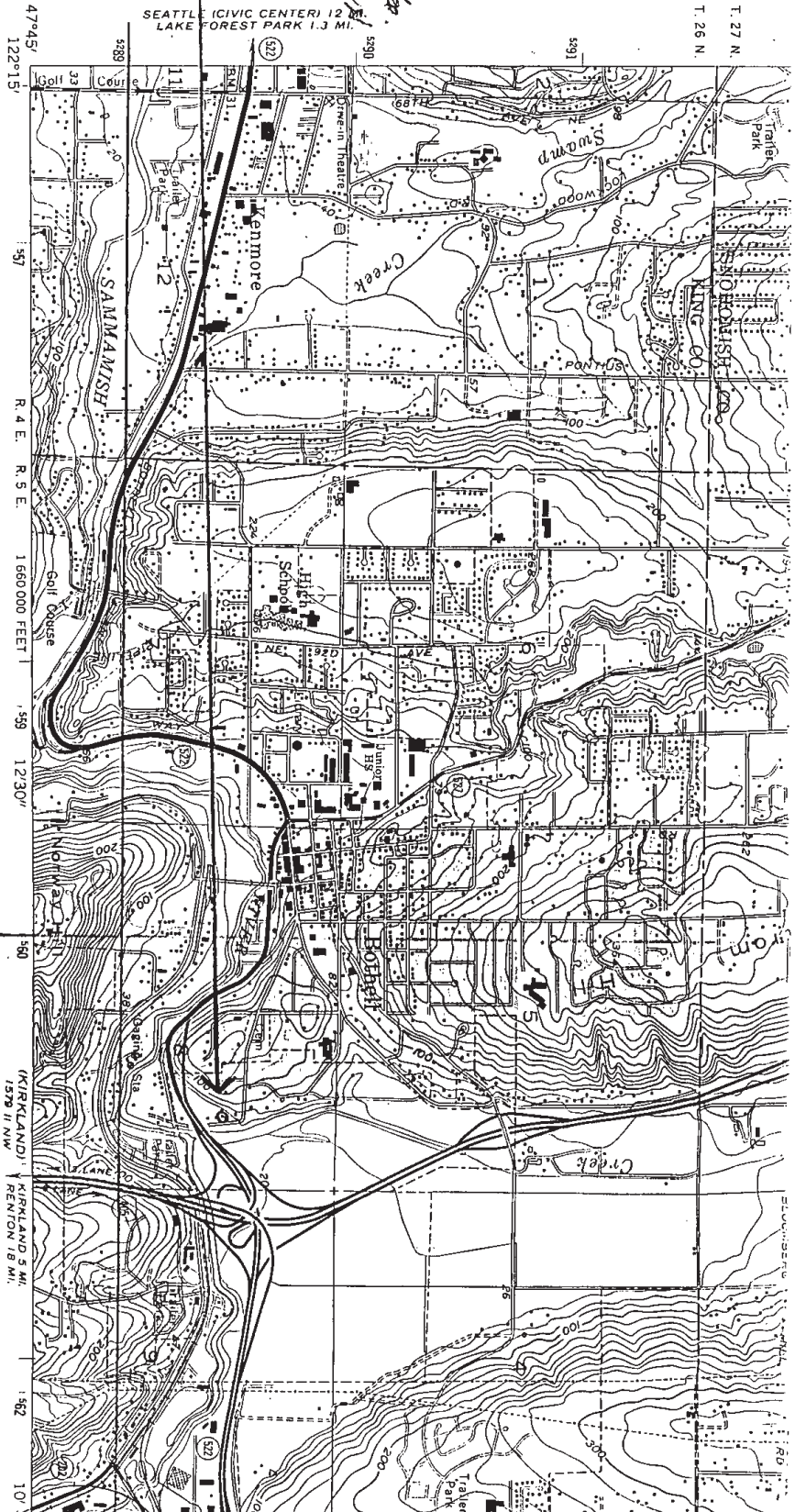
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11. Form Prepared By

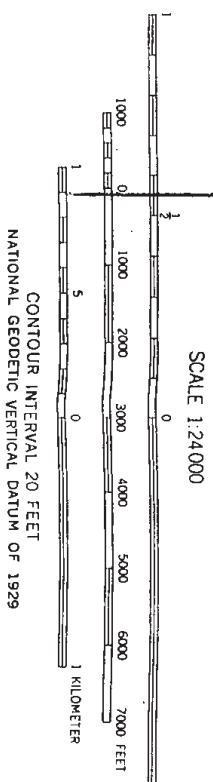
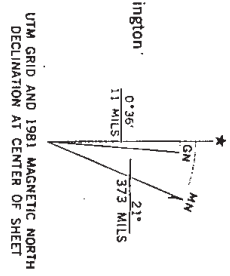
Name/title Robert D. Garwood, edited by L. Garfield
organization City of Bothell
street & number 18305 101st N.E.
city or town Bothell

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

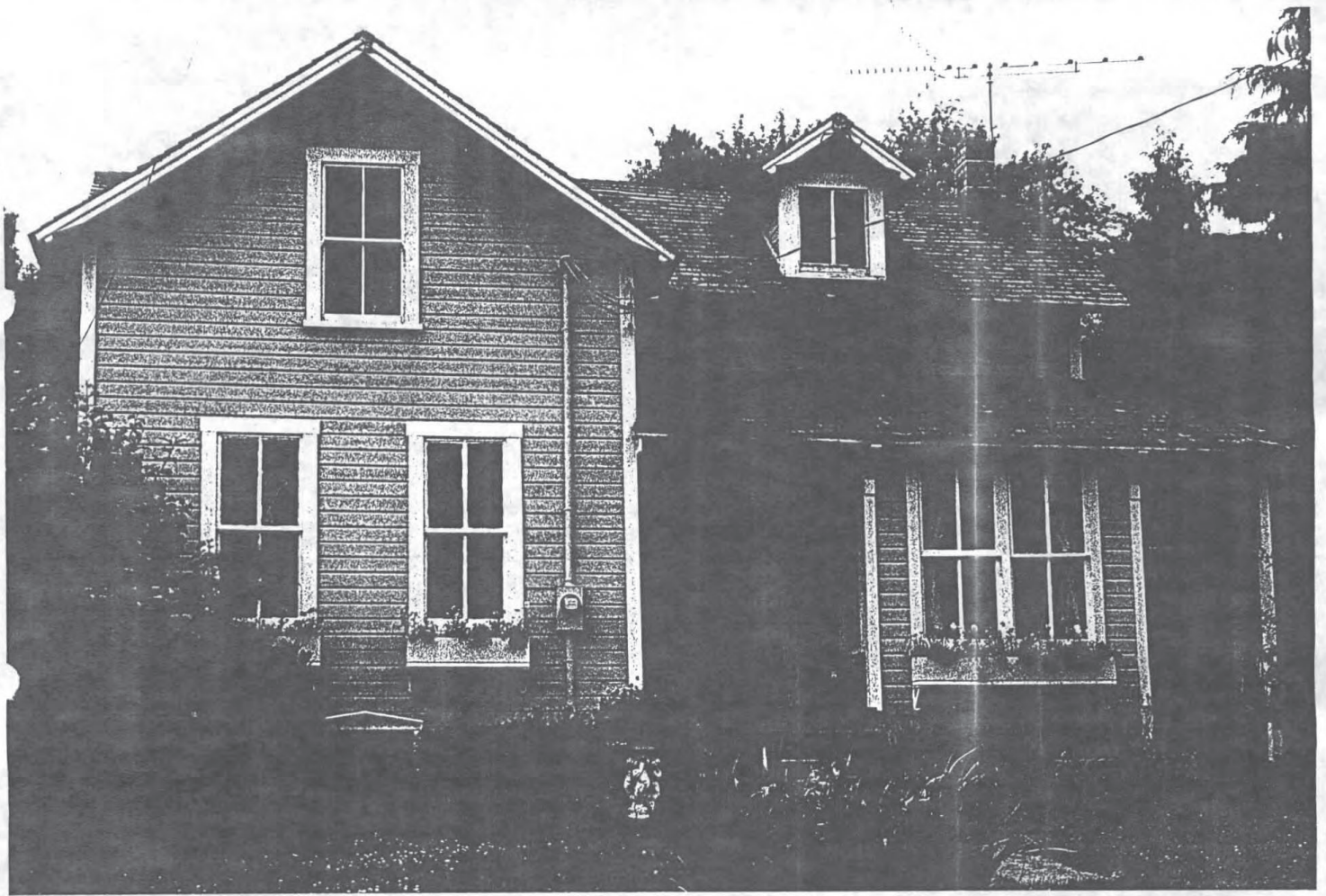
Reuben Chase Hq.
Bozell, King Co, WA
UTM References
10/560780/508940



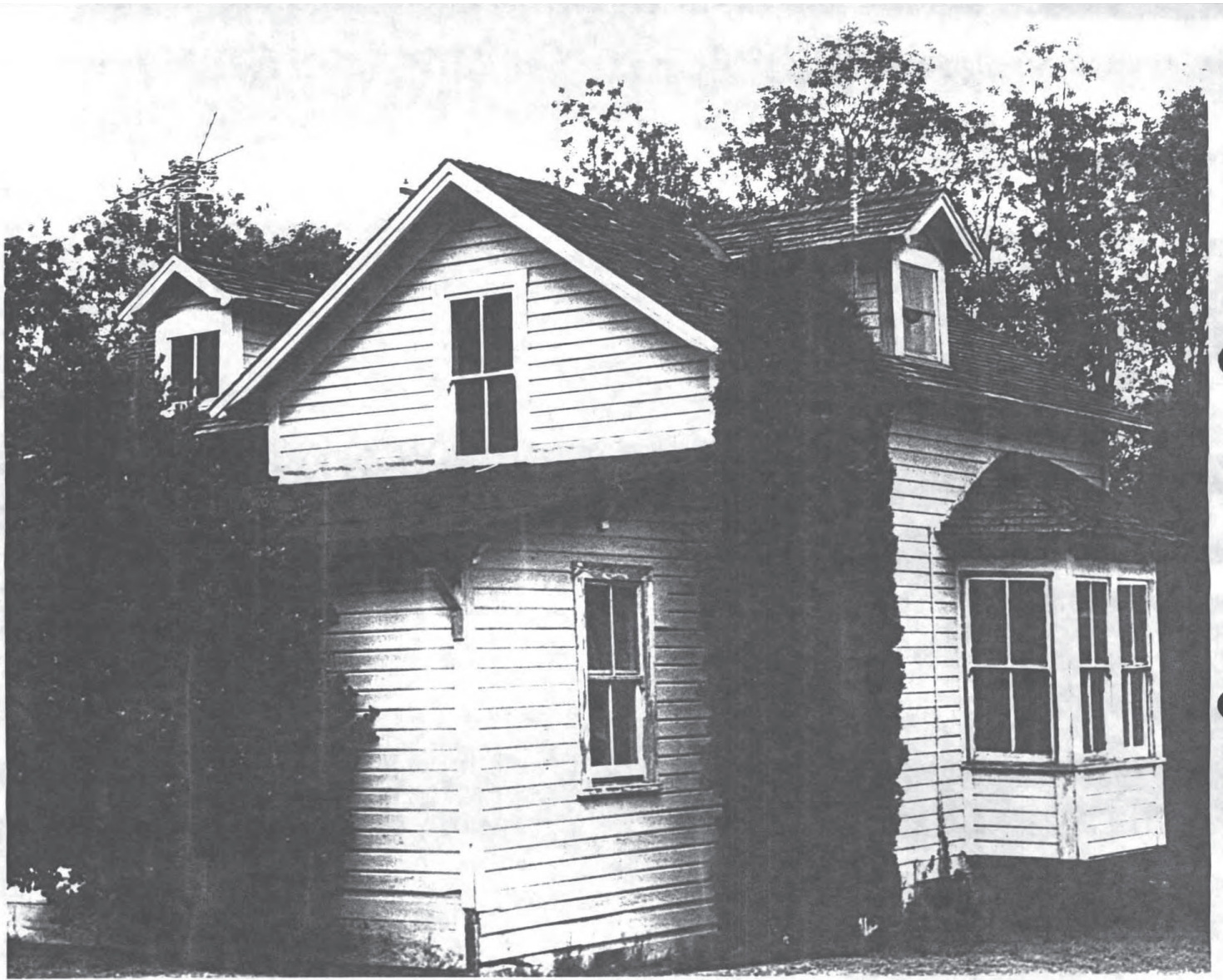
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There may be private inholdings within the boundaries of the National or State reservations shown on this map

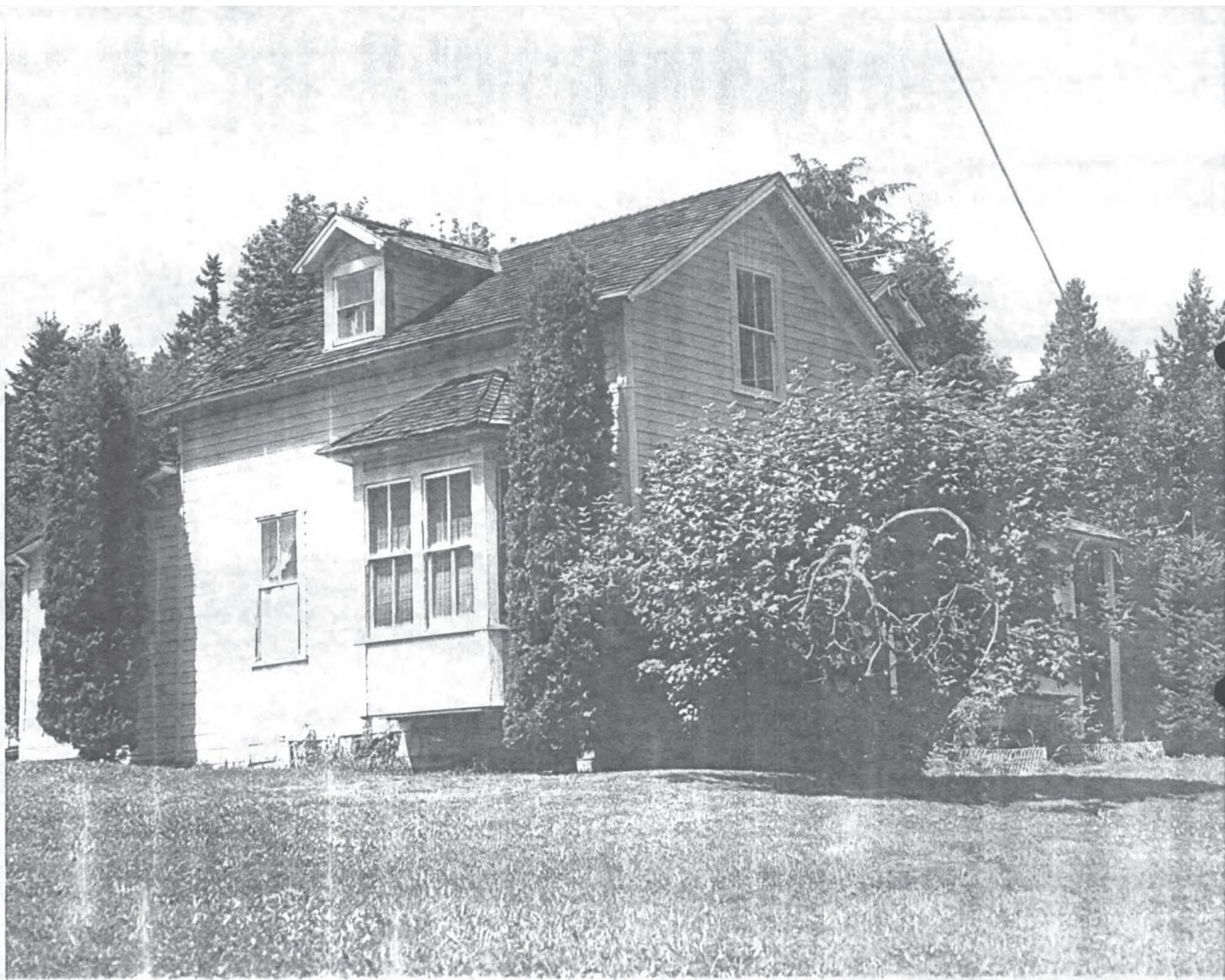


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ARCHAEOLOGICAL RESOURCES ASSESSMENT OF
THE UNIVERSITY OF WASHINGTON, BOTHELL BRANCH
AND CASCADIA COMMUNITY COLLEGE COLLOCATION PROJECT
AT THE TRULY FARMS/STRINGTOWN SITE, BOTHELL, WASHINGTON

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CASCADIA COMMUNITY COLLEGE COLLOCATION PROJECT
AT THE TRULY FARMS/STRINGTOWN SITE,
BOTHELL, WASHINGTON**

Prepared for

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Research Archaeologist

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August 18, 1995

HRA# 420CIS

EXECUTIVE SUMMARY

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

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

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

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

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

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

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1.0 INTRODUCTION

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

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

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

1.1 Project Personnel

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

1.2 Report Organization

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

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

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

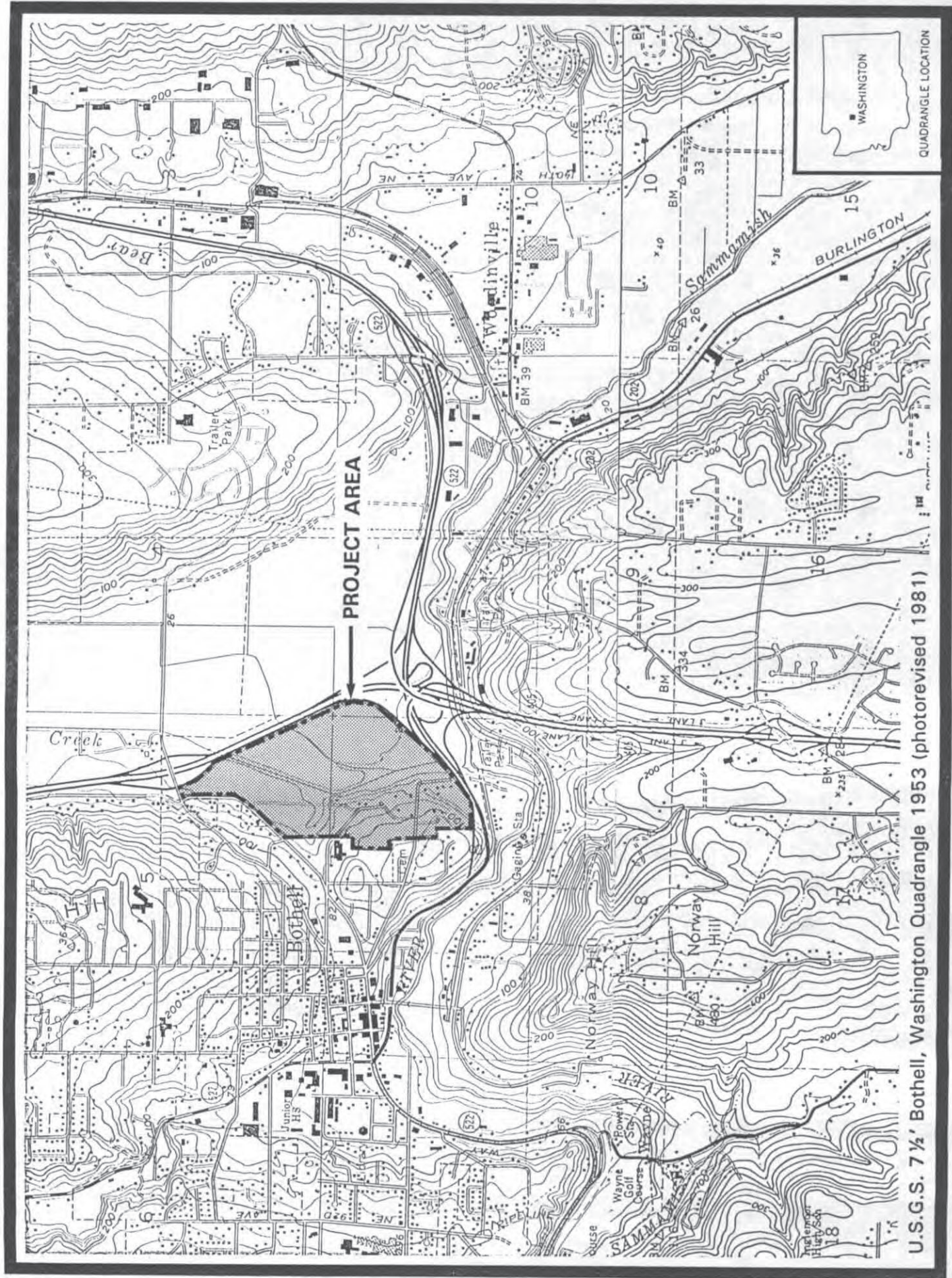


Figure 1-1 Location of Project Area

2.0 ENVIRONMENTAL OVERVIEW

2.1 Geology, Hydrology, and Climate

Geology and Hydrology

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

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

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

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

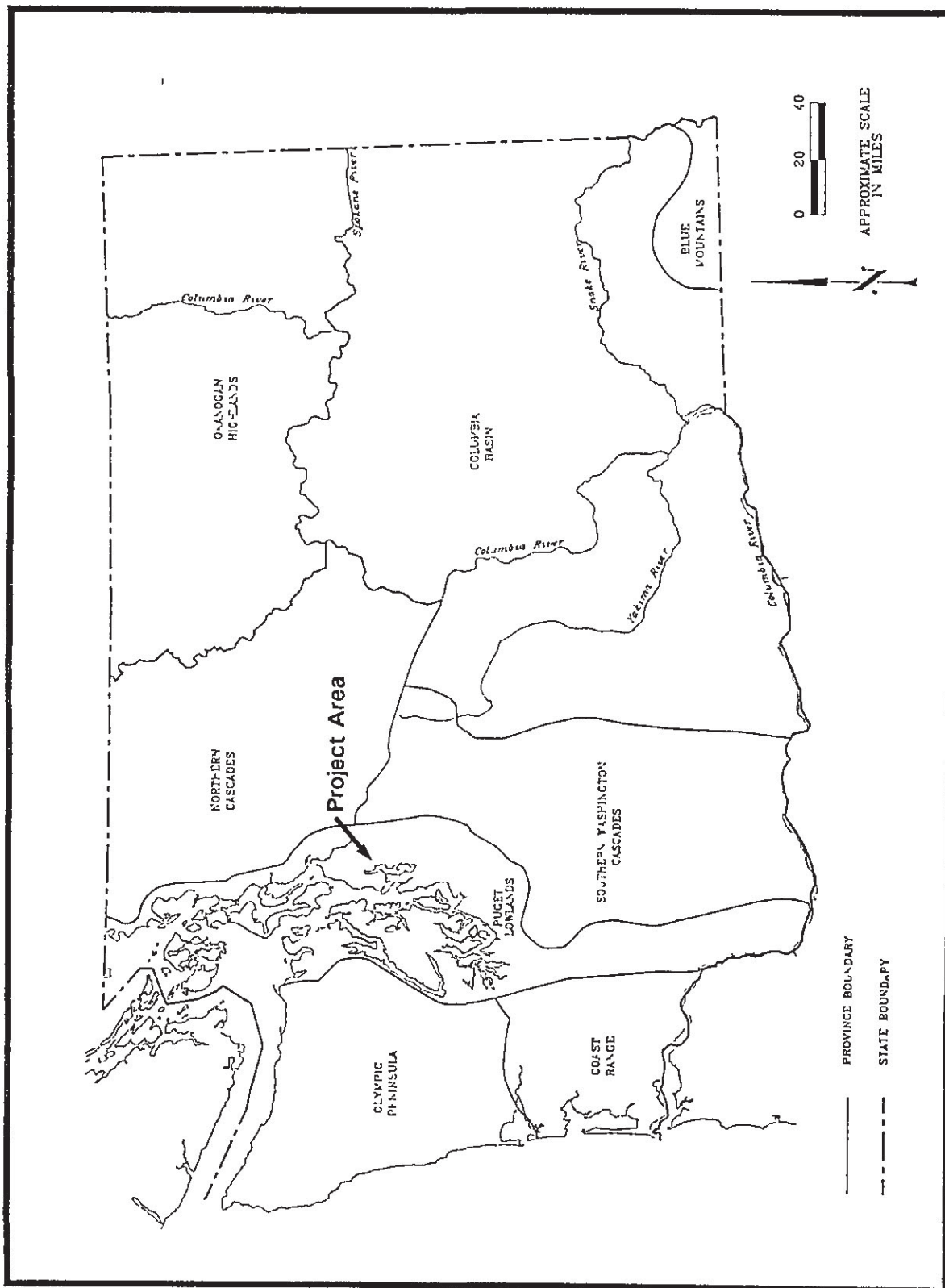


Figure 2-1 Physiographic Provinces in Washington State (based on Franklin and Dyrness 1973; Rosenfeld 1993)

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

Climate

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

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

2.2 Flora and Fauna

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

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

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

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

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

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

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

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

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

3.0 CULTURAL OVERVIEW

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

3.1 Prehistory

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

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

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

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

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

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

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

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

3.2 Ethnohistory

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

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

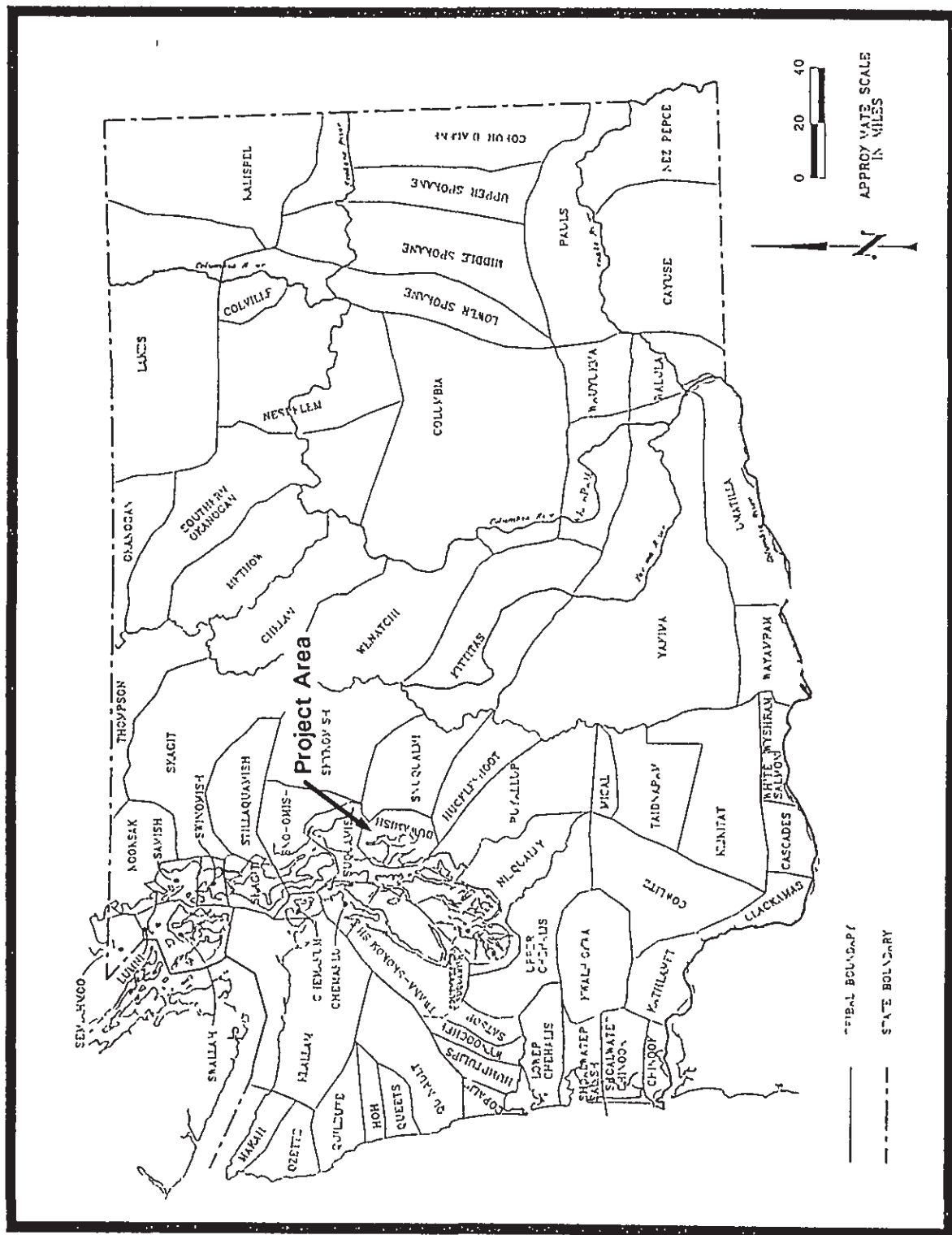


Figure 3-1 Ethnographic Territories in Washington State (based on Suttles 1987 and Ray 1936)

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

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

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

Effects of Contact

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

Treaties

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

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

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

3.3 History

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

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

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

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

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

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

4.0 METHODS AND RESULTS

4.1 Background Research and Consultation

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

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

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

4.2 Field Survey

Methods

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

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

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

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

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

Results

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

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

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

5.0 SUMMARY AND MANAGEMENT RECOMMENDATIONS

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

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Cultural Resources Survey Cover Sheet

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

Date: August 18, 1995

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

Total Pgs:24 Acres:130

Site No.:
Comments:

(For Author's Review)

This Report:

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

OAHP Use Only

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

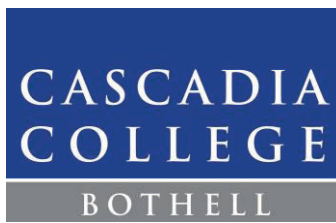
My review results in the opinion this survey report ____ does ____ does not conform with the Secretary
of the Interior's Standards for Identification.

Signed:

_____ Date: _____



Figure 4-1 Cultural Resources Survey Area



November 20, 2017

The Honorable Michael Evans
Snohomish Tribe
11014 19th Avenue SE, Suite 8
Everett, WA 98208-5121

Subject: The Gateway Building – A Student Services and Instruction Building
Cascadia College

Mr. Evans,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at thsiao@cascadia.edu by December 1, 2017.

Respectfully,

Two handwritten signatures in blue ink. The signature on the left is "Terence" and the signature on the right is "Hsiao".

Terence Hsiao
Vice President of Administrative Services



November 20, 2017

The Honorable Richard Young
Tulalip Tribes
6410 23rd Avenue NE
Tulalip, WA 98271

Subject: The Gateway Building – A Student Services and Instruction Building
Cascadia College

Mr. Young,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao
Vice President of Administrative Services



November 20, 2017

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

Subject: The Gateway Building – A Student Services and Instruction Building
Cascadia College

Mr. Mullen-Moses,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao
Vice President of Administrative Services



November 20, 2017

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

Subject: The Gateway Building – A Student Services and Instruction Building
Cascadia College

Mr. Lyste,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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

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If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at thsiao@cascadia.edu by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao
Vice President of Administrative Services



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

May 23, 2022

Suzanne Gilbert
Department of Enterprise Services
PO Box 41476
Olympia, Washington 98504

Re: Cascadia College Gateway Building Project
Log No: 2017-11-08024-DES

Dear Suzanne Gilbert:

We have been contacted by Melody Leung, representing Cascadia College, pursuant to Executive Order 21-02. We have reviewed the materials she provided for the proposed Cascadia College Gateway Building Project, Bothell, King County, Washington.

We concur with the determination of No Adverse cultural resource impacts with the stipulation for an inadvertent discovery plan.

Please provide the correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of Executive Order 21-02.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Whitlam', with a long horizontal line extending to the right.

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



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



EZ-1 FORM
Request to initiate consultation for Governor's
Executive Order 21-02 (GEO 21-02) projects

GEO 21-02

New Consultation? ☐ YES ☒ NO ☐ ADDITIONAL INFORMATION PROVIDED PER REQUEST

Questions? Contact DAHP at 2102@dahp.wa.gov or (360) 586-3065.
You may also find answers to your questions online at www.dahp.wa.gov/2102.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.

NOTE: The form will automatically adjust to fit all your information.

SECTION 1: PROJECT INFORMATION

Project Title: Cascadia College Gateway Building	Provide 1-2 sentence summary of the project. construction of new Student Services building on Cascadia College campus.	
Property Name: Cascadia College <small>if applicable</small>		
Project Address: 18345 Campus Way NE		
City / State / Zip: Bothell, WA 98011	County: King	Township / Range / Section: T26NR5E/Sec 8 <small>leave blank if unsure</small>

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): <input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> GROUND DISTURBANCE <input type="checkbox"/> REHABILITATION / RENOVATION <input type="checkbox"/> ACQUISITION
Are any buildings 45 years or older going to be impacted in any of the above ways by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> NOT SURE <input type="checkbox"/> Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.
If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> NOT SURE If Yes, what Federal Agency?
Have you already received a grant? <input type="radio"/> YES <input type="radio"/> NO, WE ARE APPLYING NOW <input type="radio"/> NO, WE HAVE NOT APPLIED YET <input checked="" type="radio"/> NOT SURE

SECTION 3: STATE AGENCY INFORMATION

Leave blank if unknown

State Agency: WA State Dept. of Enterprise Services, Engineering&Architectural Services	Grant / Loan Program Name: Capital Projects funds	Direct Appropriation? <input checked="" type="checkbox"/>
Contact Person: Suzanne Gilbert	Phone: 360.490.0621	e-mail: suzanne.gilbert@des.wa.gov
Funding biennium? 2023-2025	Requested grant / loan amount:	Total project amount: \$24,800,000

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Melody Leung (Owner's Rep)	Submitter Organization: Cascadia College
Submitter Address: 18345 Campus Way NE	City / State / Zip: Bothell, WA 98011
Submitter Phone: 206.624.2777	Submitter e-mail: melody@stemperac.com

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> EXEMPT from GEO 21-02 review.	<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DAHP REVIEWER _____ DATE _____
<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	<input type="checkbox"/> DAHP requires ADDITIONAL INFORMATION in order to complete review (see attached).	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> INADVERTENT DISCOVERY PLAN REQUIRED	
	<input type="checkbox"/> MONITORING REQUIRED	

Instructions: Please describe the type of work to be completed. Be as detailed as possible to avoid a request for additional information. Be sure to describe all ground disturbing activities in the appropriate box below and provide photos of areas of work.

SECTION 5: ATTACHMENTS

Please email completed form and all attachments to:

2102@dahp.wa.gov



MAP - Be sure to show the project boundary and location of property(ies). See Section 7 on Page 3 for optional template. May also submit online through WISAARD using eAPE.



DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. See Section 6 for an optional template.



SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.



PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

SECTION 6: ADD'L PROJECT INFORMATION

Provide a detailed description of the proposed project:

Cascadia College previously consulted with DAHP (DAHP log 2017-11-08024-OFM) regarding this project, however COVID-19 delayed plans. During previous consultation, DAHP concurred that the proposed project would result in no cultural resource impacts. The proposed Gateway Building is in Predesign Phase which includes stakeholder meetings to determine programming spaces for the future Student Services building, review of the proposed building site, and a general determination of the building size in accordance with the square footage and budget allowed as submitted in the 2017 Project Request Report (PRR). The previous PRR indicated that the building would be approximately 61,000 sq ft, contained in a four level structure, with one level below grade. However, the last two years of COVID-19 events have greatly impacted construction materials and costs such that modified programming and square footage revisions will be required to meet set budgets indicated in the PRR. The Predesign Phase and the hired Architect/Engineering Team seek to determine a reduced square footage and building configuration based on this premise. These plans will be finalized by end of June 2022. While the size and configuration of the building may differ from earlier plans, the building will be in the same location.

Describe the existing project site conditions (include building age, if applicable):

The site conditions at the location of the proposed Gateway Building include two grassy areas bisected by a paved road at the north end of campus. Campus buildings surround the location to the west, east, and south; campus roads form the northern border of the project site.

If there are ground disturbing activities proposed, describe them including the approximate depth of ground disturbance:

Ground disturbing activities will include building foundation and may include one level below grade. Tying in utilities to the new building will also involve ground disturbing activities.

revised February 2022



MAY 06, 2022

Snoqualmie Indian Tribe

Honorable Robert de los Angeles, Chair
P.O. Box 969
Snoqualmie, WA 98065

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair De Los Angeles:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously contacted Snoqualmie Indian Tribe in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as earlier but is likely to have a modified configuration and reduced square footage. A copy of our previous correspondence is attached for your convenience.

We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project as we resume the planning process. As DAHP had previously concurred with the determination of no cultural resources impacts, we do not anticipate any further cultural resources review will be required.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: emurray@cascadia.edu.

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray
President, Cascadia College

Encl: Campus Map, 2017 Correspondence Letter
Cc: Steven Moses, THPO

CAMPUS MAP

CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



SR 522
Campus Entrance

SITE OF CC5
The Gateway Building



Legend:

- | | |
|--------------------|--------------------|
| UW Bothell | Restrooms |
| Shared Building | Smoking area |
| Cascadia CC | Elevators |
| Accessible parking | Public Pay Parking |
| | Transit Station |

405



November 20, 2017

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

Subject: The Gateway Building – A Student Services and Instruction Building
Cascadia College

Mr. Mullen-Moses,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at thsiao@cascadia.edu by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao
Vice President of Administrative Services



EMAIL RESPONSE FROM: Snoqualmie Indian Tribe

From: Murray, Eric <emurray@cascadia.edu>
Sent: Wednesday, June 8, 2022 7:11 AM
To: Adam Osbekoff <adam@snoqualmietribe.us>
Cc: Walker, Meagan <mwalker@cascadia.edu>
Subject: RE: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Thanks Adam –

I have cc'd here Meagan Walker, my VP of External Relations & Planning. She will be your contact, note the request, and reach out when we get to that stage of the project.

Eric

[Original Message]:

From: Adam Osbekoff <adam@snoqualmietribe.us>
Sent: Tuesday, June 7, 2022 10:20 PM
To: Murray, Eric <emurray@cascadia.edu>
Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Hello Eric

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation request that our department have the opportunity to be onsite during any ground disturbing activities associated with the above mentioned project.

Thank you

Adam Osbekoff



MAY 06, 2022

Squaxin Island Tribe

Honorable Kristopher Peters, Chair
10 SE Squaxin Lane
Shelton, WA 98584

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair Peters:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously consulted with the Department of Archaeology and Historic Preservation (DAHP) in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as proposed earlier (see enclosed map), but is likely to have a modified configuration and reduced square footage.

We have provided the DAHP with information about the project as we resume the planning process. Our earlier review concluded there would be no cultural resources impacts from the project. As we resume the planning process, we realize that Squaxin Island Tribe was not included in earlier consultation. We apologize for this oversight, and we seek to provide the Squaxin Island Tribe with an opportunity to review the project and provide comments about potential project impacts.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: emurray@cascadia.edu.

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray
President, Cascadia College

Encl: Campus Map

Cc: Rhonda Foster, THPO; Shaun Dinubilo, Tribal Archaeologist

CAMPUS MAP

CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



Legend:

- | | |
|--------------------|--------------------|
| UW Bothell | Restrooms |
| Shared Building | Smoking area |
| Cascadia CC | Elevators |
| Accessible parking | Public Pay Parking |
| | Transit Station |



EMAIL RESPONSE FROM: Squaxin Island Tribe

From: Murray, Eric <emurray@cascadia.edu>
Sent: Thursday, May 12, 2022 7:08 AM
To: Shaun Dinubilo <sdinubilo@squaxin.us>
Cc: Walker, Meagan <mwalker@cascadia.edu>
Subject: RE: Correspondence from Cascadia College

Hi Shaun.
Thanks for the response and will do! Thanks so much for the reply.
Eric

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Wednesday, May 11, 2022 3:23 PM
To: Murray, Eric <emurray@cascadia.edu>
Subject: RE: Correspondence from Cascadia College

Hello Eric,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us
Email is my preferred method of communication.



From: Murray, Eric <emurray@cascadia.edu>
Sent: Friday, May 6, 2022 2:13 PM
To: Kris Peters <kpeters@squaxin.us>
Cc: Rhonda Foster <rfoster@squaxin.us>; Shaun Dinubilo <sdinubilo@squaxin.us>
Subject: Correspondence from Cascadia College

Honorable Kristopher Peters,

Please find attached a communication from Cascadia College. Thank you for your time.

Sincerely,

Eric Murray



Eric W. Murray,
Ph.D.
(he/him/his)

College President
www.cascadia.edu



MAY 06, 2022

Stillaguamish Tribe of Indians

Honorable Eric White, Chair
P.O. Box 277
Arlington, WA 98223-0277

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair White:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously contacted Stillaguamish Tribe of Indians in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as earlier but is likely to have a modified configuration and reduced square footage. A copy of our previous correspondence is attached for your convenience.

We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project as we resume the planning process. As DAHP had previously concurred with the determination of no cultural resources impacts, we do not anticipate any further cultural resources review will be required.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: emurray@cascadia.edu.

Respectfully,

Dr. Eric Murray
President, Cascadia College

Encl: Campus Map, 2017 Correspondence Letter
Cc: Kerry Lyste, THPO

CAMPUS MAP

CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



Legend:

- | | |
|--------------------|--------------------|
| UW Bothell | Restrooms |
| Shared Building | Smoking area |
| Cascadia CC | Elevators |
| Accessible parking | Public Pay Parking |
| | Transit Station |



November 20, 2017

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

Subject: The Gateway Building – A Student Services and Instruction Building
Cascadia College

Mr. Lyste,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at thsiao@cascadia.edu by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao
Vice President of Administrative Services



EMAIL RESPONSE FROM: Stillaguamish Tribe of Indians

From: Eric White <ewhite@stillaguamish.com>
Sent: Monday, June 6, 2022 1:59 PM
To: Walker, Meagan <mwalker@cascadia.edu>
Cc: Kerry Lyste <klyste@stillaguamish.com>
Subject: RE: Correspondence from Cascadia College

Meagan,

I acknowledge receipt of the original email.

Thank you,

Eric White | Chairman

Direct Line: (360)572-3010
Phone: (360)652-7362
Cell Phone: (360)770-3949
Fax: (360)659-3624

Accounting Department

3322 236th St NE
Arlington Wa 98223



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From: Walker, Meagan <mwalker@cascadia.edu>
Sent: Monday, June 6, 2022 1:46 PM
To: Eric White <ewhite@stillaguamish.com>
Cc: Kerry Lyste <klyste@stillaguamish.com>
Subject: Re: Correspondence from Cascadia College

Honorable Eric White,

I am following up with you about the email (below and attached), which was originally sent by Cascadia College president, Eric Murray. Cascadia is looking to construct a student services building. and have provided the Washington State Department of Archeology and Historic Preservation (DAHP) with information about the project.



At this time, we are seeking your written acknowledgment of the receipt of this notification . You may do this by simply replying to this email.

We will, of course, halt all work if any archeological resources are discovered during the process.

Respectfully,

Thank you,
Meagan Walker
Vice President for External Resources and Planning

From: Murray, Eric <emurray@cascadia.edu>
Sent: Friday, May 6, 2022 2:08 PM
To: ewhite@stillaguamish.com <ewhite@stillaguamish.com>
Cc: klyste@stillaguamish.com <klyste@stillaguamish.com>
Subject: Correspondence from Cascadia College

Honorable Eric White,

Please find attached a communication from Cascadia College. Thank you for your time.

Sincerely,

Eric Murray



Eric W. Murray, Ph.D.
(he/him/his)

College President
www.cascadia.edu [cascadia.edu]



MAY 06, 2022

Suquamish Tribe

Honorable Leonard Forsman, Chair
P.O. Box 498
Suquamish, WA

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair Forsman:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously consulted with the Department of Archaeology and Historic Preservation (DAHP) in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as proposed earlier (see enclosed map), but is likely to have a modified configuration and reduced square footage.

We have provided the DAHP with information about the project as we resume the planning process. Our earlier review concluded there would be no cultural resources impacts from the project. As we resume the planning process, we realize that Suquamish Tribe was not included in earlier consultation. We apologize for this oversight, and we seek to provide the Suquamish Tribe with an opportunity to review the project and provide comments about potential project impacts.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: emurray@cascadia.edu.

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray
President, Cascadia College

Encl: Campus Map

Cc: Dennis Lewarch, THPO

CAMPUS MAP

CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



Legend:

- | | |
|--------------------|--------------------|
| UW Bothell | Restrooms |
| Shared Building | Smoking area |
| Cascadia CC | Elevators |
| Accessible parking | Public Pay Parking |
| | Transit Station |



EMAIL RESPONSE FROM: The Suquamish Tribe

From: Murray, Eric <emurray@cascadia.edu>

Sent: Monday, May 9, 2022 3:06 PM

To: Dennis Lewarch <dlewarch@Suquamish.nsn.us>; Leonard Forsman <lforsman@suquamish.nsn.us>

Cc: Walker, Meagan <mwalker@cascadia.edu>

Subject: RE: Correspondence from Cascadia College

Thanks Dennis. Much appreciated.

From: Dennis Lewarch <dlewarch@Suquamish.nsn.us>

Sent: Monday, May 9, 2022 2:04 PM

To: Murray, Eric <emurray@cascadia.edu>; Leonard Forsman <lforsman@suquamish.nsn.us>

Subject: RE: Correspondence from Cascadia College

haʔł sləx̌il (good day)

Dear President Murray,

Thank you for consulting the Suquamish Tribe regarding the proposed construction project on the Cascadia College campus. The Tribe does not have ethnographic or historic period information specifically referencing the proposed building site. The Suquamish Tribe does not have concerns related to cultural resources and will defer to other Tribes in the area for cultural resource issues that may arise.

Best,

Dennis

tiḵiḵdubut čəx̌w (take care of yourself)

Every time you use Lushootseed you are breathing life into it.

Dennis E. Lewarch

Tribal Historic Preservation Officer

Archaeology and Historic Preservation Department

Suquamish Tribe



THE SUQUAMISH TRIBE

Office Telephone:360-394-8529 Cell:360-509-1321 FAX:360-598-4666

Mailing Address:

P.O. Box 498

Suquamish, WA 98392

Suquamish Tribe Administration Building Street Address:

18490 Suquamish Way

Suquamish, WA 98392



From: Murray, Eric <emurray@cascadia.edu>
Sent: Friday, May 6, 2022 2:15 PM
To: Leonard Forsman <lforsman@suquamish.nsn.us>
Cc: Dennis Lewarch <dlewarch@Suquamish.nsn.us>
Subject: Correspondence from Cascadia College

Honorable Leonard Forsman,

Please find attached a communication from Cascadia College. Thank you for your time.

Sincerely,

Eric Murray



Eric W. Murray,
Ph.D.
(he/him/his)

College President
www.cascadia.edu



MAY 06, 2022

Tulalip Tribes

Honorable Teri Gobin, Chair
6406 Marine Drive
Tulalip, WA 98271

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair Gobin:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously contacted Tulalip Tribes in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as earlier but is likely to have a modified configuration and reduced square footage. A copy of our previous correspondence is attached for your convenience.

We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project as we resume the planning process. As DAHP had previously concurred with the determination of no cultural resources impacts, we do not anticipate any further cultural resources review will be required.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: emurray@cascadia.edu.

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray
President, Cascadia College

Encl: Campus Map, 2017 Correspondance Letter
Cc: Richard Young, Cultural Resources

CAMPUS MAP

CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



SITE OF CC5
The Gateway Building

Legend:

- | | |
|--------------------|--------------------|
| UW Bothell | Restrooms |
| Shared Building | Smoking area |
| Cascadia CC | Elevators |
| Accessible parking | Public Pay Parking |
| | Transit Station |



November 20, 2017

The Honorable Richard Young
Tulalip Tribes
6410 23rd Avenue NE
Tulalip, WA 98271

Subject: The Gateway Building – A Student Services and Instruction Building
Cascadia College

Mr. Young,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

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

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at thsiao@cascadia.edu by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao
Vice President of Administrative Services



EMAIL RESPONSE FROM: Tulalip Tribes

From: Richard Young <ryoung@tulaliptribes-nsn.gov>

Sent: Tuesday, June 7, 2022 11:46 AM

To: Walker, Meagan <mwalker@cascadia.edu>

Subject: FW: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Good morning,

Tulalip with has no concerns over the above mentioned project at this time and concurs with DAHP's recommendation of "no impacts to cultural resources" which is partially based on HRAs 1995 assessment "that no other archaeological resources studies needed at the Cascadia Community College Camus". Please do submit and follow an Inadvertent Discovery Plan so that in the unlikely event archaeological or historical resources are inadvertently discovered there is a plan laid out, there is always a chance of missing something when doing an archaeological assessment.

Thank you,

Richard Young
Tulalip Tribes Cultural Resource Manager
Hibulb Cultural Center
6410 23rd Avenue N.E.
Tulalip, WA 98271
(425) 622-4303 cell – messages
(360) 716-2652 Office

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From: Walker, Meagan <mwalker@cascadia.edu>

Sent: Monday, June 6, 2022 1:41 PM

To: Teri Gobin <trgobin@tulaliptribes-nsn.gov>; Richard Young <ryoung@tulaliptribes-nsn.gov>

Subject: seeking response to notification

Hello Honorable Teri Gobin,

I am following up with you about the email (below and attached), which was originally sent by Cascadia College president, Eric Murray. Cascadia is looking to construct a student services building. and have provided the Washington State Department of Archeology and Historic Preservation (DAHP) with information about the project.

At this time, we are seeking your written acknowledgment of the receipt of this notification . You may do this by simply replying to this email.

We will, of course, halt all work if any archeological resources are discovered during the process.

Respectfully,

Thank you,

Meagan Walker

Vice President for External Resources and Planning



From: Murray, Eric <emurray@cascadia.edu>
Sent: Friday, May 6, 2022 2:10 PM
To: trgobin@tulaliptribes-nsn.gov <trgobin@tulaliptribes-nsn.gov>
Cc: <ryoung@tulaliptribes-nsn.gov>
Subject: Correspondence from Cascadia College

Honorable Teri Gobin,

Please find attached a communication from Cascadia College. Thank you for your time.

Sincerely,

Eric Murray



Eric W. Murray,
Ph.D.
(he/him/his)

College President
www.cascadia.edu



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

November 16, 2017

Mr. Wayne Doty
Director of Capital Budgets
WA State Board for Community and Technical Colleges
MS 42495
Olympia, WA 98504-2495

In future correspondence please refer to:

Project Tracking Code: 2017-11-07962
Property: Edmonds Community College--Lynnwood Hall
Re: Determined Eligible

Dear Mr. Doty:

Recently the Washington State Department of Archaeology and Historic Preservation (DAHP) was contacted regarding the above referenced proposal. We understand that Edmonds Community College (ECC) is planning to significantly alter Lynnwood Hall Library on the campus. The proposal has been reviewed by Deputy Director, Greg Griffith; Architectural Historian, Michael Houser; and I, on behalf of the State Historic Preservation Officer (SHPO) under the auspices of Governor's Executive Order 0505 (GEO 05-05).

As you know, we have received Historic Property Inventory (HPI) downloaded into our on-line database from your consultant. In addition, DAHP's Architectural Historian Michael Houser has visited and toured the campus to gain a better sense of the setting of these buildings in the overall campus plan. The site visit also helps assess what we call "integrity" of these properties, that being the ability of the buildings to sufficiently convey their historic character and design.

We have determined that the library is ELIGIBLE for the National Register of Historic Places as a contributing element to a National Register Historic district of the campus.

For some background, the National Register was authorized by Congress in conjunction with the passage of the National Historic Preservation Act (NHPA) of 1966. Federal regulations implementing the NHPA established a 50-year age standard, thought to be a reasonable passage of time for properties to have achieved importance to the nation's history. The NHPA also established that properties can be considered as "historic" at the local level rather than solely at the state or national level. This means that properties need only be recognized as having historic importance by local jurisdictions. To be considered eligible for the National Register, properties or places (these include buildings, structures, districts, sites, and objects) must have been constructed at least 50-years ago. As the ECC campus was constructed in 1970, it will reach the 50-year threshold by the time capital improvements go to construction.

The information provided to us by the consultant in the HPI form did not provide DAHP with a historic context or a sufficient level of information for us to arrive at a thoroughly informed opinion about the National Register eligibility. However we have conducted additional research



into the ECC campus. We have come to learn that the campus was designed by the architectural firm of Waldron & Pomeroy. The campus also fits within the building boom era of other Mid-century constructed community colleges throughout the state.

As a result of this research, we have arrived at the opinion that the building contributes to a historic district at the ECC campus under National Register criterion "A": properties "that are associated with events that have made a significant contribution to the broad patterns of our history," and Criterion "C": properties "that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." To expand further, our opinion is based on the following:

- 1) Under criterion A (properties that are associated with events that have made a significant contribution to the broad patterns of our history) ECC was part of a wave of "junior colleges" that was first started in Washington state in 1915. The system gained a major boost in Washington by the Legislature in 1961 following the removal of restrictions against the expansion of community colleges.
- 2) Under criterion C the ECC campus serves as a good example of a project designed by the noted architectural firm of Waldron & Pomeroy. The firm designed numerous churches, schools, and community buildings in the Seattle area from the 1950s through 1980s, and ECC.
- 3) Additionally under criterion C, the ECC campus is eligible as an intact and expansive example of the Brutalist style of architecture. The style, used in the 1960s and into the 1970s, was often applied to large institutional uses, and often was enhanced by rich landscaping and detailed site planning.
- 4) The ECC campus retains a high level of architectural integrity (*location, design, setting, materials, workmanship, feeling, and association*), a requirement for National Register eligibility. Through the seven aspects of integrity, the campus illustrates the significant aspects of its past. The campus not only resembles its historic appearance, but maintains its original design features and aspects of construction dating from 1970.

Therefore, based upon the information we have gathered, the library building under review contributes to a National Register of Historic Places eligible district at the ECC campus.

We welcome any additional information that you may have that could help us in refining our evaluation and comments on these buildings. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at (360) 586-3533 or russell.holter@dahp.wa.gov

Sincerely,



Russell Holter
Project Compliance Reviewer

Cc: Stephanie Teachman (ECC)





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

November 21, 2017

Ms. Stephanie Teachman
Edmonds Community College
20000 68th Street W
Lynnwood, WA 98036

In future correspondence please refer to:
Project Tracking Code: 2017-11-07962
Property: Edmonds Community College Lynnwood Hall; 20212 68th Ave W, Lynnwood
Re: Library expansion; GEO 05-05 Review

Dear Ms. Teachman:

The Washington State Department of Archaeology and Historic Preservation (DAHP) has been contacted on your behalf by Schreiber Sterling Whitehead Architects regarding expansion of Lynnwood Hall. In a separate letter from our office, we opined that the building is eligible for inclusion in the National Register of Historic Places. Thus, we have interest in reviewing any alterations or expansions to existing structure in order to maintain its eligibility status.

We understand that this project is in the early planning phases and that design is still being developed. We would appreciate the opportunity to review and comment upon the proposed rehabilitation and expansion as design progresses, but we do not have enough information at this time to make a determination of impact. We look forward to working with you and your design team. If the proposed design has an adverse impact on the historic integrity of the existing building, we would recommend development of a Memorandum of Understanding (MOU) to mitigate the adverse impacts. However, it is the goal of design review to avoid or minimize any potential adverse impacts.

In addition to working with us on your proposed design, we highly recommend you to develop an Inadvertent Discovery Plan for any ground disturbing activities. If any archaeological resources are uncovered during construction, please halt work immediately in the area of discovery and contact the appropriate Native American Tribes and DAHP for further consultation.

The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 05-05. Thank you for the opportunity to review and comment. If you have any questions, please contact me.

Sincerely,

Nicholas Vann, AIA
Historical Architect
(360) 586-3079
nicholas.vann@dahp.wa.gov

cc: Wayne Doty, SBCTC
Brenda Misel, SSW Architects
Stephen Starling, SSW Architects



November 12, 2017

Tribe Name

Attn: Cultural Resources Representative

Address

City, WA. Zip

Subject: Triton Learning Commons – An Expansion of Lynnwood Hall
Edmonds Community College

Dear Mr. Young

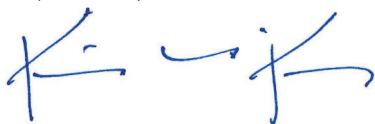
Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Edmonds Community College's intent to expand the existing Lynnwood Hall located on our campus at 20000 68th Ave W, Lynnwood, WA. 98036 . The College is seeking capital funding to begin design of the building's renovation in July of 2019, with the hope of beginning construction in the summer to 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) for a determination of the buildings eligibility for listing on the National Register of Historic Places.

In addition, Edmonds Community College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 425-640-1547 or by e-mail at kevin.mckay@email.edcc.edu at your earliest convenience.

Respectfully,



Kevin McKay
VP for Finance and Operations



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

April 15, 2022

Stephanie Teachman
Edmonds Community College
20000 68th Street W.
Lynnwood WA

In future correspondence please refer to:
Project Tracking Code: 2022-04-02412
Re: Edmonds Community College Lynnwood Hall Addition project

Dear Stephanie Teachman:

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 understand that the project is currently seeking Washington State Capital funding for the pre-design of the project. We also understand that the intended project would construct an addition to Lynnwood Hall at Edmonds Community College. As you may know, DAHP established our opinion in 2017 that Edmonds Community College represented a historic district that is eligible for listing in the National Register of Historic Places, and Lynnwood Hall is a contributing resource to that potential district.

We thank you for reaching out at this time during the project pre-design and welcome the opportunity to be consulted as the design progresses to ensure the proposed addition is compatible with this historic property. Please note that pre-design and design phases of project obligated with state capital funding do not require further DAHP consultation. Should the construction phase of the project become obligated with state capital funding, consultation with DAHP will be required. Consulting with DAHP during the earlier phases ensures a smooth and quick review for the construction phase.

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,

Holly Borth



Preservation Design Reviewer
(360) 890-0174
Holly.Borth@dahp.wa.gov



April 4, 2022

Swinomish Indian Tribal Community
Attention: Steve Edwards
11404 Moorage Way
La Conner, WA 98257

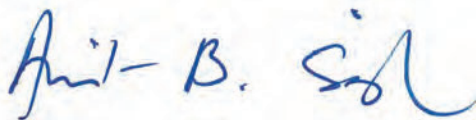
Dear Chair Steve Edwards,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

In addition, Edmonds College is committed to the immediate stoppage of work if any archeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at amit.singh@edmonds.edu at your earliest convenience.

Sincerely,



Amit B. Singh, PhD
President

April 4, 2022

Suquamish Tribe
Attention: Leonard Forsman
P.O. Box 498
Suquamish, WA 98392

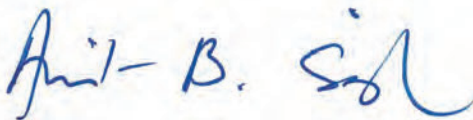
Dear Leonard Forsman,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

In addition, Edmonds College is committed to the immediate stoppage of work if any archeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at amit.singh@edmonds.edu at your earliest convenience.

Sincerely,



Amit B. Singh, PhD
President

April 4, 2022

Sauk-Suiattle Indian Tribe
Attention: Nino Maltos
5318 Chief Brown Lane
Darrington , WA 98241

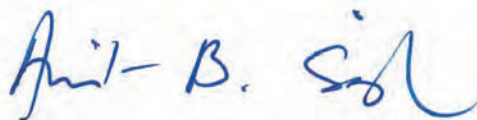
Dear Nino Maltos,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

In addition, Edmonds College is committed to the immediate stoppage of work if any archeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at amit.singh@edmonds.edu at your earliest convenience.

Sincerely,



Amit B. Singh, PhD
President

April 4, 2022

Snoqualmie Indian Tribe
Attention: Robert de los Angeles
PO Box 969
Snoqualmie, WA 98065

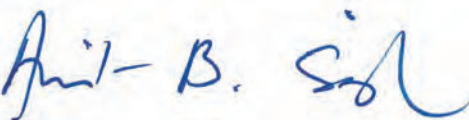
Dear Robert de los Angeles,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

In addition, Edmonds College is committed to the immediate stoppage of work if any archeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at amit.singh@edmonds.edu at your earliest convenience.

Sincerely,



Amit B. Singh, PhD
President



Chris Szarek <chris.szarek@edmonds.edu>

Fwd: triton learning commons

1 message

Amit Singh <amit.singh@edmonds.edu>
To: Chris Szarek <chris.szarek@edmonds.edu>

Tue, Apr 12, 2022 at 2:04 PM

Chris: For your file.

From: **Adam Osbekoff** <adam@snoqualmietribe.us>
Date: Mon, Apr 11, 2022 at 11:27 AM
Subject: triton learning commons

Hello Amit

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the "privilege of hunting and gathering roots and berries on open and unclaimed lands" off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff

April 4, 2022

Muckleshoot Indian Tribe
Attention: Jaison Elkins
39015 172nd Ave SE
Auburn, WA 98092

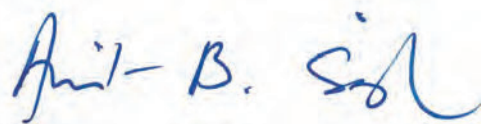
Dear Jaison Elkins,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

In addition, Edmonds College is committed to the immediate stoppage of work if any archeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at amit.singh@edmonds.edu at your earliest convenience.

Sincerely,



Amit B. Singh, PhD
President

April 4, 2022

Tulalip Tribes
Attention: Teri Gobin
6406 Marine Drive
Tulalip, WA 98271

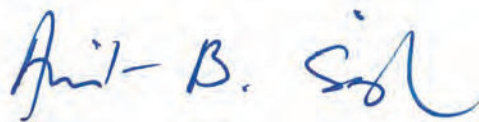
Dear Teri Gobin,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

In addition, Edmonds College is committed to the immediate stoppage of work if any archeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at amit.singh@edmonds.edu at your earliest convenience.

Sincerely,



Amit B. Singh, PhD
President

April 4, 2022

Stillaguamish Tribe of Indians
Attention: Eric White
PO Box 277
Arlington, WA 98223

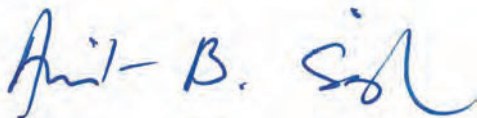
Dear Eric White,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

In addition, Edmonds College is committed to the immediate stoppage of work if any archeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at amit.singh@edmonds.edu at your earliest convenience.

Sincerely,



Amit B. Singh, PhD
President



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

August 22, 2025

Lincoln Ferris
Seattle Community Colleges
1701 Broadway, Suite 4180
Seattle, WA 98122

In future correspondence please refer to:
Project Tracking Code: 2025-08-05431
Property: Seattle Central College Decarbonization
Re: No Adverse Impact

Dear Lincoln Ferris:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer under provisions of Governor's Executive Order 21-02. Our review is based upon documentation provided in your submittal.

It is our opinion that Property ID: 42908 Seattle Central Community College - Broadway/Edison Building 1701 Broadway, Seattle, Washington 98122 is eligible for listing in the National Register of Historic Places (NRHP) at the local level under Criterion A for its direct association with Seattle Central College, and under Criterion C for representing the work of master architecture firm Kirk, Wallace, McKinley & Associates.

It is also our opinion that the current project as proposed will have no adverse impact on historic resources that are listed in, or determined eligible for listing in, the NRHP.

As a result of our determination, 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 feel free to contact me.

Sincerely,

Maureen Elenga, M.A.
Architectural Historian – Transportation Reviewer
(360) 972-4539
Maureen.Elenga@dahp.wa.gov



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



EZ / PROJECT FORM

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects
For non-cultural resource professionals only

GEO 21-02

New Consultation? ☐ YES ☐ NO If no, WISAARD Project #

Questions?

First, check FAQ section on our website <https://dahp.wa.gov/project-review/ez-project-review-form>
Then, contact DAHP at 2102@dahp.wa.gov

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: SCC Decarbonization Plan	Provide 1-2 sentence summary of the project. Replacement of steam-powered district energy plant with all-electric, clean energy heating and cooling plant	
Property Name: Seattle Central College <small>if applicable</small>		
Project Address: 1701 Broadway		
City, State, Zip: Seattle, WA 98122	County: King	Township / Range / Section: <small>leave blank if unsure</small>

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply):	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> GROUND DISTURBANCE	<input checked="" type="checkbox"/> REHABILITATION / RENOVATION	<input type="checkbox"/> ACQUISITION
Are any buildings 45 years or older going to be impacted in any of the above ways by this project?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="checkbox"/> Check here if the project involves multiple buildings. If so, attach a table including all information in Sections 1 and 2 for each building.		
Building age (REQUIRED): 46+ in multiple buildings If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.					
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO If Yes, what Federal Agency?					
Have you already received a grant? <input checked="" type="radio"/> YES <input type="radio"/> NO, WE ARE APPLYING NOW <input type="radio"/> NO, WE HAVE NOT APPLIED YET					

SECTION 3: STATE AGENCY INFORMATION

State Agency: SBCTC	Grant / Loan Program Name: '26 Supplemental Capital Budget	
Contact Person: Darrell Jennings	Phone: 360-704-4382	e-mail: djennings@sbctc.edu
Requested grant / loan amount: \$20,000,000		Total project amount: \$25,000,000

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Lincoln Ferris	Submitter Organization: Seattle Central College
Submitter Phone: (206) 934-4193	Submitter e-mail: lincoln.ferris@seattlecolleges.edu

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	DAHP REVIEWER
<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DATE

If new or additional information about affected resources becomes available and/or the project scope of work changes, please resume consultations as the assessment may be revised. If archaeological resources are uncovered during construction, please immediately halt work in the area of the find and contact the consulted Tribes and DAHP for further consultation

SECTION 5: ATTACHMENTS

Email completed form and all attachments to:

2102@dahp.wa.gov

- ☐ MAP - Must show the project boundary and location of building(s) and proposed excavations.
- ☐ SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.
- ☐ DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. *See Section 6 for an optional template.*
- ☐ PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

SECTION 6: ADD'L PROJECT INFORMATION

Describe the work to be done with the allocated funding.

Three campus buildings now receive their heating, cooling and hot water from an off-campus steam supplier or via natural gas boilers. The steam distribution system is at end of life (55+ years old) and extremely costly to maintain. It is also the largest source of greenhouse gas emissions for the college. They will be replaced with an all-electric, clean energy system using air-source heat pumps, supplemental water-to-water heat pumps, a large thermal storage tank and new recirculating hot and cold water distribution piping to serve over 600,000 sf of institutional space.

All required engineering and design work has been completed. Upgrades to our electrical services have been funded and are under contract. All equipment and construction costs have been bid out through the Energy Savings Performance Contracting program of the Dept. of Enterprise Services with a guaranteed maximum allowable cost.

Describe the project site existing conditions and and known history of the project site and building(s).

Air source heat pumps will be located on the roof of the Broadway/Edison complex, a 400,000+ sf building that is the heart of the college main campus. Thermal storage tank location will be in the basement of the building. New distribution piping will be run in parallel to the existing steam distribution pipes and tunnels within the B/E complex and to the Broadway Performance Hall and Science and Math Buildings.

The Broadway/Edison complex consists of three buildings originally constructed beginning in 1916 to 1920 as the Edison Technical School. Beginning in 1970, they were incorporated in two expansion phases into the current configuration of 400,000+ square feet. The steam heating and hot water system was installed as part of Phase One in 1970. The expansion displaced the aging Broadway High School which was then reconstructed to the south of the Broadway/Edison complex and repurposed as 350+ seat performance hall and musical instruction / rehearsal facility.

The Science and Math Building will also be served by the new all-electric district energy plant. It was

If any ground disturbing activities are proposed (site prep, geotechnical bores, grading, excavation, grubbing, etc.), describe them including the approximate depth of ground disturbance.

There will be a shallow trench excavated between two existing buildings across approx. 50 feet of vacated right of way. This trench will extend from the north side of the Broadway/Edison building across a paved pedestrian walkway to the Science and Math Building for the purpose of installing a utility corridor for recirculation of heating and cooling water between the buildings.



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

August 22, 2025

Lincoln Ferris
Seattle Community Colleges
1701 Broadway, Suite 4180
Seattle, WA 98122

In future correspondence please refer to:
Project Tracking Code: 2025-08-05434
Property: North Seattle College Decarbonization
Re: No Adverse Impact

Dear Lincoln Ferris:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer under provisions of Governor's Executive Order 21-02. Our review is based upon documentation provided in your submittal.

It is our opinion that Property ID: 43042 North Seattle Community College 9600 College Way N, Seattle, Washington 98103 is eligible for listing in the National Register of Historic Places (NRHP) at the local level under Criterion A for its direct association with North Seattle College, and under Criterion C for representing the work of master architect, Edward Mahlum.

It is also our opinion that the current project as proposed will have no adverse impact on historic resources that are listed in, or determined eligible for listing in, the NRHP.

As a result of our determination, 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 feel free to contact me.

Sincerely,

Maureen Elenga, M.A.
Architectural Historian – Transportation Reviewer
(360) 972-4539
Maureen.Elenga@dahp.wa.gov



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



EZ / PROJECT FORM

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects
For non-cultural resource professionals only

GEO 21-02

New Consultation? ☐ YES ☐ NO If no, WISAARD Project #

Questions?

First, check FAQ section on our website <https://dahp.wa.gov/project-review/e2-project-review-form>
Then, contact DAHP at 2102@dahp.wa.gov

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: NSC Decarbonization Plan	Provide 1-2 sentence summary of the project. Replacement of natural gas boilers with air to water heat pump heating	
Property Name: Seattle Central College <small>if applicable</small>		
Project Address: 9600 College Way		
City, State, Zip: Seattle, WA 981	County: King	Township / Range / Section: <small>leave blank if unsure</small>

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply):	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> GROUND DISTURBANCE	<input checked="" type="checkbox"/> REHABILITATION / RENOVATION	<input type="checkbox"/> ACQUISITION
Are any buildings 45 years or older going to be impacted in any of the above ways by this project?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="checkbox"/> Check here if the project involves multiple buildings. If so, attach a table including all information in Sections 1 and 2 for each building.		
Building age (REQUIRED): 55 If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.					
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO If Yes, what Federal Agency?					
Have you already received a grant? <input checked="" type="radio"/> YES <input type="radio"/> NO, WE ARE APPLYING NOW <input type="radio"/> NO, WE HAVE NOT APPLIED YET					

SECTION 3: STATE AGENCY INFORMATION

State Agency: SBCTC	Grant / Loan Program Name: '26 Supplemental Capital Budget
Contact Person: Darrell Jennings	Phone: 360-704-4382 e-mail: djennings@sbctc.edu
Requested grant / loan amount: \$8,000,000	Total project amount: \$8,000,000

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Lincoln Ferris	Submitter Organization: Seattle Colleges
Submitter Phone: (206) 934-4193	Submitter e-mail: lincoln.ferris@seattlecolleges.edu

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	DAHP REVIEWER
<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DATE

If new or additional information about affected resources becomes available and/or the project scope of work changes, please resume consultations as the assessment may be revised. If archaeological resources are uncovered during construction, please immediately halt work in the area of the find and contact the consulted Tribes and DAHP for further consultation

SECTION 5: ATTACHMENTS

Email completed form and all attachments to:

2102@dahp.wa.gov

☐

MAP - Must show the project boundary and location of building(s) and proposed excavations.

☐

DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. *See Section 6 for an optional template.*

☐

SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.

☐

PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

SECTION 6: ADD'L PROJECT INFORMATION

Describe the work to be done with the allocated funding.

North Seattle College has completed its 15-year decarbonization plan consistent with HB 1390 requirements. To meet its State Agency GHG reduction targets, the College must convert from natural gas-fired HVAC systems across its 750,000 sf of space. The Arts and Sciences building is currently heated by three natural gas-fired boilers, one of which has failed and two are past their serviceable life. The decarbonization plan will replace natural gas heating with air source heat pumps, building by building, as they reach the end of their useful life over the coming 15 years. The Arts and Science Building houses a significant portion of the college's instructional space and is the most vulnerable at this writing to catastrophic loss of heating should the end-o-life boilers fail. ASHP technology is more efficient and sustainable and will significantly reduce GHG emissions.

The Arts and Sciences Building is one of four primary instructional buildings on the campus. Should the boilers fail, the College does not have sufficient unassigned instructional classrooms to temporarily move classes into alternate locations.

Describe the project site existing conditions and and known history of the project site and building(s).

The North Seattle College campus was established in 1970 and the Arts and Science Bldg was one of the first instructional buildings erected on the site.

The land was originally Duwamish Tribal land and was subsequently incorporated into the city of Seattle. Previous history of the campus can be found here:

[HTTP://northseattle.edu/capital-projects-beta/history-campus-area](http://northseattle.edu/capital-projects-beta/history-campus-area)

If any ground disturbing activities are proposed (site prep, geotechnical bores, grading, excavation, grubbing, etc.), describe them including the approximate depth of ground disturbance.

A shallow trench (18" depth) of 100' in length will connect the ground-mounted heat pumps to the Arts and Sciences Bldg. This site was previously excavated and leveled for construction in the 1970s of this building.



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

August 21, 2025

Christopher Samuels
Director of Facilities Services
Clark College
1933 Fort Vancouver Way
Vancouver, WA 98663

In future correspondence please refer to:
Project Tracking Code: 2025-08-05393
Property: Clark College Decarbonization Phase 1
Re: No Historic Resources Impacted

Dear Christopher Samuels:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02. Our review is based upon documentation provided in your submittal.

It is our opinion that no historic resources will be impacted by the current project as proposed.

As a result of our opinion, 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 feel free to contact me.

Sincerely,

Maureen Elenga, M.A.
Architectural Historian – Transportation Reviewer
(360) 972-4539
Maureen.Elenga@dahp.wa.gov



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



EZ / PROJECT FORM

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects
For non-cultural resource professionals only

GEO 21-02

New Consultation? ☐ YES ☐ NO If no, WISAARD Project #

Questions?

First, check FAQ section on our website <https://dahp.wa.gov/project-review/ez-project-review-form>
Then, contact DAHP at 2102@dahp.wa.gov

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: Decarbonization Phase 1	Provide 1-2 sentence summary of the project. Installing heat pumps in the existing central plant building and implementing energy efficiency measures across campus buildings. None of the proposed measures will impact the exterior of the buildings.	
Property Name: Clark College <small>if applicable</small>		
Project Address: 1933 Fort Vancouver Way		
City, State, Zip: Vancouver, WA 98663	County: Clark	Township / Range / Section: <small>leave blank if unsure</small>

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply):	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> GROUND DISTURBANCE	<input checked="" type="checkbox"/> REHABILITATION / RENOVATION	<input type="checkbox"/> ACQUISITION
Are any buildings 45 years or older going to be impacted in any of the above ways by this project?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="checkbox"/> Check here if the project involves multiple buildings. If so, attach a table including all information in Sections 1 and 2 for each building.		
Building age (REQUIRED): If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.					
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO If Yes, what Federal Agency?					
Have you already received a grant? <input type="radio"/> YES <input checked="" type="radio"/> NO, WE ARE APPLYING NOW <input type="radio"/> NO, WE HAVE NOT APPLIED YET					

SECTION 3: STATE AGENCY INFORMATION

State Agency:	Grant / Loan Program Name:
Contact Person:	Phone: e-mail:
Requested grant / loan amount:	Total project amount:

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name:	Submitter Organization:
Submitter Phone:	Submitter e-mail:

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	DAHP REVIEWER
<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DATE

If new or additional information about affected resources becomes available and/or the project scope of work changes, please resume consultations as the assessment may be revised. If archaeological resources are uncovered during construction, please immediately halt work in the area of the find and contact the consulted Tribes and DAHP for further consultation

SECTION 5: ATTACHMENTS

Email completed form and all attachments to:

2102@dahp.wa.gov

☐

MAP - Must show the project boundary and location of building(s) and proposed excavations.

☐

DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. *See Section 6 for an optional template.*

☐

SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.

☐

PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

SECTION 6: ADD'L PROJECT INFORMATION

Describe the work to be done with the allocated funding.

Improve/replace: building controls systems, lighting systems, existing chillers

Describe the project site existing conditions and known history of the project site and building(s).

This project does not expect to impact historical aspects of the buildings.

If any ground disturbing activities are proposed (site prep, geotechnical bores, grading, excavation, grubbing, etc.), describe them including the approximate depth of ground disturbance.



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

August 6, 2025

Chris Szarek
Edmonds College

In future correspondence please refer to:
Project Tracking Code: 2025-08-04937
Property: Edmonds College Decarbonization Infrastructure Study
Re: Pre-Design Phase Exempt

Dear Chris Szarek:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02. Our review is based upon documentation contained in your communication.

As this project is in the design phase, it is exempt from GEO 21-02 review at this time, but we appreciate the notice of a project to occur in the future. Property ID: 733151, Edmonds College - Central Utility Plant was recently determined eligible for listing in the National Register of Historic Places, so please keep us involved in project design.

Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult for this project. These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in conformance with Executive Order 21-02.

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

Sincerely,

Maddie Levesque, M.A
Architectural Historian
(360) 819-7203
Maddie.Levesque@dahp.wa.gov



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



EZ / PROJECT FORM

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects
For non-cultural resource professionals only

GEO 21-02

New Consultation? ☒ YES ☐ NO If no, WISAARD Project #

Questions?

First, check FAQ section on our website <https://dahp.wa.gov/project-review/e2-project-review-form>
Then, contact DAHP at 2102@dahp.wa.gov

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: Edmonds College Decarbonization Infrastructure Study	Provide 1-2 sentence summary of the project. Study to determine best method for supplying sufficient power to Edmonds College Campus in support of HB1390 Central Plant Decarbonization.
Property Name: Edmonds College <small>if applicable</small>	
Project Address: 20000 68th Ave West	
City, State, Zip: Lynnwood, Wa 98036	County: Snohomish <input type="checkbox"/> Township / Range / Section: <small>leave blank if unsure</small>

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): <input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> DEMOLITION <input type="checkbox"/> GROUND DISTURBANCE <input type="checkbox"/> REHABILITATION / RENOVATION <input type="checkbox"/> ACQUISITION
Are any buildings 45 years or older going to be impacted in any of the above ways by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="checkbox"/> Check here if the project involves multiple buildings. If so, attach a table including all information in Sections 1 and 2 for each building.
Building age (REQUIRED): 55 years (Utility Plant) If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO If Yes, what Federal Agency?
Have you already received a grant? <input type="radio"/> YES <input type="radio"/> NO, WE ARE APPLYING NOW <input checked="" type="radio"/> NO, WE HAVE NOT APPLIED YET

SECTION 3: STATE AGENCY INFORMATION

State Agency: Edmonds College	Grant / Loan Program Name:
Contact Person: Chris Szarek	Phone: 425-640-1520 e-mail: chris.szarek@edmonds.edu
Requested grant / loan amount:	Total project amount: \$643,691.00

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Chris Szarek	Submitter Organization: Edmonds College
Submitter Phone: 425-640-1520	Submitter e-mail: chris.szarek@edmonds.edu

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	DAHP REVIEWER
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	
<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DATE

If new or additional information about affected resources becomes available and/or the project scope of work changes, please resume consultations as the assessment may be revised. If archaeological resources are uncovered during construction, please immediately halt work in the area of the find and contact the consulted Tribes and DAHP for further consultation

SECTION 5: ATTACHMENTS

Email completed form and all attachments to:

2102@dahp.wa.gov



MAP - Must show the project boundary and location of building(s) and proposed excavations.



DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. *See Section 6 for an optional template.*



SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.



PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

SECTION 6: ADD'L PROJECT INFORMATION

Describe the work to be done with the allocated funding.

This project is a step towards satisfying the requirements of HB 1390, CBPS Annex W and replacing aged district heating infrastructure with equipment that generates significantly fewer combustion and greenhouse gas emissions. In order to install equipment that will support the college's decarbonization efforts, the college will need to increase electrical capacity sufficient to power new air-source heat pumps that will replace the existing gas-fired boilers. This will necessitate either a new electrical substation or underground feeders from SR-99 to the location of the new equipment. The proposed predesign phase of the project will consist of a study involving SNOPUD and ATS will be needed to determine which of these options will be the most feasible. Engineering preliminary design work will be further developed to ensure alignment of the decarbonization plan requirements and phasing plan with the utility infrastructure needs on campus. Once the most feasible option is identified the college will submit a form 21-02 describing the construction phase of the project.

Describe the project site existing conditions and and known history of the project site and building(s).

The Central Utility Plant was built in 1972, based on Edmonds College data, and this one story, Brutalist style, utilitarian form building features a rectangular plan. Architectural firm Waldron & Pomeroy designed the building. The original south portion has a square 72x72 plan, with a north 38x 60 addition. Lee/Mertl associates were the landscape architects.

Set below grade the building and its cast in place concrete rooftop vents were integrated into a north to south walkway flanked by landscaping that extended between Mountlake Terrace Hall (built 1970) and Seaview Gymnasium (built 1976) with parking lots extending to the east and west. Construction of Hazel Miller Hall ca. 2019 retained this north to south connectivity, installing a metal ramp from the building north onto the central utility plant.

A concrete foundation supports the poured concrete structure. Exterior finishes consist of poured concrete. Perimeter grade and subsequent alterations cover most of the walls, with the east facade remaining visible.

If any ground disturbing activities are proposed (site prep, geotechnical bores, grading, excavation, grubbing, etc.), describe them including the approximate depth of ground disturbance.

The Pre-Design phase will study alternatives for the construction phase of the Central Utility Plant Decarbonization. No ground disruption is expected for this phase of the project.



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

August 7, 2025

Barry Holldorf
Director of Facilities & Operations
Highline Community College
PO Box 98000
MS 24-1
Des Moines, WA 98198-9800

In future correspondence please refer to:
Project Tracking Code: 2025-08-05017
Property: Highline College Decarb Plan Study
Re: No Historic Resources Impacted

Dear Barry Holldorf:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02. Our review is based upon documentation provided in your submittal.

It is our opinion that no historic resources will be impacted by the current project as proposed.

As a result of our opinion, 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 feel free to contact me.

Sincerely,

Maureen Elenga, M.A.
Architectural Historian – Transportation Reviewer
(360) 972-4539
Maureen.Elenga@dahp.wa.gov



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



EZ / PROJECT FORM

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects
For non-cultural resource professionals only

GEO 21-02

New Consultation? ☒ YES ☐ NO If no, WISAARD Project #

Questions?

First, check FAQ section on our website <https://dahp.wa.gov/project-review/ez-project-review-form>
Then, contact DAHP at 2102@dahp.wa.gov

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: Highline College Decarb Plan Study	Provide 1-2 sentence summary of the project. Conduct the Scope, design and engineering for the HVAC/Electrical changes necessary to work the college's campus Recarbonization plan inside campus buildings and infrastructure.	
Property Name: Highline College <small>if applicable</small>		
Project Address: 2400 S 240th St.		
City, State, Zip: Des Moines WA. 98198	County: King	Township / Range / Section: <small>leave blank if unsure</small>

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply):	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> GROUND DISTURBANCE	<input type="checkbox"/> REHABILITATION / RENOVATION	<input type="checkbox"/> ACQUISITION
Are any buildings 45 years or older going to be impacted in any of the above ways by this project?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="checkbox"/> Check here if the project involves multiple buildings. If so, attach a table including all information in Sections 1 and 2 for each building.		
Building age (REQUIRED): If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.					
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO If Yes, what Federal Agency?					
Have you already received a grant? <input type="radio"/> YES <input type="radio"/> NO, WE ARE APPLYING NOW <input checked="" type="radio"/> NO, WE HAVE NOT APPLIED YET					

SECTION 3: STATE AGENCY INFORMATION

State Agency: Highline College	Grant / Loan Program Name: NA
Contact Person: Barry Holldorf	Phone: 206-793-8917 e-mail: bholldorf@highline.edu
Requested grant / loan amount:	Total project amount:

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Barry Holldorf	Submitter Organization: Highline College
Submitter Phone: 206-592-3793	Submitter e-mail: bholldorf @highline.edu

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	DAHP REVIEWER
<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DATE

If new or additional information about affected resources becomes available and/or the project scope of work changes, please resume consultations as the assessment may be revised. If archaeological resources are uncovered during construction, please immediately halt work in the area of the find and contact the consulted Tribes and DAHP for further consultation

SECTION 5: ATTACHMENTS

Email completed form and all attachments to:

2102@dahp.wa.gov



MAP - Must show the project boundary and location of building(s) and proposed excavations.



DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. *See Section 6 for an optional template.*



SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.



PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

SECTION 6: ADD'L PROJECT INFORMATION

Describe the work to be done with the allocated funding.

This is an engineering and design study and will not involve in this phase any demolition nor construction.

We will be designing the new HVAC/electrical equipment needed campus wide to get costs and lead times as well and being prepared to permit and order at a future time.

Describe the project site existing conditions and and known history of the project site and building(s).

Building 7 here at the campus is the only property that we have as eligible and there is no work in this specific building throughout any phase in the college's De-carbonization plan.

The campus is suffering from end of life HVAC equipment in multiple buildings and the majority of campus is systems are presently being supplied by natural gas. We are a college that it in the process to meet this compliance to electrify the campus under House Bill 1390.

If any ground disturbing activities are proposed (site prep, geotechnical bores, grading, excavation, grubbing, etc.), describe them including the approximate depth of ground disturbance.

In this phase called out we are only designing and engineering. there is no construction or demolition of any kind to take place at this time.



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

August 21, 2025

Clay Krauss
Executive Director for IT, Facilities, and Capital Projects
Tacoma Community College
6501 S 19th St
Tacoma, WA 98466

In future correspondence please refer to:
Project Tracking Code: 2025-08-05387
Property: TCC Decarbonization Phase 1: Investment Grade Audit
Re: No Historic Resources Impacted

Dear Clay Krauss:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02. Our review is based upon documentation provided in your submittal.

It is our opinion that no historic resources will be impacted by the current project as proposed.

As a result of our opinion, 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 feel free to contact me.

Sincerely,

Maureen Elenga, M.A.
Architectural Historian – Transportation Reviewer
(360) 972-4539
Maureen.Elenga@dahp.wa.gov



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



EZ / PROJECT FORM

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects
For non-cultural resource professionals only

GEO 21-02

New Consultation? ☐ YES ☐ NO If no, WISAARD Project #

Questions?

First, check FAQ section on our website <https://dahp.wa.gov/project-review/ez-project-review-form>
Then, contact DAHP at 2102@dahp.wa.gov

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: TCC Decarbonization Phase 1: Investment Grade Audit	Provide 1-2 sentence summary of the project.
Property Name: Tacoma Community College <small>if applicable</small>	A comprehensive utility assessment which includes evaluating the current capacity of the electrical infrastructure to meet TCC Tacoma campus energy needs, identifying the costs and requirements for any necessary upgrades such as additional electrical feeders, and assessing the potential long-term need for a power substation on campus if applicable.
Project Address: 6501 South 19th St	
City, State, Zip: Tacoma, WA 98466	County: Pierce
	Township / Range / Section: <small>leave blank if unsure</small>

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply):	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> GROUND DISTURBANCE	<input type="checkbox"/> REHABILITATION / RENOVATION	<input type="checkbox"/> ACQUISITION
Are any buildings 45 years or older going to be impacted in any of the above ways by this project?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="checkbox"/> Check here if the project involves multiple buildings. If so, attach a table including all information in Sections 1 and 2 for each building.		
Building age (REQUIRED): If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.					
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO If Yes, what Federal Agency?					
Have you already received a grant? <input type="radio"/> YES <input type="radio"/> NO, WE ARE APPLYING NOW <input checked="" type="radio"/> NO, WE HAVE NOT APPLIED YET					

SECTION 3: STATE AGENCY INFORMATION

State Agency: Tacoma Community College	Grant / Loan Program Name:
Contact Person: Clay Krauss	Phone: 253-566-6005 e-mail: ckrauss@tacomacc.edu
Requested grant / loan amount:	Total project amount:

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Clay Krauss	Submitter Organization: Tacoma Community College
Submitter Phone: 253-566-6005	Submitter e-mail: ckrauss@tacomacc.edu

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	DAHP REVIEWER
<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DATE

If new or additional information about affected resources becomes available and/or the project scope of work changes, please resume consultations as the assessment may be revised. If archaeological resources are uncovered during construction, please immediately halt work in the area of the find and contact the consulted Tribes and DAHP for further consultation

SECTION 5: ATTACHMENTS

Email completed form and all attachments to:

2102@dahp.wa.gov

☐

MAP - Must show the project boundary and location of building(s) and proposed excavations.

☐

DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. *See Section 6 for an optional template.*

☐

SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.

☐

PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

SECTION 6: ADD'L PROJECT INFORMATION

Describe the work to be done with the allocated funding.

This is an energy audit and does not include any digging.

Describe the project site existing conditions and and known history of the project site and building(s).

The existing project site was first developed around 1965, but has been added to over time.

If any ground disturbing activities are proposed (site prep, geotechnical bores, grading, excavation, grubbing, etc.), describe them including the approximate depth of ground disturbance.

No ground disturbing activities are proposed.



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

August 18, 2025

Shawna Pitts
Cascadia College
18345 Campus Way NE
Bothell, WA 98011

In future correspondence please refer to:
Project Tracking Code: 2025-08-05265
Property: Cascadia College Decarbonization Energy Audit
Re: No Historic Resources Impacted

Dear Shawna Pitts:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02. Our review is based upon documentation provided in your submittal.

It is our opinion that no historic resources will be impacted by the current project as proposed.

As a result of our opinion, 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 feel free to contact me.

Sincerely,

Maureen Elenga, M.A.
Architectural Historian – Transportation Reviewer
(360) 972-4539
Maureen.Elenga@dahp.wa.gov



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



EZ / PROJECT FORM

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects
For non-cultural resource professionals only

GEO 21-02

New Consultation? ☐ YES ☐ NO If no, WISAARD Project #

Questions?

First, check FAQ section on our website <https://dahp.wa.gov/project-review/ez-project-review-form>
Then, contact DAHP at 2102@dahp.wa.gov

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: Decarbonization Plan Investment Grade Energy Audit	Provide 1-2 sentence summary of the project.
Property Name: Cascadia College <small>if applicable</small>	Conduct an Investment Energy Audit based on the completed Decarbonization Plan. This will allow us to create a responsible plan for replacing fossil fueled equipment.
Project Address: 18345 Campus Way NE	
City, State, Zip: Bothell, WA, 98011	County: King
Township / Range / Section: <small>leave blank if unsure</small>	

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply):	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> DEMOLITION	<input type="checkbox"/> GROUND DISTURBANCE	<input checked="" type="checkbox"/> REHABILITATION / RENOVATION	<input type="checkbox"/> ACQUISITION
Are any buildings 45 years or older going to be impacted in any of the above ways by this project?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input checked="" type="checkbox"/> Check here if the project involves multiple buildings. If so, attach a table including all information in Sections 1 and 2 for each building.		
Building age (REQUIRED): If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.					
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO If Yes, what Federal Agency?					
Have you already received a grant? <input type="radio"/> YES <input type="radio"/> NO, WE ARE APPLYING NOW <input checked="" type="radio"/> NO, WE HAVE NOT APPLIED YET					

SECTION 3: STATE AGENCY INFORMATION

State Agency: State Board for Community and Technical Colleges	Grant / Loan Program Name:
Contact Person: Darrell Jennings	Phone: 360-704-4382 e-mail: Djennings@sbctc.edu
Requested grant / loan amount:	Total project amount: 305,000

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Shawna Pitts	Submitter Organization: Cascadia College
Submitter Phone: 425-352-8513	Submitter e-mail: spitts@Cascadia.edu

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	DAHP REVIEWER
<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DATE

If new or additional information about affected resources becomes available and/or the project scope of work changes, please resume consultations as the assessment may be revised. If archaeological resources are uncovered during construction, please immediately halt work in the area of the find and contact the consulted Tribes and DAHP for further consultation

SECTION 5: ATTACHMENTS

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MAP - Must show the project boundary and location of building(s) and proposed excavations.

☐

DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. *See Section 6 for an optional template.*

☐

SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.

☐

PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

SECTION 6: ADD'L PROJECT INFORMATION

Describe the work to be done with the allocated funding.

The investment grade energy audit is built on the preliminary decarbonization plan for Cascadia College and UW Bothell Completed in June 2025. This audit helps further develop the preliminary decarbonization plan by engaging in a full utility study around the power requirements for the campus decarbonization plan, local AHJ engagement around additional local jurisdiction requirements, and a more detailed engineering assessment of the site structural, electrical, mechanical, and civil requirements to deploy the campus decarbonization plan

Describe the project site existing conditions and and known history of the project site and building(s).

The project site is Cacadia College and UW-Bothell buildings. All buildings are less than 25 year old and no ground disturbing activities are proposed or planned.

If any ground disturbing activities are proposed (site prep, geotechnical bores, grading, excavation, grubbing, etc.), describe them including the approximate depth of ground disturbance.

No ground disturbing activities are proposed or planned for this energy audit.



TAB B – PRESERVATION PROJECTS

3. Seattle Central – Eco District Decarbonization 40001348
4. North Seattle – District Energy Decarbonization Phase 1 40001347
5. Clark – District Energy Decarbonization Phase 1 40001349
7. Edmonds – District Energy Decarbonization Electrical Supply Study 40001342
8. Highline – District Energy Decarbonization Phase 1 40001345
9. Tacoma – District Energy Decarbonization Electrical Supply Study 40001344
10. Cascadia-UW Bothell – District Energy Decarbonization Phase 1 40001346

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:20AM

Project Number: 40001348

Project Title: Seattle Central EcoDistrict Decarbonization

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 3

Project Summary

This funding will support Seattle Central College's shovel-ready plans for implementing the decarbonization work required to be compliant with the Clean Buildings Performance Standard, Annex W (HB 1390). Seattle Central (SCC) will discontinue its use of steam and natural gas to run its main campus district heating & cooling plant and replace it with an all-electric system utilizing heat pumps and large-scale thermal storage systems to heat, cool, and provide hot water to 600,000 sf of campus buildings. Implementation is planned to be completed by the Fall of 2029.

Project Description

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.

Seattle Central College has a qualifying state campus district energy system required by the Clean Buildings Performance Standard, Annex W to plan for the replacement of fossil fuels in district heating. The College is also required to reduce greenhouse gas emissions to meet State Agency Greenhouse gas emissions limits and to meet defined greenhouse gas emissions intensity targets established by the City of Seattle's Building Emissions Performance Standard which is also pushing for full decarbonization of building energy use by 2040.

The existing SCC steam heating system is at the end of life, has become unreliable, and poses a significant life-safety risk to SCC's maintenance personnel. Steam costs have also increased over 50% in under 2 years, since SCC's steam provider is required to buy WA Climate Commitment Act Allowances and is passing the costs on to their customers. This provider's contract has accumulated multiple surcharges since originally defined in 1971 and, since they are a sole source provider, the College lacks leverage to challenge contractual changes. Costs are now nearly \$600k annually. The contract is scheduled to renew in 2029 for at least thirteen years (the most recent extension period). The greenhouse gas emissions associated with this steam source are also 13 times greater than the emissions associated with the College's electrical supply.

The College has been planning and working to implement decarbonization of their district heating system to reduce greenhouse gas emissions since early 2020 with a goal to finish the work by 2029.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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.

This project will fund an Energy Saving Performance contract that includes the final steps to replace aged district heating infrastructure with equipment that generates significantly fewer combustion and greenhouse gas (GHG) emissions. SCC's fossil-fueled steam system will be replaced with an all-electric, heat-pump based, low carbon impact heating and cooling system to serve its largest buildings across the Broadway campus. An all-electric approach to these proposed modifications ties in with investment in solar panels for greater resiliency and self-reliance. A modular approach with a shovel-ready design already in place will accommodate future expansion to new college buildings and tying in neighboring properties as they are redeveloped.

Through this funding, SCC would use an approximately 18-month timeline to acquire, install, and commission equipment to implement the EcoDistrict model. The EcoDistrict plan will utilize storage of thermal energy in a large-scale liquid reservoir to

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:20AM

Project Number: 40001348

Project Title: Seattle Central EcoDistrict Decarbonization

Description

drive heating and hot water needs. That thermal energy would be drawn from 4 air-to-water heat pumps installed on campus rooftops. Cooling and chilled water would be produced using those same heat pumps. Supplemental heating in the coldest weeks of winter would be produced via an electric resistance boiler generating hot water for the HVAC system. The initial implementation is designed to serve the 404,000-square-foot (sf) Broadway/Edison Building, the 83,000 sf Science and Math Building, and the 41,000 sf Broadway Performance Hall. Piping to distribute the hot and chilled water has been sized for future expansion to include the Mitchell Athletic Center, a remodeled Student Union Building, planned student housing, and a planned North Plaza instructional building. When fully realized, SCC expects the EcoDistrict to serve about one million sf of buildings, nearly all of the college's instructional space.

3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?

The funds requested will directly address the Clean Buildings Performance Standard, State Agency greenhouse gas emission limits, and Seattle Building Emissions Performance Standard requirements, and support an operational transition away from continued, long-term investments in equipment and systems with high GHG emissions. Not taking action will be a failure to implement the plan developed and submitted under the requirements of the CBPS and increase the occupant safety and operational risks associated with steam line failures.

SCC estimates that the project benefits would include a GHG emissions reduction of 1,387 metric tons of CO₂ annually, or approximately 90% of the college's carbon footprint along with a reduction in PM 2.5 levels from the Capitol Hill neighborhood's presently high levels. Completion of the proposed project would avoid \$10 million in deferred maintenance costs for failing steam pipes and supply. Additionally, project completion would result in a savings of nearly \$600k per year on steam costs – insulating the college from higher natural gas and carbon pricing costs passed through by utility providers – and with overall operations and maintenance cost savings over \$700k per year.

4. What alternatives were explored? 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 decarbonization plan guiding this proposal defines the best available solution allowable within the constraints defined in WAC 194-50-170 (i.e. no more than 10% of annual heating load to be satisfied by fossil fuel combustion).

SCC has invested over \$4 million in recent years on energy conservation measures like LED lighting, building insulation, previously installed heat pumps, and high-efficiency motors. A new 1 MWh solar array was installed in the summer of 2023, reducing the college's load on the Seattle City Light electrical grid and planned expansion via a vis the EcoDistrict model includes additional solar power generation. The college has also identified predictive maintenance strategies that have not yet been funded.

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

Seattle Central College is a majority-minority institution with thousands of students located within an economically distressed ZIP code on the corner of an intersection on the Office of Financial Management's Overburdened Communities and Vulnerable Populations Map. Self-identified student demographics reflected by percentage of annual enrollment are: Student of Color (any non-international student self-identifying as Asian/Black/Hispanic/Native American & Alaska Native or Native Hawaiian & Pacific

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:20AM

Project Number: 40001348

Project Title: Seattle Central EcoDistrict Decarbonization

Description

Islander) (44%), Asian-only (31%), and White-only, non-Hispanic (25%).

Seattle Central College also enrolls a significant number of students from First Generation backgrounds, students who identify as low-income, and students who experience basic needs insecurities. About 39% of students report food insecurity in the form of undesirably missing meals in the past 30 days, and over one-third of students have experienced housing insecurity within the past year. Many of SCC's students face significant hardship and rely upon SCC's amenities and resources to materially support their educational journeys within and outside of the classroom.

Seattle Central College is also directly adjacent to the Puget Sound Clean Air Agency's Overburdened Community, which stretches from South Lake Union up and over I-5 to Broadway and E. Howell Street. Ensuring that the college is in compliance with the CBPS, Annex W will reduce negative environmental impacts on the surrounding communities of Capitol Hill and First Hill in Seattle.

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.

No. However, prior work has been funded through a mix of college local funds and a grid-modernization grant from the Department of Commerce, a bit over \$2 million total.

7. 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.

This project aligns with the College's Major Institution Master Plan (MIMP), which is required by the City of Seattle. The college began defining the EcoDistrict model in 2018 and included it within their MIMP update that began in 2020. The current MIMP is in process for final review by the city.

Seattle Central College is a majority-minority institution located in an economically distressed ZIP code committed to meeting the Clean Building Performance Standard (CBPS) requirements and other state and city goals across its 13 buildings. SCC's Broadway Edison building is the largest of its kind across the entire Community and Technical College system. With an over 3 million-pound reduction in annual CO2 emissions estimated at project completion, this would represent a massive investment in state agency performance improvement.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

No

9. 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.

N/A

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:20AM

Project Number: 40001348

Project Title: Seattle Central EcoDistrict Decarbonization

Description

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

This project meets the requirements of State Agency Greenhouse Gas Emissions Limits, the Clean Buildings Performance Standard, and the City of Seattle Building Emissions Performance Standard. As highlighted earlier, the EcoDistrict plan would utilize storage of thermal energy in a large-scale liquid reservoir to drive heating and hot water needs. The transition to this form of thermal energy and, in turn, away from fossil-fueled systems would cut SCC's carbon footprint by 90% or more. The small, supplemental support for wintertime heating would not exceed the parameters established by both RCW 70A.45.050 and RCW 19.27A.210.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

As previously stipulated, Seattle Central is a majority-minority institution with thousands of students located within an economically distressed ZIP code, immediately adjacent to overburdened communities with high environmental health disparities (WA Office of Financial Management's Overburdened Communities and Vulnerable Populations Map, Department of Health Tracking Network, and Puget Sound Clean Air Agency's Overburdened Communities). Approximately 75% of our student body identifies as local communities of color, and the student body in whole (i.e. continuing education, basic/transitional studies, full-time, and part-time students) constitutes over 10,000 students.

Producing more environmentally safe and healthy conditions in which students learn is essential to achieving student retention and success as an institution. To ensure this swift, lasting impact for students' benefit, the first phase of the EcoDistrict proposal would prioritize approximately 78% of the college's instructional classroom and lab capacity. In short, this proposal prioritizes the experiences and well-being of historically marginalized students and local residents through a strategic, cost-effective approach.

12. Is this project eligible for Direct Pay?

No

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

It cannot be overstated that the college's current heating infrastructure and equipment has reached its end of life, produces exorbitant expense through present-day energy sourcing, is dependent upon a steam source that does not align with state emissions goals and CBPS standards, and presents a safety hazard for SCC's current maintenance staff. Any potential delay in receiving these funds would delay conditions of necessary decarbonization and well-being for personnel, students, and local community members.

The college's decarbonization plan is available upon request.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:20AM

Project Number: 40001348

Project Title: Seattle Central EcoDistrict Decarbonization

Description

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

SCC does not believe that this project is directly linked to the Governor's Salmon Strategy.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

No impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
26C-1	Climate Commit Accou-State	30,229,000				22,409,000
	Total	30,229,000	0	0	0	22,409,000

Future Fiscal Periods

	Account Title	2027-29	2029-31	2031-33	2033-35
26C-1	Climate Commit Accou-State	7,750,000	70,000		
	Total	7,750,000	70,000	0	0

Operating Impacts

No Operating Impact

Narrative

This project does not change total building space/size

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001348	40001348
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 2025

Agency	699-Seattle Central College	
Project Name	Seattle Central College EcoDistrict Decarbonization	
OFM Project Number	40001348	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	568,158	MACC per Gross Square Foot	\$30
Usable Square Feet	568,158	Escalated MACC per Gross Square Foot	\$32
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Heating and power plant	A/E Fee Percentage	12.68%
Remodel	Yes	Projected Life of Asset (Years)	25
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	10.35%	Location Used for Tax Rate	1701 Broadway, Seattle, WA 98122
Contingency Rate	5%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	A02501, A02918, A03954
Project Administered By	DES		

Schedule			
Predesign Start	January-20	Predesign End	December-20
Design Start	January-21	Design End	September-24
Construction Start	July-26	Construction End	July-28
Construction Duration	25 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$26,344,490	Total Project Escalated	\$27,949,113
		Rounded Escalated Total	\$27,949,000
Amount funded in Prior Biennia			\$5,540,000
Amount in current Biennium			\$22,409,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$1,549,163		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$1,549,163	Consultant Services Subtotal Escalated	\$1,549,163

Construction			
Maximum Allowable Construction Cost (MACC)	\$17,102,071	Maximum Allowable Construction Cost (MACC) Escalated	\$18,201,943
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$4,757,152		\$5,082,066
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,262,430	Sales Tax Escalated	\$2,409,895
Construction Subtotal	\$24,121,653	Construction Subtotal Escalated	\$25,693,904

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

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$100,000		
Other Project Admin Costs	\$173,674		
Project Administration Subtotal	\$273,674	Project Administration Subtotal Escalated	\$292,366

Other Costs			
Other Costs Subtotal	\$400,000	Other Costs Subtotal Escalated	\$413,680

Project Cost Estimate			
Total Project	\$26,344,490	Total Project Escalated	\$27,949,113
		Rounded Escalated Total	\$27,949,000

Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$1,549,163	\$1,540,163	\$9,000			\$0
Construction						
Construction Subtotal	\$25,693,904	\$3,755,469	\$21,938,435			\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$292,366	\$244,531	\$47,835			\$0
Other Costs						
Other Costs Subtotal	\$413,680		\$413,680			\$0
Project Cost Estimate						
Total Project	\$27,949,113	\$5,540,163	\$22,408,950	\$0	\$0	
	\$27,949,000	\$5,540,000	\$22,409,000	\$0	\$0	
Percentage requested as a new appropriation			80%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Construction, acquisition and installation of equipment (air source heat pumps, thermal storage tank, piping, etc.) and commissioning of new district energy plan.

Insert Row Here

What has been completed or is underway with a previous appropriation?

Local funds were used for feasibility study, investment grade audit (DES Energy Savings Performance Contracting), design, and engineering.

Site work to upgrade electric service to the campus to handle additional load from converting to all-electric district energy is underway.

Funded primarily by a \$4 million appropriation of CCA funds provided in the 2025-27 biennial capital budget and some local funds.

What is planned with a future appropriation?

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$0				
Appraisal and Closing	\$0				
Right of Way	\$0				
Demolition	\$0				
Pre-Site Development	\$0				
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				
Feasibility, Development, Precon, and Permit Design	\$1,526,713			Prior incurred expenses
Decarb Plan Reporting	\$22,450			Prior incurred expenses
Sub TOTAL	\$1,549,163	1.0000	\$1,549,163	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,912,507			69% of A/E Basic Services
Adjust for fee included in ESCO contract	-\$1,912,507			Design services included in GMP in ESCO services contract
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	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				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$859,242			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Adjust for fee included in ESCO contract	-\$859,242			Other services included in GMP in ESCO services contract
Insert Row Here				
Sub TOTAL	\$0	1.0683	\$0	Escalated to Mid-Const.
5) Design Services Contingency				

Design Services Contingency	\$77,458			
Adjust for fee included in ESCO contract	-\$77,458			Included in GMP in ESCO services contract
Insert Row Here				
Sub TOTAL	\$0	1.0683	\$0	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,549,163		\$1,549,163	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
G40 - Electrical Vault Upgrade	\$2,000,000			Pending Seattle City Light Specifications
Insert Row Here				
Sub TOTAL	\$2,000,000	1.0342	\$2,068,400	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Sub TOTAL	\$0	1.0342	\$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				
EcoDistrict steam to heat pump conversion	\$15,102,071			GMP
Sub TOTAL	\$15,102,071	1.0683	\$16,133,543	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$17,102,071		\$18,201,943	

		\$30		\$32 per GSF
5a) GCCM Risk Contingency				
GCCM Risk Contingency				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0683	\$0	
5b) GCCM Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
ESCO Design Services	\$1,132,655			
ESCO CM Fee	\$906,124			
ESCO OH/P	\$2,718,373			
Insert Row Here				
Sub TOTAL	\$4,757,152	1.0683	\$5,082,066	
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$21,859,223		\$23,284,009	
	\$38		\$41 per 0	
7) Owner Construction Contingency				
Allowance for Change Orders	\$1,092,961			
Other				
Adjust for fee included in ESCO contract	-\$1,092,961			Contingency included in GMP.
Sub TOTAL	\$0	1.0683	\$0	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0683	\$0	
9) Sales Tax				
Sub TOTAL	\$2,262,430		\$2,409,895	
CONSTRUCTION CONTRACTS TOTAL				
	\$24,121,653		\$25,693,904	

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0683	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0683	\$0	
3) 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
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$139,746				0.5% of total project cost for new and renewal construction
Other	-\$139,746				This project is neither original construction, nor a major building renovation or remodel.
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services	\$100,000				College project manager 1.2 time for 18 months
Other	\$173,674				DES Energy Services Mgt. Fee
Insert Row Here					
Subtotal of Other	\$173,674				
PROJECT MANAGEMENT TOTAL	\$273,674		1.0683	\$292,366	

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	\$0				
Historic and Archeological Mitigation					
Other	\$400,000				
Insert Row Here					
OTHER COSTS TOTAL	\$400,000		1.0342	\$413,680	Hazardous material abatement

Green cells must be filled in by user

C-100 (2026) Additional Notes
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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
Equipment is included in the GMAX on tab C and is not broken out under the ESPC
<i>Insert Row Here</i>

Tab E. Artwork
EcoDistrict equipment is not in publicly accessible spaces
<i>Insert Row Here</i>

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

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

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:19AM

Project Number: 40001347

Project Title: North Seattle District Energy Decarbonization Phase 1

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 4

Project Summary

This project initiates North Seattle College's decarbonization plan by implementing Phase 1, replacement of two failing natural gas boilers in the Arts and Sciences building with air source heat pumps.

Project Description

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.

North Seattle College has a qualifying "state campus district energy system" under the WA Clean Buildings Performance Standard (CBPS), Annex W (RCW 19.27A.260, WAC 194-50-030 and 170). The college must therefore plan to "replace fossil fuels in the district energy system heating plants to provide 100% of the campus design load" in accordance with the CBPS, Annex W (HB 1390). The college's decarbonization plan was filed with the Department of Commerce in June 2025, and this request is Phase 1 of implementation.

North Seattle is also subject to the City of Seattle's Building Emissions Performance Standard which establishes greenhouse gas emissions intensity targets for commercial buildings, imposes significant financial penalties for non-compliance, and also aims for full decarbonization of building heating by 2040. Decarbonization by replacing end of life natural gas boilers with electric heat pumps is an essential strategy for the College to meet that Standard.

The college's district energy system serves 7 buildings (including the central plant) on the college campus, 75% of the total building space. The decarbonization plan calls for replacing natural gas heating with air source heat pumps, building by building, as they reach the end of their useful life over the required 15 years.

This phase of implementation focuses on the Arts and Sciences building, which is currently heated by three natural gas-fired boilers. One of those boilers has failed and the other two are past their serviceable life. The Arts and Science Building houses a significant portion of the college's instructional space and is currently the most vulnerable to catastrophic loss of heating should the aged boilers fail. Air-source heat pump technology is a more efficient and sustainable technology and will significantly reduce GHG emissions, but it is not a simple drop-in replacement. Other modifications to the building's electrical and mechanical systems are required for the replacement technology to be effective.

The Arts and Sciences Building is one of four primary instructional buildings on the campus. Should the current boilers fail, the College does not have sufficient unassigned instructional classrooms to temporarily move classes into alternate locations and replacements must necessarily be rushed.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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.

Using the energy savings performance contracting procurement model, the College will contract with an Energy Services Company to design, permit, install and commission two air source heat pumps to complement the planned, immediate replacement of the third failed natural gas boiler with a condensing natural gas boiler in 2025.

The Arts and Sciences Building was subject to an ASHRAE Level 2 audit in the Spring of 2025 and the findings were incorporated into the campus decarbonization plan submitted in June to Commerce. Phase One implementation of the

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:19AM

Project Number: 40001347

Project Title: North Seattle District Energy Decarbonization Phase 1

Description

Decarbonization Plan is to replace the failing boilers in the Arts and Sciences Building with air to water heat pumps. However, funding for a replacement of a failed boiler in this building was received in the current biennial budget and will fund a high efficiency condensing boiler to assure the building is heated through this coming winter. Once heat pumps are installed, the condensing boiler will serve as the third stage of the heating loop. This supplemental request is to fund replacement of the remaining two boilers with all-electric heat pumps, taking advantage of the low GHG profile of Seattle City Light electricity. The heat pump design specs will be calculated to assume 90% of the building's annual heating load.

For the Arts & Sciences Building itself, our plan calls for the following:

- * Remove and decommission two natural boilers. Replace in Fall of 2025 one remaining boiler with a condensing high efficiency natural gas boiler (using an existing appropriation.)
- * Install four (4) Flow Environmental Systems model H air source CO2 heat pumps piped in parallel with four (4) vertical inline pumps and one (1) 500-gallon buffer tank for space heating loads.
- * The new heat pump system will connect to the building's existing hydronic heating distribution piping.
- * Pumping systems will be configured in a primary-secondary loop to accommodate heat pump staging and ensure stable supply temperatures. The CO2-based air source heat pumps operate with high efficiency even in low ambient temperatures, providing consistent thermal output.
- * Thermal buffer and storage tanks will be installed to prevent short cycling of compressors and to maintain temperature stability.
- * Control integration will be completed through existing Siemens direct digital control (DDC) systems or equivalent, enabling optimized scheduling and load management for energy savings.

3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?

This request directly responds to the requirements of RCW 19.27A.260, compliance with Seattle's Building Emissions Performance Standard, supports an operational transition away from continued, long-term investments in equipment/systems with high GHG emissions, and facilitates proactive and forward-looking replacement of systems with an identified high risk of imminent failure while assuring instructional continuity for the programs taught in the Arts and Sciences building.

Absent this funding, the College faces risks of catastrophic equipment failures and major disruptions to instruction, as well as failures to comply with state and local codes. A failure of either or both the remaining two Arts & Sciences natural gas boilers, which are past their anticipated useful life, will lead to significant disruption of instructional programs until replacement boilers can be acquired and installed. The college would also be forced into reactive equipment replacement strategies that are unlikely to allow for the extra building system modifications necessary to effect a full transition to decarbonized heating systems and, therefore, face a failure to comply with the Clean Buildings Performance Standard Annex W, State Agency Greenhouse Gas Emissions Limits, and Seattle's Building Emissions Performance Standard (BEPS).

4. What alternatives were explored? 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.

North Seattle commissioned an ASHRAE Level 2 audit, a Facilities Condition Assessment (FCA) and a full campus decarbonization plan over the last six months. The District Energy Decarbonization Plan was developed using the findings of the FCA and the ASHRAE audit. We explored all available avenues and determined conversion from natural gas boilers as they reached end of life was the best available solution allowable within the constraints defined in WAC 194-50-170 (no more than 10% of annual heating load to be satisfied by fossil fuel combustion or electric resistance heating).

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

North Seattle serves a wide range of students, including Running Start high schoolers on up to adults seeking to change career

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:19AM

Project Number: 40001347

Project Title: North Seattle District Energy Decarbonization Phase 1

Description

paths or enrolling in continuing education classes. Total enrollment is over 7,000 students. North Seattle offers transfer degree programs for a large number of its students seeking a four-year degree.

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.

No.

7. 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.

North Seattle College has no immediate plans for new or replacement buildings. It's enrollment growth under its master plan is therefore entirely dependent on making more efficient use of its four primary instructional buildings. Suspending instructional programs when/if building HVAC systems fail, the current risk at the Arts and Sciences Building, would seriously impact student matriculation and tuition revenue. The College's decarbonization plan aligns with those operating conditions.

The previously referenced Facilities Condition Assessment was the first step in creating a Facilities Master Plan as part of updating the city-required Major Institution Master Plan, which will also be informed by the decarbonization plan and any progress on implementation.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

No

9. 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.

Not Applicable.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

This conversion from natural gas-fired boilers to air source heat pumps will substantially reduce the GHG emission profile of the Arts and Sciences Bldg and the college as a whole. The three Seattle Colleges report to Ecology as one agency. For 2023 we reported 7,404 metric tons of CO2 emissions, of which all but 52 MTCO2e were from building-related energy use. Our primary strategy at North Seattle College for achieving compliance with RCW 70A.45.050 is to end fossil fuel use through conversion of natural gas boilers to all-electric alternatives. A secondary strategy has been investment in energy efficiency measures via the Energy Savings Performance Contracting program, such as conversion to LED lighting and optimizing building control systems.

Funding this request will directly enable compliance with State Agency Greenhouse Emissions Limits, the Clean Buildings Performance Standard, and Seattle's BEPS.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

North Seattle College is bounded on the east side by Interstate 5 and is directly adjacent to the Overburdened Communities of

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:19AM

Project Number: 40001347

Project Title: North Seattle District Energy Decarbonization Phase 1

Description

North Seattle and Shoreline as defined by the Washington Department of Ecology. On the WA Department of Health's community health map, the College sits within a region rated 8 out of a scale of 10 for adverse environmental health disparities and a 9 out of 10 for environmental exposures.

12. Is this project eligible for Direct Pay?

No.

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

One of the three natural gas-fueled boilers serving this building has failed and the other two were evaluated by our Energy Services Company and determined to be beyond their expected useful life and at high risk of failure. The college will need to replace this equipment soon, which creates an opportune moment to shift away from natural gas to electric heat pumps. The college's decarbonization plan is available upon request.

The college's decarbonization plan is available upon request.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

Location

City: Seattle

County: King

Legislative District: 046

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

No impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
26C-1	Climate Commit Accou-State	12,740,000				7,877,000
	Total	12,740,000	0	0	0	7,877,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
26C-1	Climate Commit Accou-State	4,723,000	70,000		70,000	
	Total	4,723,000	70,000	0	70,000	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:19AM

Project Number: 40001347

Project Title: North Seattle District Energy Decarbonization Phase 1

Operating Impacts

Narrative

No new space is added by this project.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001347	40001347
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 2025

Agency	699-North Seattle College	
Project Name	NSC: District Energy Decarbonization - Phase 1	
OFM Project Number	40001347	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	114,499	MACC per Gross Square Foot	\$42
Usable Square Feet	114,499	Escalated MACC per Gross Square Foot	\$44
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Heating and power plant	A/E Fee Percentage	14.42%
Remodel	Yes	Projected Life of Asset (Years)	20
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	10.35%	Location Used for Tax Rate	9600 College Way N Seattle, WA 98103
Contingency Rate	5%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	A03803
Project Administered By	DES		

Schedule			
Predesign Start	July-26	Predesign End	November-25
Design Start	September-26	Design End	November-26
Construction Start	January-27	Construction End	August-27
Construction Duration	7 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$7,432,118	Total Project Escalated	\$7,877,346
		Rounded Escalated Total	\$7,877,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$7,877,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$0	Consultant Services Subtotal Escalated	\$0

Construction			
Maximum Allowable Construction Cost (MACC)	\$4,753,358	Maximum Allowable Construction Cost (MACC) Escalated	\$5,037,263
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$1,446,141		\$1,534,067
Owner Construction Contingency	\$309,975		\$328,822
Non-Taxable Items	\$0		\$0
Sales Tax	\$673,731	Sales Tax Escalated	\$714,166
Construction Subtotal	\$7,183,205	Construction Subtotal Escalated	\$7,614,318

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

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$100,000		
Other Project Admin Costs	\$48,914		
Project Administration Subtotal	\$148,914	Project Administration Subtotal Escalated	\$157,968

Other Costs			
Other Costs Subtotal	\$100,000	Other Costs Subtotal Escalated	\$105,060

Project Cost Estimate			
Total Project	\$7,432,118	Total Project Escalated	\$7,877,346
		Rounded Escalated Total	\$7,877,000

Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$0					\$0
Construction						
Construction Subtotal	\$7,614,318		\$7,614,318			\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$157,968		\$157,968			\$0
Other Costs						
Other Costs Subtotal	\$105,060		\$105,060			\$0
Project Cost Estimate						
Total Project	\$7,877,346	\$0	\$7,877,346	\$0	\$0	\$0
	\$7,877,000	\$0	\$7,877,000	\$0	\$0	\$0
Percentage requested as a new appropriation			100%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Construction, acquisition and installation of equipment (air source heat pumps, piping, etc.) and commissioning of new building system.

Insert Row Here

What has been completed or is underway with a previous appropriation?

A feasibility study via the HB1390 required decarbonization plan. Cost was \$165,500 drawn from Project Number 91000443.

Insert Row Here

What is planned with a future appropriation?

Continued implementation of the campus decarbonization plan across the remaining 5 connected buildings.

Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$0				
Appraisal and Closing	\$0				
Right of Way	\$0				
Demolition	\$0				
Pre-Site Development	\$0				
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				
Feasibility, Development, Precon, and Permit Design				
Sub TOTAL	\$0	1.0397	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$647,680			69% of A/E Basic Services
Other	-\$647,680			This project is Energy Svcs, not A&E
Insert Row Here				
Sub TOTAL	\$0	1.0424	\$0	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				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0424	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$290,987			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other	-\$290,987			
Insert Row Here				
Sub TOTAL	\$0	1.0608	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$0			
Other	\$0			
Insert Row Here				

Sub TOTAL	\$0	1.0608	\$0	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$0		\$0	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities	\$500,000			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$500,000	1.0506	\$525,300	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Sub TOTAL	\$0	1.0506	\$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				
Gas to electric heat conversion	\$4,253,358			ESCO contract
Sub TOTAL	\$4,253,358	1.0608	\$4,511,963	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$4,753,358		\$5,037,263	
	\$42		\$44 per GSF	

5a) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0608	\$0
5b) GCCM Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
ESCO Design Services	\$425,336		
ESCO CM fee	\$255,201		
ESCO OH/P	\$765,604		
Insert Row Here			
Sub TOTAL	\$1,446,141	1.0608	\$1,534,067
6) Total Cost of Construction (TCC)			
TCC Sub TOTAL	\$6,199,499		\$6,571,330
	\$54		\$57 per 0
7) Owner Construction Contingency			
Allowance for Change Orders	\$309,975		
Other			
Insert Row Here			
Sub TOTAL	\$309,975	1.0608	\$328,822
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0608	\$0
9) Sales Tax			
Sub TOTAL	\$673,731		\$714,166
CONSTRUCTION CONTRACTS TOTAL	\$7,183,205		\$7,614,318

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0608	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0608	\$0	
3) 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
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$39,387				0.5% of total project cost for new and renewal construction
Other	-\$39,387				This project is neither original construction nor renovation or remodel.
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services	\$100,000				College staff project support
Other	\$48,914				DES Energy Services Mgt. Fee
Insert Row Here					
Subtotal of Other	\$48,914				
PROJECT MANAGEMENT TOTAL	\$148,914		1.0608	\$157,968	

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	\$0				
Historic and Archeological Mitigation					
Other	\$100,000				
Insert Row Here					
OTHER COSTS TOTAL	\$100,000		1.0506	\$105,060	Hazardous material abatement

Green cells must be filled in by user

C-100 (2026) Additional Notes
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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
Equipment is included in the GMAX on tab C and is not broken out under the ESPC program of DES
<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>

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:21AM

Project Number: 40001349

Project Title: Clark College District Energy Decarbonization Phase 1

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 5

Project Summary

This project initiates the College's decarbonization pathway by implementing Phase 1 of the plan which includes improved Direct Digital Control (DDC) system capability, energy efficient optimization and other load reductions, followed by converting the existing ground-source cooling system into a ground-source heat pump system. The energy efficiency items and DDC upgrades will optimize the design and data collection to improve the heat pump system design. This initial phase of the decarbonization project is expected to reduce carbon emissions by over 50%.

Project Description

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.

Clark College has a qualifying "state campus district energy system" under RCW 19.27A.260 and must seek to decarbonize that system in accordance with the Clean Buildings Performance Standard, Annex W (HB 1390). Clark College's decarbonization plan was filed with the Department of Commerce in June 2025. The college has also not yet met the State Agency Greenhouse Gas Emissions Limits defined in RCW 70A.45.050, and the equipment targeted for replacement is in need of replacement. This request is a first phase of implementation to satisfy the Clean Buildings requirements and replace aged district energy systems with equipment that will generate significantly fewer combustion and greenhouse gas emissions, thereby boosting the college's ability to meet the state agency greenhouse gas emissions reduction goals.

Clark's Decarbonization Plan charts the phasing and costs of reducing reliance on fossil fuels by 2040. The College campus buildings are currently conditioned by a central heating plant with natural gas-fired boilers and a central cooling plant with electric chillers. Currently, Clark College's building infrastructure emits approximately 1,950 tons of carbon annually, 60% of which is from the gas boilers. The plan also identified two key opportunities, 1) multiple energy efficiency projects that would reduce total campus heating and cooling demand loads, as well as total electrical demand, and 2) an existing ground water passive cooling system with aging equipment that can be strategically upgraded to ground source heat pumps with relative ease. The chiller targeted in this phase is at least 20 years old and barely meets the current load demand.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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.

This request will fund an Energy Saving Performance contract that encompasses energy efficiency and demand reduction projects within the buildings served by the district system, which include the implementation of HVAC Direct Digital Control modernization (replace obsolete panels and optimize sequences), LED lighting conversions, insulation upgrades with roofing, installing a booster chiller at the STEM building, and then replacing one of the central plant chillers with a heat pump. The project will begin as soon as funding is awarded in July 2026 and is expected to be finished by June 2028.

The Clark College long-term decarbonization plan includes replacing the two existing chillers with heat pumps coupled with various energy efficiency upgrades to minimize demands and optimize the district for the new heat pumps.

This project directly addresses reducing greenhouse gas emissions and marks a critical step in implementing Clark College's Decarbonization Plan by replacing the aging chiller with a ground-source heat pump system. Replacing the aging chillers now not only reduces operational risk but also allows the College to get to 50% of their decarbonization goal three years ahead of schedule. Removing the natural gas boilers will also improve air quality on campus, which is particularly important since the campus is in an area designated as having low air quality by OFM, Department of Ecology, and Department of Health.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:21AM

Project Number: 40001349

Project Title: Clark College District Energy Decarbonization Phase 1

Description

This transition shifts the campus heating source from gas-fired boilers to high-efficiency, electrified heat pumps—aligning with HB 1390 requirements and reducing operational costs. With the existing chiller nearing the end of its useful life, now is the ideal time to invest in a future-ready solution. If the chiller were instead replaced with a like-for-like system, it would significantly increase the long-term cost of decarbonization and result in higher carbon emissions for Clark. The proposed project alone will cut emissions by 1,100 tons, more than 50%, and is projected to save nearly \$120,000 per year in utility costs, a 14% reduction. In addition to the heat pump conversion, the project includes energy efficiency and load reduction measures that will further reduce utility costs and peak load demands. These improvements will enhance the performance of the new heat pump system and reduce its required capacity, helping avoid costly upgrades to the central plant's electrical infrastructure.

The Phase 2 replacement of the second chiller is expected to occur in the 2031-2033 biennium when that chiller reaches the end of its useful life. Construction is expected to begin following funding approval and be completed by 2040.

3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?

This request directly addresses the requirements defined for decarbonization of state campus district energy systems and will complete a significant step towards the ultimate goal of reducing greenhouse gas emissions. Acting now means the College is making a wise financial decision regarding operational costs and carbon reductions. It will also reduce the risk of future cost escalation and schedule risk associated with equipment procurement.

Not acting now puts the College at risk of needing to make an emergency replacement and replacing the existing chiller in a rush, with whatever's available, when it fails. This would derail the College's decarbonization trajectory and would make decarbonization more costly in the long-term.

4. What alternatives were explored? 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.

Clark College's Decarbonization Plan evaluated the best available solutions allowable within the constraints defined in WAC 194-50-170, which requires that no more than 10% of annual heating load be satisfied by fossil fuel combustion or electric resistance heating. In addition to ground-source heat pumps, air-source heat pumps were also evaluated. The analysis showed that ground source was a better system regarding first cost, utility cost, maintenance cost, and utility impact. The ground-source system fits the existing campus mechanical system, which already uses an open-loop ground-source well to generate cooling. This comparison is included in the Decarbonization Plan.

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

This project will benefit the entire Clark College community, including students, faculty, and staff, by improving indoor air quality, thermal comfort, and environmental conditions across all buildings the central plant serves. These upgrades align with House Bill 1390's focus on equity and decarbonization by supporting healthy, guaranteed, efficient learning environments, particularly for a historically underserved student population. No new buildings are added, but the system is modernized and made more resilient, enhancing service for all major campus facilities and supporting long-term sustainability and student success.

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.

No, although some energy efficiency incentives might become available. The current landscape for incentives is changing rapidly. Depending on the timeline for execution, federal ITC credits could be available for the College. Opportunities for local utility incentives will also be analyzed and pursued if applicable.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:21AM

Project Number: 40001349

Project Title: Clark College District Energy Decarbonization Phase 1

Description**7. 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.**

This project is directly in-line with Clark College's long-term Decarbonization Plan, which was required by HB 1390. The Decarbonization Plan was developed within the context of the campus master plan and expected future growth. This project would improve agency performance by reducing utility costs and addressing deferred maintenance. Replacing this chiller before it fails reduces operational risk for the College as it ensures campus uptime and reduces financial risk by lowering utility costs and ensuring equipment replacement is managed in a cost-effective manner.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

No.

9. 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.

This project is not linked to the Puget Sound Action Agenda.

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

Clark College is complying with the Clean Buildings Performance Standards (CBPS) via Normative Annex W, which was added per HB 1390, mandating public agencies with a district energy system to develop a Decarbonization Plan. This project directly contributes to reducing greenhouse gas emissions and complying with the requirements of HB 1390 to phase-out fossil fuels on campus by 2040.

This project is expected to reduce campus-wide building carbon emissions by over 1,100 Tons, which is over 50% of annual campus emissions. It would also put the campus ahead of plan to meet its Decarbonization Plan and HB 1390 requirements. Development of the Decarbonization Plan included campus-wide energy audits to determine the most impactful and cost-effective energy efficiency measures for implementation.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

Clark College is located in an Overburdened Community as defined by OFM and the Department of Ecology. In addition, the Department of Health lists the relative environmental health disparities of regions across the state and Clark College's region is ranked a 10/10 for high health disparities. Implementing this project would drastically reduce natural gas combustion on campus, improving air quality for the campus and surrounding areas.

Clark College has a diverse student population, with 40% of students identifying as non-White. This project would improve the on-campus experience for the entire campus community by reducing air pollution. In addition, it would reduce the campus's reliance on fossil fuels, the extraction and production of which disproportionately harm communities of color. By reducing fossil fuels, Clark College is also minimizing its impact on the communities outside the campus boundaries.

12. Is this project eligible for Direct Pay?

Since this project utilizes a ground-source heat pump for building heating and cooling, it would possibly be eligible for Direct

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:21AM

Project Number: 40001349

Project Title: Clark College District Energy Decarbonization Phase 1

Description

Pay via Section 48 (Investment Tax Credit for Geothermal Heat pumps). This credit could potentially offset 6-30% of the first cost of heat pump system, but not until after the tax year that the system is placed into service. However, additional input from financial advisers and/or tax consultants is needed to determine eligibility.

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

This project presents a unique opportunity to make meaningful and cost-effective progress on campus decarbonization at Clark College. If the existing chiller fails and is replaced with a similar version incapable of producing electrified heat pump heating, the existing gas-fired boilers will continue to be essential. This will result in significantly more carbon emissions for Clark College and will delay the overall implementation of the decarbonization plan, costing more over time.

The College's decarbonization plan is attached.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A.

Location

City: Vancouver

County: Clark

Legislative District: 049

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

No impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
26C-1	Climate Commit Accou-State	36,307,000				21,307,000
	Total	36,307,000	0	0	0	21,307,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
26C-1	Climate Commit Accou-State			9,600,000	5,400,000	
	Total	0	0	9,600,000	5,400,000	

Operating Impacts**No Operating Impact****Narrative**

No new space or operational responsibilities are added.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001349	40001349
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 2025

Agency	699-Clark College	
Project Name	District Energy Decarbonization - Phase 1	
OFM Project Number	40001349	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	643,025	MACC per Gross Square Foot	\$18
Usable Square Feet	643,025	Escalated MACC per Gross Square Foot	\$20
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Heating and power plant	A/E Fee Percentage	13.03%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	1933 Fort Vancouver Way Vancouver, WA 98663
Contingency Rate	10%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	A04453, A01067, A00631, A08430, A03068, A05212, A09476, A04257, A03615, A04181, A00901, A10067, A06742, A07210, A06744, A09419, A05797, A04633, A01409, A03980, A03980, A08111, A08326, A09476, A04234, A06964, A21460, A07086, A00803, A02938, A03402, A00594
Project Administered By	DES		

Schedule			
Predesign Start	June-26	Predesign End	September-26
Design Start	September-26	Design End	January-27
Construction Start	September-26	Construction End	July-28
Construction Duration	22 Months		

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Project Cost Summary

Total Project	\$19,933,229	Total Project Escalated	\$21,307,007
		Rounded Escalated Total	\$21,307,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$21,307,000
Next Biennium			\$0
Out Years			\$0

Acquisition

Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
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Consultant Services

Predesign Services	\$150,000		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$150,000	Consultant Services Subtotal Escalated	\$155,955

Construction

Maximum Allowable Construction Cost (MACC)	\$11,746,890	Maximum Allowable Construction Cost (MACC) Escalated	\$12,566,823
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$3,993,942		\$4,272,720
Owner Construction Contingency	\$1,574,083		\$1,683,955
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,523,713	Sales Tax Escalated	\$1,630,068
Construction Subtotal	\$18,838,628	Construction Subtotal Escalated	\$20,153,566

Equipment

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

Artwork

Artwork Subtotal	\$106,005	Artwork Subtotal Escalated	\$106,005
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Agency Project Administration

Agency Project Administration Subtotal	\$0
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DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$650,896		
Project Administration Subtotal	\$650,896	Project Administration Subtotal Escalated	\$696,329

Other Costs			
Other Costs Subtotal	\$187,700	Other Costs Subtotal Escalated	\$195,152

Project Cost Estimate			
Total Project	\$19,933,229	Total Project Escalated	\$21,307,007
		Rounded Escalated Total	\$21,307,000

Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$155,955		\$155,955			\$0
Construction						
Construction Subtotal	\$20,153,566		\$20,153,566			\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$106,005		\$106,005			\$0
Agency Project Administration						
Project Administration Subtotal	\$696,329		\$696,329			\$0
Other Costs						
Other Costs Subtotal	\$195,152		\$195,152			\$0
Project Cost Estimate						
Total Project	\$21,307,007	\$0	\$21,307,007	\$0	\$0	
	\$21,307,000	\$0	\$21,307,000	\$0	\$0	
Percentage requested as a new appropriation			100%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

The request includes the design and construction for an ESCO project to implement Phase 1 decarbonization plan including energy efficiency measures and Central plant decarbonization (Replacing 1 of 2 chillers with ground source heat pump). The energy efficiency measures will prepare the campus to better utilize the lower temperature heating water from the new central plant heat.

What has been completed or is underway with a previous appropriation?

The decarbonization plan for Clark College's district heating and cooling system was completed and filed with the Dept of Commerce in 2025. Cost of the plan was \$143,461, drawn from Project Number 91000443.

Insert Row Here

What is planned with a future appropriation?

Future appropriation past this request will include similar projects: Replace second existing chiller with ground source heat pump for greater heating capacity and resiliency, and additional campus efficiency measures to maximize the use of the heat pump system, further reducing the need for fossil fuel at peak heating times.

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				
IGA / ESP	\$150,000			
Insert Row Here				
Sub TOTAL	\$150,000	1.0397	\$155,955	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,556,732			69% of A/E Basic Services
Other	-\$1,556,732			A/E basid design included in ESCO contract
Sub TOTAL	\$0	1.0451	\$0	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				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0451	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$699,401			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other	-\$699,401			Other services included in ESCO contract
Sub TOTAL	\$0	1.0698	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$15,000			
Remove Contingency	-\$15,000			Included in ESCO contract

Sub TOTAL	\$0	1.0698	\$0	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$150,000		\$155,955	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0397	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0397	\$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 Direct Cost				
D50- Lighting	\$777,029			EEM to reduce campus electrical draw
D30- DDC Panel Upgrades	\$1,443,325			DDC hardware required to prepare campus for low temp heat pump chiller.

D30- DDC Optimization	\$939,071			DDC programming required to prepare campus for low temp heat pump chiller.
D30 - STEM Chiller, Baird Microgrid	\$2,380,890			STEM building drives the campus chilled water temperature limiting the availability of the heat pump operations. Baird microgrid for IT server resiliency.
D30- Phase 1 Chiller Decarb - Design and Construction	\$2,428,796			Central Plant replace 20+ year old chiller with new heat pump connected to open ground loop. Plan is to replace 1 of 2 existing chillers in this phase.
B30- Insulation and Roofing Upgrades	\$3,777,779			Building insulation to reduce building loads in preparation for central plant heat pump conversion.
Insert Row Here				
Sub TOTAL	\$11,746,890	1.0698	\$12,566,823	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$11,746,890		\$12,566,823	
	\$18		\$20 per GSF	
5a) GCCM Risk Contingency				
GCCM Risk Contingency				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0698	\$0	
5b) GCCM Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
ESCO Design Services	\$1,174,689			ESCO contract
ESCO CM Fee	\$704,813			ESCO contract
ESCO OH/P	\$2,114,440			ESCO contract
Insert Row Here				
Sub TOTAL	\$3,993,942	1.0698	\$4,272,720	
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$15,740,832		\$16,839,543	

		\$24			\$26 per 0
7) Owner Construction Contingency					
Allowance for Change Orders	\$1,574,083				
Other					
Insert Row Here					
Sub TOTAL	\$1,574,083	1.0698		\$1,683,955	
8) Non-Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0	1.0698		\$0	
9) Sales Tax					
Sub TOTAL	\$1,523,713			\$1,630,068	
CONSTRUCTION CONTRACTS TOTAL	\$18,838,628			\$20,153,566	

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0698	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0698	\$0	
3) 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
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$106,005				0.5% of total project cost for new and renewal construction
Insert Row Here					
ARTWORK TOTAL	\$106,005		NA	\$106,005	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
DES Energy Services	\$181,020				Fee for DES PM and procurement services.
Clark College Project Management and Maintenance Support	\$469,876				Clark College PM, est. 4% of Construction Cost
Subtotal of Other	\$650,896				
PROJECT MANAGEMENT TOTAL	\$650,896		1.0698	\$696,329	

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	\$187,700					
Historic and Archeological Mitigation						
Other						
Insert Row Here						
OTHER COSTS TOTAL	\$187,700		1.0397	\$195,152		

Green cells must be filled in by user

<div>C-100 (2026) Additional Notes</div>
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<div>Tab A. Acquisition</div>

<i>Insert Row Here</i>

<div>Tab B. Consultant Services</div>

<i>Insert Row Here</i>

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

<div>Tab D. Equipment</div>

<i>Insert Row Here</i>

<div>Tab E. Artwork</div>

<i>Insert Row Here</i>

<div>Tab F. Project Management</div>

<i>Insert Row Here</i>

<div>Tab G. Other Costs</div>

<i>Insert Row Here</i>

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:14AM

Project Number: 40001342

Project Title: Edmonds District Energy Decarbonization Electrical Supply Study

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 7

Project Summary

Edmonds College's district heating decarbonization plan identified a need to expand electrical utility service capacity to support electrification of existing natural gas systems. This request will support a study to determine the necessary scale and best fit infrastructure development necessary for both Snohomish Public Utility District and college-owned systems. The project includes preliminary engineering design to align college and utility planning to implement the decarbonization plan.

Project Description

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.

Edmonds College has a qualifying "state campus district energy system" under RCW 19.27A.260 and must seek to decarbonize that system in accordance with the Clean Buildings Performance Standard, Annex W (HB 1390). This request is a foundational step towards satisfying those requirements and replacing aged district heating infrastructure with equipment that will generate significantly fewer combustion and greenhouse gas emissions.

The heat pump equipment required to decarbonize the district heating system will require a more substantial high-voltage electrical supply and upgrades to both utility and college infrastructure. Snohomish County PUD has confirmed that the electrical feeders serving the Edmonds College campus have about 1 MW of capacity available which isn't likely to be sufficient. SnoPUD needs to see a finalized scope of the campus project before they will perform a high-level study of the electrical service infrastructure and provide cost estimates for the provision of additional electrical service. SnoPUD has estimated that either a new small substation or an additional feeder would be needed to serve the load of the equipment proposed in this plan. The cost of either option is expected to be in the 7 figure range. A substation may also require the cost of land if Edmonds College decides to use land not already part of the campus. The nearest transmission line capable of serving this substation is near Washington SR 99. A new feeder would likely have to be fed from about 2 miles away from campus. We also know that the Cities of Edmonds and Lynnwood have a moratorium on any new overhead power infrastructure. Thus, any new transmission lines or feeders would need to be trenched underground.

A study involving SNOPUD is needed to determine which of these options will be the most feasible. This project includes both the utility study and Engineering preliminary design work to ensure alignment of the decarbonization plan requirements and phasing plan with the utility infrastructure needs on campus.

The college cannot implement their decarbonization plan without performing this analysis.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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.

This project is the first implementation phase of the decarbonization plan for Edmonds College's district energy system (filed with the Department of Commerce, Clean Buildings division). The IGA and utility study will finalize predesign details for the electrical infrastructure required to support the installation of new air-source heat pump units to replace existing gas-fired boilers. This scope of work is specifically focused on ensuring that the utility infrastructure development plan can fulfill the campus decarbonization needs and align with our implementation schedule. The output of the study will provide us with the engineering details needed to identify the costs and timeline for the utility to provide proper infrastructure to the campus. The decarbonization project will lead to direct energy savings, carbon reduction, infrastructure upgrades, operational cost reduction through improved onsite energy systems, and eliminating the use of natural gas heating on campus.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:14AM

Project Number: 40001342

Project Title: Edmonds District Energy Decarbonization Electrical Supply Study

Description**3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?**

This request directly responds to the requirements of the clean buildings performance standard (CBPS), Annex W and supports an operational transition away from continued, long-term investments in equipment/systems with high GHG emissions. Not taking action will result in a failure to implement the plan developed and submitted under the requirements of the CBPS.

4. What alternatives were explored? 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 college's decarbonization plan required by HB 1390 analyzed alternatives for the college to decarbonize its central plant. This electrical infrastructure study will clarify the scope of alternatives and engineering solutions that will be implemented in the next phase of construction. The decarbonization plan defines the best available solution(s) allowable within the constraints defined in WAC 194-50-170 (no more than 10% of annual heating load to be satisfied by fossil fuel combustion or electric resistance heating).

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

Edmonds College's district heating system serves 74% of the total instructional program space on campus, which supports the learning experiences of about 16,500 students annually. Roughly 45% of those students work either part-time or full-time while attending college, 30% receive need-based financial aid, and 40% receive all levels of financial aid. About 20% of our students have children or other dependents in their care.

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.

N/A

7. 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.**

The College's 2016 Master Plan included a stated goal of "working towards the campus being carbon neutral" and an emphasis upon expanding solar PV production on campus. This project aligns with that intention, provides the college with a preferred solution that will allow compliance with the legislatively mandated Clean Buildings Performance Standard, implementing the college's decarbonization plan as directed in Annex W, and will inform future master planning at the college.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

N/A

9. 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.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:14AM

Project Number: 40001342

Project Title: Edmonds District Energy Decarbonization Electrical Supply Study

Description

pathway for the building, and include information about energy audits, metering, and energy benchmarking.

Per RCW 19.27A.260, as the owner of a "state campus district energy system" Edmonds College must develop a decarbonization plan (to be implemented by 2040). The proposed electrical infrastructure study will constitute the first step of implementing that plan and installing new infrastructure that will support the later phases of construction including the installation of new air-source heat pump units and elimination of existing gas-fired equipment.

The college's 2040 greenhouse gas emissions reduction goal set by RCW 70A.45.050 is -4,114 MTCO₂e below our 2005 baseline. Once the Central Plant Decarbonization Project is complete, Edmonds College's annual CO₂ emissions will be reduced roughly -1500 MTCO₂e, 36% of our mandated reductions and a critical step to meeting the state agency greenhouse gas reduction goals.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

Edmonds College is located in an area defined by the WA Department of Health as having the highest social vulnerability index with single parent households, children living in poverty, primary language other than English and unaffordable housing amongst the most prominent of groups represented. This project will support Edmonds College which provides opportunities for underserved groups to further their education and have the opportunity to earn a living wage. The college provides financial support through state and federal scholarships and grant programs, as well as addressing food insecurity and childcare needs of students pursuing their education at the college.

12. Is this project eligible for Direct Pay?

No

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

Edmonds College has planned to eliminate fossil fuel use on campus and convert to electrical heating equipment. The implementation of that plan will only be successful, however, if Snohomish PUD is able to provide sufficient power to run all the new equipment. This study is critical to inform and direct all future decarbonization work.

Edmonds College's decarbonization plan is included with this request.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

Location

City: Lynnwood

County: Snohomish

Legislative District: 032

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

N/A

Funding

Expenditures

2025-27 Fiscal Period

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:14AM

Project Number: 40001342

Project Title: Edmonds District Energy Decarbonization Electrical Supply Study

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
26C-1	Climate Commit Accou-State	78,196,000				639,000
	Total	78,196,000	0	0	0	639,000

Future Fiscal Periods

	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
26C-1 Climate Commit Accou-State	10,952,000	74,000	39,545,000	26,986,000
Total	10,952,000	74,000	39,545,000	26,986,000

Operating Impacts

No Operating Impact

Narrative

This project is an audit/study. No changes to building space nor operational responsibilities will result.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001342	40001342
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 2025

Agency	699-Edmonds College	
Project Name	EdCC: District Energy Decarbonization Electrical Supply Study	
OFM Project Number	40001342	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	567,686	MACC per Gross Square Foot	\$0
Usable Square Feet	567,686	Escalated MACC per Gross Square Foot	\$0
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Heating and power plant	A/E Fee Percentage	19.51%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	10.60%	Location Used for Tax Rate	20000 68th Ave W Lynnwood, WA 98036
Contingency Rate	5%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	AO4248, A26593, A08635, A03970, A05756, A05555, A06234, A04627, A09413, A06716, A00343
Project Administered By	DES		

Schedule			
Predesign Start	August-26	Predesign End	June-27
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$638,663	Total Project Escalated	\$638,664
		Rounded Escalated Total	\$639,000
Amount funded in Prior Biennia			\$0

Amount in current Biennium

Next Biennium

Out Years

\$639,000

\$0

\$0

Acquisition

Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
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Consultant Services

Predesign Services	\$573,489		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$28,674		
Consultant Services Subtotal	\$602,163	Consultant Services Subtotal Escalated	\$602,164

Construction

Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$0		\$0
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

Equipment

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

Artwork

Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0
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Agency Project Administration

Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$36,500		
Project Administration Subtotal	\$36,500	Project Administration Subtotal Escalated	\$36,500

Other Costs

Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0
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Project Cost Estimate

Total Project

\$638,663

Total Project Escalated

\$638,664

Rounded Escalated Total

\$639,000

Funding Summary

		Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years	
				2025-2027	2027-2029		
Acquisition							
Acquisition Subtotal		\$0					\$0
Consultant Services							
Consultant Services Subtotal		\$602,164		\$602,164			\$0
Construction							
Construction Subtotal		\$0					\$0
Equipment							
Equipment Subtotal		\$0					\$0
Artwork							
Artwork Subtotal		\$0					\$0
Agency Project Administration							
Project Administration Subtotal		\$36,500		\$36,500			\$0
Other Costs							
Other Costs Subtotal		\$0					\$0
Project Cost Estimate							
Total Project		\$638,664	\$0	\$638,664	\$0		\$0
		\$639,000	\$0	\$639,000	\$0		\$0
Percentage requested as a new appropriation				100%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Electrical service infrastructure study to clarify necessary upgrades to meet new demand required to decarbonize central natural gas heating system.

Required to define full scope and costs of electrical infrastructure upgrades to support future phases of decarbonization.

Insert Row Here

What has been completed or is underway with a previous appropriation?

Campus district energy decarbonization plan was completed in 2025 and submitted to Commerce, as required, in June 2025.

Planning costs were \$87,764, from Project Number 91000443.

Insert Row Here

What is planned with a future appropriation?

Complete implementation of the 15-year decarbonization plan: build out electrical service infrastructure, expand central plant, and

replace natural gas boilers with heat pumps.

Insert Row Here

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	\$219,989			
Environmental Analysis				
Predesign Study				
IGA ESCO Fee	\$203,500			
Utility & City Study Fee Estimate	\$150,000			
Sub TOTAL	\$573,489	1.0000	\$573,489	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	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				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$28,674			
Other				
Sub TOTAL	\$28,674	1.0000	\$28,675	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$602,163	\$602,164
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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
	\$0		\$0 per GSF	

5a) GCCM Risk Contingency

GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

5b) GCCM Costs

GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

6) Total Cost of Construction (TCC)

TCC Sub TOTAL	\$0	\$0
	<i>\$0</i>	<i>\$0 per 1</i>

7) Owner Construction Contingency

Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

9) Sales Tax

Sub TOTAL	\$0	\$0
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CONSTRUCTION CONTRACTS TOTAL	\$0	\$0
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Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) 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
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$3,193				0.5% of total project cost for new and renewal construction
Other	-\$3,193				This project is neither original construction nor major renovation or remodel work.
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
DES Energy PM Fee	\$36,500				
Insert Row Here					
Subtotal of Other	\$36,500				
PROJECT MANAGEMENT TOTAL	\$36,500		1.0000	\$36,500	

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		1.0000	\$0	

Green cells must be filled in by user

<div>C-100 (2026) Additional Notes</div>
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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

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:17AM

Project Number: 40001345

Project Title: Highline District Energy Decarbonization Phase 1

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 8

Project Summary

This phase will complete engineering and bid documentation for long-lead equipment, in alignment with the Clean Buildings Performance Standard Annex W (HB 1390), to enable timely procurement in the 2027–2029 biennium. Identified as a critical path item in the college's Decarbonization Plan, this work addresses state clean-energy mandates while mitigating long supply-chain lead times of up to eight years.

Project Description

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.

Highline College has a qualifying "state campus district energy system" under the WA Clean Buildings Performance Standard (CBPS), Annex W (RCW 19.27A.260, WAC 194-50-030 and 170). The college must therefore plan to "replace fossil fuels in the district energy system heating plants to provide 100% of the campus design load" in accordance with the CBPS. The college's decarbonization plan was filed with the Department of Commerce in June 2025, and this request is a foundational step towards satisfying the requirements to implement the plan.

Highline's district heating system serves 18 buildings on the college campus, 51% of the total building space. The system was originally built in the 1960's, is beyond its expected and economic life, and is struggling to perform as needed.

The CBPS requirement to decarbonization this system also aligns with and complements the college's need to replace failing system components and the campus development planned for the next decade. Highline's decarbonization plan has been aligned with the campus master plan and charts a course past aging infrastructure, through planned development, and aligning with utility service challenges, to ultimately install electric heat pumps replacing every natural gas-fired heating boiler on the district system. This project is Phase 1 of an expected 8-year implementation schedule.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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.

This request for funds is for the first phase of decarbonization and focuses on engineering and procurement planning. Phase 1 begins immediately upon receiving funding. Actions and outcomes include:

Launching preliminary system design, defining integration strategies, and conducting a comprehensive electrical utility study to clearly define existing electrical service conditions and future capacity needs.

Identifying major mechanical and electrical equipment that have extended procurement timelines, then developing the specifications for those long-lead items to ensure that procurement can begin early and align availability with future construction activities.

Highline's full decarbonization plan encompasses five phases, \$112 million total costs, and final construction is expected to conclude in 2033, per the Plan. That Decarbonization Plan identified the procurement of equipment that has long-lead times as long as 5-8 years, as a critical path step essential to the success of final implementation.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:17AM

Project Number: 40001345

Project Title: Highline District Energy Decarbonization Phase 1

Description**3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?**

This request directly responds to the requirements of RCW 19.27A.260, supports an operational transition away from continued, long-term investments in equipment/systems with high GHG emissions, and facilitates focused planning for a new paradigm for building heating on campus. Not taking action could trigger a cascading delay or become a failure to implement the plan developed and submitted in accordance with the Clean Buildings Performance Standard, Annex W (campus district energy system decarbonization).

4. What alternatives were explored? 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 Clean Buildings Performance Standard narrowly defines allowable options for decarbonization – electric heat pumps and backup fossil fuel or electric resistance heating limited to 10% or less of total annual heating output. Highline's plan explored optional scopes for the future heating system that best align with planned campus development. The recommended hybrid decentralized/centralized solution has the lowest Life Cycle Cost (LCCA), fits with future development plans, and is the best available solution(s) allowable within the constraints defined in WAC 194-50-170.

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

College staff, students, and the local community will benefit from the reduced carbon emissions that are a direct result of the project. The project directly benefits Highline College's surrounding Overburdened Community by reducing local air pollution and improving environmental health. Roughly 312,000 sq ft. of college owned space will be impacted, about 50% of the campus instructional space. The college serves about 13,190 Students annually. The college student body is made up of 75% people of color making Highline College the most diverse college in the State of Washington. We are also serving the surrounding community that is as economically challenged and diverse as our student representation.

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.

Only state funds will be used for this project.

7. 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.

This project will keep Highline College in compliance with the Clean Buildings Performance Standard, Annex W (HB 1390). The college's decarbonization plan was defined to align with the current college master plan for campus renovation and to maximize the opportunity to decarbonize planned new buildings and infrastructure.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

No

9. 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.

No

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050,

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:17AM

Project Number: 40001345

Project Title: Highline District Energy Decarbonization Phase 1

Description

Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

This project will reduce building operation-related carbon emissions by a minimum of 143 metric tons as a result of the transition from gas burning boilers to high-efficiency heat pumps. That calculated reduction is based on the current energy mix for Highline's electrical provider, Puget Sound Energy, and should improve dramatically by 2040 as PSE nears the requirements for 100% renewable energy placed upon them by the Clean Energy Transformation Act.

The State Agency Greenhouse gas emissions limits defined for Highline (70% below their 2005 baseline by 2040) require a reduction of roughly 4400 MTCO₂e (-4396 metric tons of carbon dioxide equivalence). The college's 2005 emissions originating from the combustion of natural gas were roughly 2,000 MTCO₂e, much of which will be reduced by this decarbonization plan. When PSE meets the full goals established by CETA, the college can expect to see a total reduction of over 6,000 tons in building operation-related greenhouse gases.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

This project provides multiple impacts. It will significantly reduce risks of impaired heating service or catastrophic failures that could result in cold interior spaces or temporary building closures and all the associated impacts of such closures on student instruction, support services, and college operations. It also replaces fossil fuel consuming equipment with high-efficiency electric equipment. The project directly benefits Highline College's surrounding Overburdened Community by reducing local air pollution and improving environmental health. Highline College is located within a defined Overburdened Community as identified in the Department of Ecology and OFM defined community areas. Once fully implemented, annual carbon emissions will be reduced by at least 143 metric tons.

12. Is this project eligible for Direct Pay?

No.

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

This request will fund the portion of the project that is currently defined in the critical path for completing the project in the required timeline.

Highline College's Decarbonization Plan is attached to this request.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

NA

Location

City: Des Moines

County: King

Legislative District: 033

Project Type

Major Projects-Infrastr Replacemnt

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:17AM

Project Number: 40001345

Project Title: Highline District Energy Decarbonization Phase 1

Description**Growth Management impacts**

None

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
26C-1	Climate Commit Accou-State	112,224,000				1,020,000
	Total	112,224,000	0	0	0	1,020,000

Future Fiscal Periods

		2027-29	2029-31	2031-33	2033-35
26C-1	Climate Commit Accou-State	26,070,000	53,880,000	25,342,000	5,912,000
	Total	26,070,000	53,880,000	25,342,000	5,912,000

Operating Impacts**No Operating Impact****Narrative**

This project is an audit/study. No changes to building space or operating responsibilities will result.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001345	40001345
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 2025

Agency	699-Highline College	
Project Name	District Energy Decarbonization Phase 1	
OFM Project Number	40001345	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	257,151	MACC per Gross Square Foot	\$0
Usable Square Feet	257,151	Escalated MACC per Gross Square Foot	\$0
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Heating and power plant	A/E Fee Percentage	19.51%
Remodel	Yes	Projected Life of Asset (Years)	0
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	2400 S 240th St, Des Moines, WA 98198
Contingency Rate	5%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	A07446, A03870, A00414, A01792, A00349, A04923, A08359, A06759, A08139, A02003, A01061, A08756, A05596
Project Administered By	DES		

Schedule			
Predesign Start	July-26	Predesign End	December-26
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$1,020,483	Total Project Escalated	\$1,020,484
		Rounded Escalated Total	\$1,020,000
Amount funded in Prior Biennia			\$0

Amount in current Biennium

Next Biennium

Out Years

\$1,020,000

\$0

\$0

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

Consultant Services			
Predesign Services	\$911,127		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$45,556		
Consultant Services Subtotal	\$956,683	Consultant Services Subtotal Escalated	\$956,684

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$0		\$0
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

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

Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$63,800		
Project Administration Subtotal	\$63,800	Project Administration Subtotal Escalated	\$63,800

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate

Total Project

\$1,020,483

Total Project Escalated

\$1,020,484

Rounded Escalated Total

\$1,020,000

Funding Summary

			Current Biennium				
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years		
Acquisition							
Acquisition Subtotal	\$0					\$0	
Consultant Services							
Consultant Services Subtotal	\$956,684		\$956,684			\$0	
Construction							
Construction Subtotal	\$0					\$0	
Equipment							
Equipment Subtotal	\$0					\$0	
Artwork							
Artwork Subtotal	\$0					\$0	
Agency Project Administration							
Project Administration Subtotal	\$63,800		\$63,800			\$0	
Other Costs							
Other Costs Subtotal	\$0					\$0	
Project Cost Estimate							
Total Project	\$1,020,484	\$0	\$1,020,484	\$0	\$0		
	\$1,020,000	\$0	\$1,020,000	\$0	\$0		
Percentage requested as a new appropriation			100%				

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

The decarbonization of the central plant will require equipment that may have a long lead time, up to 5-8 years. This request will identify these pieces of equipment, determine the capacities and engineering requirements, and develop bid documents to secure the equipment.

The purchasing of the equipment will be requested in the 2027-2028 biennium

What has been completed or is underway with a previous appropriation?

A decarbonization plan was completed and submitted to the Department of Commerce in 2025. Cost was \$186,600 from Project Number 91000443.

That plan identified the selection and procurement of long lead-time equipment as a critical path.

Insert Row Here

What is planned with a future appropriation?

Future appropriations will support full implementation of the 15-year decarbonization plan, which will include purchasing the equipment identified

in this phase, modifying building heating systems to be compatible with the new heating system, site preparation for the new equipment,

and final installation of all new heat pump heating systems.

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	\$0			
Predesign Study	\$0			
Investment Grade Audit	\$656,713			IGA to size major equipment and prepare bid documents for long lead equipment.
Utility Coordination	\$15,750			To develop GMAX cost.
Electrical Engineer	\$112,689			To develop GMAX cost.
Civil Engineer	\$45,890			To develop GMAX cost.
Geotech	\$51,050			To develop GMAX cost.
Acoustical Engineer	\$29,035			To develop GMAX cost.
Insert Row Here				
Sub TOTAL	\$911,127	1.0000	\$911,127	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	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				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				

Sub TOTAL		\$0	1.0000	\$0	Escalated to Mid-Const.
5) Design Services Contingency					
Design Services Contingency		\$45,556			
Other					
Insert Row Here					
Sub TOTAL		\$45,556	1.0000	\$45,557	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL		\$956,683		\$956,684	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
	<i>\$0</i>		<i>\$0 per GSF</i>	

5a) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0
5b) GCCM Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0
6) Total Cost of Construction (TCC)			
TCC Sub TOTAL	\$0		\$0
	<i>\$0</i>		<i>\$0 per 1</i>
7) Owner Construction Contingency			
Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0
9) Sales Tax			
Sub TOTAL	\$0		\$0
CONSTRUCTION CONTRACTS TOTAL	\$0		\$0

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) 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
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$5,102				0.5% of total project cost for new and renewal construction
Other	-\$5,102				This project is neither original construction nor major renovation or remodel work.
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
DES Energy PM fee	\$43,800				
College project coordination	\$20,000				Staff coordination costs
Insert Row Here					
Subtotal of Other	\$63,800				
PROJECT MANAGEMENT TOTAL	\$63,800		1.0000	\$63,800	

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	\$0				
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0000	\$0	

Green cells must be filled in by user

<div>C-100 (2026) Additional Notes</div>
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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

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:16AM

Project Number: 40001344

Project Title: Tacoma District Energy Decarbonization Electrical Supply Study

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 9

Project Summary

This request will fund Phase 1 of TCC's Clean Buildings Performance Standard Decarbonization plan, an Investment Grade Audit and comprehensive utility assessment which includes evaluating the current capacity of the electrical infrastructure to meet TCC Tacoma campus energy needs, identifying the costs and requirements for any necessary upgrades such as additional electrical feeders, and assessing the potential long-term need for a power substation on campus, if applicable.

Project Description

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.

Tacoma Community College has a qualifying "state campus district energy system" under the WA Clean Buildings Performance Standard (CBPS), Annex W (RCW 19.27A.260, WAC 194-50-030 and 170). The college must therefore plan to "replace fossil fuels in the district energy system heating plants to provide 100% of the campus design load" in accordance with the CBPS, Annex W (HB 1390). The college's decarbonization plan was filed with the Department of Commerce in June 2025, and this request is a foundational step towards satisfying the requirements to implement the plan.

Tacoma College's district energy system serves 209,500 gross square feet in 8 buildings on the college campus, 35% of the college's instructional and student service space.

The decarbonization plan and preliminary discussions with Tacoma Power have determined that full accommodation of the anticipated demand growth due to campus decarbonization and future campus development would likely require the construction of a dedicated on-site substation, which would carry a preliminary ROM cost around \$15 to 25 million in addition to a 4-year construction timeline. This project meets Tacoma Power's need for a full feasibility study to determine the actual cost of this substation.

This project will also support the College's compliance with the State Agency Greenhouse Gas Emissions Limits defined in RCW 70A.45.050.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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.

This project will produce an investment-grade audit to refine the Tacoma Community College's decarbonization efforts and clarify the context for future campus development and any expanded decarbonization of those buildings not attached to the district energy system. The existing utility electrical utility supply capacity and both utility and college-owned electrical infrastructure are critical elements of the college's decarbonization, greenhouse gas emissions reduction efforts. These buildings that are included in the decarbonization plan are primarily the largest academic and student support buildings, serving approximately 10,000 students each year.

This project request is year 1 of TCC's multi-year CPS decarbonization plan. The project budget has been professionally developed by a licensed engineering firm to align with the decarbonization plan.

3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:16AM

Project Number: 40001344

Project Title: Tacoma District Energy Decarbonization Electrical Supply Study

Description

This request directly responds to the requirements of RCW 19.27A.260, supports an operational transition away from continued, long-term investments in equipment/systems with high GHG emissions, and facilitates focused planning for a new paradigm for building heating on campus. Not taking action could trigger a cascading delay due to long lead times for utility service upgrades and potentially lead to a failure to implement the plan developed and submitted in accordance with the Clean Buildings Performance Standard, Annex W (campus district energy system decarbonization).

4. What alternatives were explored? 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 Clean Buildings Performance Standard narrowly defines allowable options for decarbonization – electric heat pumps and backup fossil fuel or electric resistance heating limited to 10% or less of total annual heating output. Tacoma Community College's plan explored the scope of changes necessary to meet those requirements. That plan uncovered limitations in both utility electrical supply capacity and on-campus electrical distribution infrastructure that would constrain full electrification of the district energy system heating. This proposed audit will allow us to chart a responsible course to full compliance with the requirements defined in WAC 194-50-170.

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

This IGA will address a critical foundation for all future decarbonization and development work on the Tacoma Community College campus. That campus includes 26 buildings and over 590,000 square feet of instructional space. TCC serves roughly 10,000 students per year. TCC has a diverse student body. In terms of race and ethnicity, the student population is roughly 36% White, 17% Hispanic or Latino, 13% Two or More Races, 9% Asian, 9% Black or African American, and less than 1% each for Native Hawaiian or Other Pacific Islanders and American Indian or Alaska Native. Additionally, TCC serves students of various ages, with a median age around 26, and offers programs for both recent high school graduates and older adults returning to education.

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.

No

7. 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.

This effort supports TCC's 2023 Long Range Facility Master Plan, which has a focus on Environmental Sustainability. This also support's TCC's 2020 Strategic Plan goal to strengthen environmentally sustainable practices.

This request is a critical first step towards satisfying the requirements of HB 1390, CBPS Annex W and replacing aged district energy campus heating infrastructure with equipment that generates significantly fewer combustion and greenhouse gas emissions.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

N/A

9. 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.

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:16AM

Project Number: 40001344

Project Title: Tacoma District Energy Decarbonization Electrical Supply Study

Description

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

TCC's 2005 greenhouse gas emissions baseline was 3,772 MT CO₂e (metric tons of CO₂ equivalence) for building energy use (electricity, natural gas, and propane). Our target as a state agency is to be at 30% of that baseline (a 70% reduction) by 2040, which is 1,183 (a reduction of 2,761 metric tons). Our energy consultant is estimating that the decarb plan will reduce our building emissions by 347 MT CO₂e by 2040, which is a step towards the goals defined in RCW 70A.45.050. Our 2023-24 MT CO₂e was 2,440, so the 347 MT CO₂e will make a substantial estimated 14% decrease in MT CO₂e.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

Tacoma Community College is within an Office of Financial Management-defined disadvantaged community area, the campus is also very close to a Department of Ecology-defined overburdened community.

12. Is this project eligible for Direct Pay?

This project is not eligible for Direct Pay.

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

Properly scaled electrical service supply and infrastructure capacity are critical to the success of decarbonizing the campus district energy system.

This Energy Grade Audit is scoped to define the appropriate size (megawatts) of electrical supply needed, all appropriate and necessary utility and college-owned service equipment upgrades, and the associated costs and schedules. It will allow Tacoma College to clarify the full scope of implementation for their district energy decarbonization plan. Without this budget request, Tacoma Community College would not be able to pursue long-term decarbonization outlined in the plan.

TCC's decarbonization plan is attached to this request.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

Location

City: Tacoma

County: Pierce

Legislative District: 027

Project Type

Major Projects-Rehab/Restoration.

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:16AM

Project Number: 40001344

Project Title: Tacoma District Energy Decarbonization Electrical Supply Study

Description**Growth Management impacts**

None.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
26C-1	Climate Commit Accou-State	75,623,000				717,000
	Total	75,623,000	0	0	0	717,000

Future Fiscal Periods

		2027-29	2029-31	2031-33	2033-35
26C-1	Climate Commit Accou-State	2,281,000	8,295,000	17,622,000	46,708,000
	Total	2,281,000	8,295,000	17,622,000	46,708,000

Operating Impacts**No Operating Impact****Narrative**

This project is an audit/study. No changes to total building space nor operational responsibilities will result.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001344	40001344
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 2025

Agency	699 - Tacoma Community College	
Project Name	District Energy Decarbonization Electrical Supply Study	
OFM Project Number	40001344	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	209,462	MACC per Gross Square Foot	\$0
Usable Square Feet	209,462	Escalated MACC per Gross Square Foot	\$0
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Heating and power plant	A/E Fee Percentage	19.51%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	6501 S 19th St Tacoma, WA 98466
Contingency Rate	5%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	A01540, A07930 A05826, A00444, A08337, A04496, A04784, A05550
Project Administered By	DES		

Schedule			
Predesign Start	July-26	Predesign End	June-27
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$716,849	Total Project Escalated	\$716,849
		Rounded Escalated Total	\$717,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$717,000
Next Biennium			\$0

Out Years

\$0

Acquisition

Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
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Consultant Services

Predesign Services	\$256,233		
Design Phase Services	\$185,000		
Extra Services	\$105,000		
Other Services	\$75,000		
Design Services Contingency	\$59,116		
Consultant Services Subtotal	\$680,349	Consultant Services Subtotal Escalated	\$680,349

Construction

Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$0		\$0
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

Equipment

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

Artwork

Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0
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Agency Project Administration

Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$36,500		
Project Administration Subtotal	\$36,500	Project Administration Subtotal Escalated	\$36,500

Other Costs

Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0
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Project Cost Estimate

Total Project

\$716,849

Total Project Escalated

\$716,849

Rounded Escalated Total

\$717,000

Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$680,349		\$680,349			\$0
Construction						
Construction Subtotal	\$0					\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$36,500		\$36,500			\$0
Other Costs						
Other Costs Subtotal	\$0					\$0
Project Cost Estimate						
Total Project	\$716,849	\$0	\$716,849	\$0	\$0	\$0
	\$717,000	\$0	\$717,000	\$0	\$0	\$0
Percentage requested as a new appropriation			100%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

This project will produce an investment-grade audit to help define TCC's CBPS decarbonization plan's scope, budget, and schedule.

The project includes an assessment of current college electrical infrastructure and utility service planning.

This project request is phase 1 of TCC's multi-phase, 15-year decarbonization plan.

What has been completed or is underway with a previous appropriation?

Tacoma CC completed the required CBPS decarbonization plan in the 23-25 biennium. Cost was \$63,045 from Project Number 91000443.

Insert Row Here

What is planned with a future appropriation?

With future appropriations, Tacoma Community College will pursue long-term decarbonization as outlined in their plan.

Insert Row Here

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				
Investment Grade Audit	\$56,233			
Tacoma Power capacity study	\$200,000			
Sub TOTAL	\$256,233	1.0000	\$256,233	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Electrical engineering design	\$185,000			Support of Tacoma Power supply line and on-campus distribution system designs
Insert Row Here				
Sub TOTAL	\$185,000	1.0000	\$185,000	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$15,000			
Geotechnical Investigation				
Commissioning				
Site Survey	\$50,000			Campus electrical infrastructure
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$25,000			
Environmental Mitigation (EIS)				
Landscape Consultant				
Structural Engineering	\$15,000			Review of rooftop structural capacity for proposed new equipment.
Insert Row Here				
Sub TOTAL	\$105,000	1.0000	\$105,000	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Permitting reviews	\$75,000			For new electrical infrastructure both up to and on campus

Insert Row Here					
Sub TOTAL		\$75,000	1.0000	\$75,000	Escalated to Mid-Const.
5) Design Services Contingency					
Design Services Contingency		\$31,062			
Study Contingency		\$28,054			
Insert Row Here					
Sub TOTAL		\$59,116	1.0000	\$59,116	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL		\$680,349		\$680,349	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
	<i>\$0</i>		<i>\$0 per GSF</i>	

5a) GCCM Risk Contingency

GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

5b) GCCM Costs

GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

6) Total Cost of Construction (TCC)

TCC Sub TOTAL	\$0	\$0
	<i>\$0</i>	<i>\$0 per 1</i>

7) Owner Construction Contingency

Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

9) Sales Tax

Sub TOTAL	\$0	\$0
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CONSTRUCTION CONTRACTS TOTAL	\$0	\$0
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Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) 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
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$3,584				0.5% of total project cost for new and renewal construction
Other	-\$3,584				This project is neither original construction nor major renovation or remodel work.
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
DES Energy Services PM	\$36,500				
Insert Row Here					
Subtotal of Other	\$36,500				
PROJECT MANAGEMENT TOTAL	\$36,500		1.0000	\$36,500	

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		1.0000	\$0	

Green cells must be filled in by user

<div>C-100 (2026) Additional Notes</div>
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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

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:18AM

Project Number: 40001346

Project Title: Cascadia/UW Bothell District Energy Decarbonization Phase 1

Description

Starting Fiscal Year: 2026

Project Class: Preservation (State-Owned)

Agency Priority: 10

Project Summary

This request will support a study to determine the necessary scale and best fit infrastructure development required for both Puget Sound Energy and college-owned electrical distribution systems to support full implementation of the decarbonization plan. This is a joint project with UW-Bothell to commission a Decarbonization Plan Investment Grade Energy Audit for the combined campus.

Project Description

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.

Cascadia College and the University of Washington, Bothell campus share a qualifying “state campus district energy system”, as defined in the WA Clean Buildings Performance Standard (CBPS), Annex W (RCW 19.27A.260, WAC 194-50-030 and 170). The college and the University must therefore plan to “replace fossil fuels in the district energy system heating plants to provide 100% of the campus design load” in accordance with the CBPS, Annex W (HB 1390). The shared campus decarbonization plan was filed with the Department of Commerce in June 2025, and this request is a foundational step towards satisfying the requirements to implement the plan.

That plan identified a potentially critical limit on the current electrical supply available to the campus from Puget Sound Energy. Preliminary discussions with the utility resulted in confirmation of that limit and that full accommodation of the anticipated demand growth due to campus decarbonization and future campus development would likely require an additional feeder from a substation on the east side of the I-405 freeway. This upgrade would require WSDOT permitting and a possible substation upgrade. PSE noted that this work would likely require three years to complete, and the customer would likely be responsible for all the costs associated with adding the new feeder connection.

Concurrently, the building systems targeted by the decarbonization requirements are nearing the end of their expected useful life, and replacement plans will soon be required. Those plans could either continue to focus upon the use of fossil fuels or shift to electrified, lower carbon intensity systems. As such, this is an opportunity to clarify the full scope of costs and impacts of extensive electrification.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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.

This request will fund an investment grade energy audit, a detailed study of utility and campus electrical service infrastructure and the necessary measures to accommodate greater future demands as natural gas fired heating systems are replaced with electrical heat pumps. This request is an essential step towards satisfying the requirements of the Clean Buildings Performance Standard, Annex W (CBPS). That foundational work will allow the college and University to define the upgrades in electrical service and distribution infrastructure necessary to support the installation of electric, non-fossil fuel burning heat pump equipment that generates significantly fewer combustion and greenhouse gas emissions. The buildings are 25 years old, and current natural gas-fired equipment is starting to hit end of life cycle.

The investment grade energy audit is built on the preliminary decarbonization plan for Cascadia College and UW Bothell completed in June 2025. This audit helps further develop the preliminary decarbonization plan by engaging in a full utility study of the power requirements for the campus decarbonization plan, local jurisdictional engagement to clarify additional jurisdiction requirements, and a detailed engineering assessment of the site structural, electrical, mechanical, and civil requirements to deploy the campus decarbonization plan. This IGA would be Phase 1.

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:18AM

Project Number: 40001346

Project Title: Cascadia/UW Bothell District Energy Decarbonization Phase 1

Description**3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?**

This request directly responds to the requirements of RCW 19.27A.260, supports an operational transition away from continued, long-term investments in equipment/systems with high GHG emissions, and facilitates focused planning for a new paradigm for building heating on campus. Not taking action could trigger a cascading delay due to long lead times for utility service upgrades and potentially lead to a failure to implement the plan developed and submitted in accordance with the Clean Buildings Performance Standard, Annex W (campus district energy system decarbonization).

4. What alternatives were explored? 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 Clean Buildings Performance Standard narrowly defines allowable options for decarbonization – electric heat pumps and backup fossil fuel or electric resistance heating limited to 10% or less of total annual heating output. Cascadia/UW-Bothell's plan explored the scope of changes necessary to meet those requirements. That plan uncovered limitations in both utility electrical supply capacity and on-campus electrical distribution infrastructure that would constrain full electrification of the district energy system heating. This proposed audit will allow us to chart a responsible course of action to full compliance with the requirements defined in WAC 194-50-170.

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

100% of Cascadia College's total campus building space is served by the shared district energy system (4 buildings). In addition, this joint project with UW-Bothell would include buildings that are shared, which accounts for another 2 buildings for Cascadia and an additional 3 buildings for UW-Bothell. Heating systems in those buildings will be converted from natural gas combustion to electrical heat pump systems. The community would benefit from significantly fewer combustion and greenhouse gas emissions. Cascadia College student enrollment is 4,600 students, which is comprised of 57% historically under-represented minorities. The shared buildings with UW-Bothell include students attending UW-Bothell. UW-Bothell accounts for 6,000 students with 72% of those students representing historically under-represented minorities.

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 University of Washington Bothell campus intends to draw upon local funds to cover their portion of the shared project costs. Total project costs will be split based on building ownership and square footage of shared buildings (29% Cascadia and 71% UW, with the exception of Innovation Hall which is shared 50/50).

7. 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.

Cascadia College's 2013 Climate Action Plan set greenhouse gas emission reduction goals for college operations. UW Bothell has also articulated similar goals. The decarbonization plan developed to meet the requirements defined for state district energy systems in Annex W of the Clean Buildings Performance Standard was developed to align with the college and university's existing master plans and strategic goals. This project request is Phase 1 in a multi-phase CBPS compliance project. The overall project impact will reduce greenhouse gas emissions.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

No

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:18AM

Project Number: 40001346

Project Title: Cascadia/UW Bothell District Energy Decarbonization Phase 1

Description

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.
N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

Cascadia College shares a state-owned district energy system with UW-Bothell and we are jointly required by Annex W to "evaluate...mechanisms to replace fossil fuels of the heating systems at the building-level." This audit/study is the final piece of that evaluation.

Cascadia's 2005 baseline emissions were recorded as 1,465 metric tons of carbon dioxide (MTCO₂e) for building energy emissions. The 2040 goal defined for state agencies is 70% below that baseline, which would be 440 MTCO₂e. Full implementation of this plan meets the colleges' responsibility to stop using fossil fuel. The actual reduction in total emissions depends upon the fuel mix in the utility service. Total building energy emissions should drop 80 – 90% by the time this plan is fully implemented, based upon the assumption that Puget Sound Energy meets their own goals defined in the Clean Energy Transformation Act.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

According to WA Department of Health Environmental Public Health Data, the Cascadia/UW-Bothell campus sits within a pocket with mid-level disparate impacts surrounded on three sides by communities experiencing high levels of impacts. While this project specifically addresses the needs of our campus community and students (noted in the response to Question 5) combustion and greenhouse gas emissions, by their very nature, impact everyone within the region. Cascadia College can do our part to reduce local emissions by following our charted path to replace fossil fuel-based equipment.

12. Is this project eligible for Direct Pay?

No.

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

Properly scaled electrical service supply and infrastructure capacity are critical to the success of decarbonizing the campus district energy system.

This Energy Grade Audit is scoped to define the appropriate size (megaWatts) of electrical supply needed, all appropriate and necessary utility and college-owned service equipment upgrades, and the associated costs and schedules. It will allow Cascadia (and UW-Bothell) to clarify the full scope of implementation for their district energy decarbonization plan.

All college and university heating and hot water boilers are currently fueled by natural gas. We are approaching the end of life for equipment in the buildings that are 25 years old and must understand the electric energy supply costs and constraints before installing large new electrical systems.

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:18AM

Project Number: 40001346

Project Title: Cascadia/UW Bothell District Energy Decarbonization Phase 1

Description

The college/university decarbonization plan is included with this request.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

Location

City: Bothell

County: King

Legislative District: 001

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

None

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
26C-1	Climate Commit Accou-State	23,850,000				302,000
	Total	23,850,000	0	0	0	302,000

Future Fiscal Periods

		2027-29	2029-31	2031-33	2033-35
26C-1	Climate Commit Accou-State	5,922,000	4,914,000	9,931,000	2,781,000
	Total	5,922,000	4,914,000	9,931,000	2,781,000

Operating Impacts

No Operating Impact

Narrative

Project is an audit/study and will not result in any new building space nor operational responsibilities.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001346	40001346
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 2025

Agency	699-Cascadia College	
Project Name	Cascadia/UW Bothell District Energy Decarbonization Phase 1	
OFM Project Number	40001346	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	300,609	MACC per Gross Square Foot	\$0
Usable Square Feet	300,609	Escalated MACC per Gross Square Foot	\$0
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Heating and power plant	A/E Fee Percentage	19.51%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	No
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	18345 Campus Way NE Bothell, WA 98011
Contingency Rate	5%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	A03343, A07969, A27266, A26124, A07882 ,A05564, A06977, A01138
Project Administered By	DES		

Schedule			
Predesign Start	August-26	Predesign End	June-27
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

Green cells must be filled in by user

Project Cost Summary			
Total Project	\$302,327	Total Project Escalated	\$302,327
		Rounded Escalated Total	\$302,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$302,000
Next Biennium			\$0

Out Years

\$0

Acquisition

Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
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Consultant Services

Predesign Services	\$129,235		
Design Phase Services	\$0		
Extra Services	\$132,396		
Other Services	\$0		
Design Services Contingency	\$23,706		
Consultant Services Subtotal	\$285,337	Consultant Services Subtotal Escalated	\$285,337

Construction

Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$0		\$0
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

Equipment

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

Artwork

Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0
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Agency Project Administration

Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$16,990		
Project Administration Subtotal	\$16,990	Project Administration Subtotal Escalated	\$16,990

Other Costs

Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0
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Project Cost Estimate

Total Project

\$302,327

Total Project Escalated

\$302,327

Rounded Escalated Total

\$302,000

Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$285,337		\$285,337			\$0
Construction						
Construction Subtotal	\$0					\$0
Equipment						
Equipment Subtotal	\$0					\$0
Artwork						
Artwork Subtotal	\$0					\$0
Agency Project Administration						
Project Administration Subtotal	\$16,990		\$16,990			\$0
Other Costs						
Other Costs Subtotal	\$0					\$0
Project Cost Estimate						
Total Project	\$302,327	\$0	\$302,327	\$0	\$0	\$0
	\$302,000	\$0	\$302,000	\$0	\$0	\$0
Percentage requested as a new appropriation			100%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Cascadia College in conjunction with UW-Bothell will commission a joint project - Decarbonization Plan Investment Grade Energy Audit. This C100 reflects Cascadia's portion of the cost which is split with UW-Bothell based on building ownership and square footage of shared buildings.

Insert Row Here

What has been completed or is underway with a previous appropriation?

Cascadia College and UW-Bothell have completed and submitted to the Department of Commerce, the Decarbonization Plan per HB1390
Funding was provided for the Decarbonization Plan during the 2023-2025 biennium. Cascadia's cost was \$59,067 drawn from Project Number 91000443.

Insert Row Here

What is planned with a future appropriation?

Full implementation of the decarbonization plan will include utility and campus electrical infrastructure upgrades, energy efficiency projects to reduce the scope of those upgrades, and multiple natural gas building heating system replacements with heat pumps.

Insert Row Here

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	\$119,662			
Environmental Analysis				
Predesign Study	\$0			
Investment Grade Audit (IGA)	\$9,573			
Insert Row Here				
Sub TOTAL	\$129,235	1.0000	\$129,235	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$19,866			Civil/Structrual Engineering
Geotechnical Investigation				
Commissioning				
Site Survey	\$89,916			PSE Utility Study
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review	\$14,619			Estimate/Construct
Environmental Mitigation (EIS)				
Landscape Consultant				
Other - Miscellaneous	\$7,995			
Insert Row Here				
Sub TOTAL	\$132,396	1.0000	\$132,396	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$0			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$13,082			
Study Contingency (5% of total project)	\$10,624			
Insert Row Here				

Sub TOTAL	\$23,706	1.0000	\$23,706	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$285,337		\$285,337	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$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 Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	
	\$0		\$0 per GSF	

5a) GCCM Risk Contingency

GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

5b) GCCM Costs

GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

6) Total Cost of Construction (TCC)

TCC Sub TOTAL	\$0	\$0
	<i>\$0</i>	<i>\$0 per 1</i>

7) Owner Construction Contingency

Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0000	\$0

9) Sales Tax

Sub TOTAL	\$0	\$0
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CONSTRUCTION CONTRACTS TOTAL	\$0	\$0
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Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	
3) 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
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$1,512				0.5% of total project cost for new and renewal construction
Other	-\$1,512				This project is neither original construction nor major renovation or remodel.
Insert Row Here					
ARTWORK TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
DES Energy PM Fee	\$13,870				Cascadia's portion
Cascadia staff project support	\$3,120				
Subtotal of Other	\$16,990				
PROJECT MANAGEMENT TOTAL	\$16,990		1.0000	\$16,990	

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		1.0000	\$0	

Green cells must be filled in by user

<div>C-100 (2026) Additional Notes</div>
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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



TAB C – PROGRAM PROJECTS

1. Cascadia – CC5 Gateway Building 40000222
2. Edmonds – Triton Learning Commons 40000114

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:31AM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

Starting Fiscal Year: 2020

Project Class: Program Improvement (State-Owned)

Agency Priority: 1

Project Summary

Construct a new 37,200 gross square foot building on the Cascadia campus.

Project Description

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.)

Students at Cascadia College, like those at most community colleges, face significant challenges that impede their ability to succeed in higher education. These challenges often come in the form of non-academic obligations including navigating a confusing and intimidating system; obtaining financial resources such as financial aid, scholarships, or emergency grants; and seeking academic counseling. This is especially true for individuals from disadvantaged or underrepresented communities which include students of color, LGBTQ+ students, first-generation students, students with disabilities, students who are parents or guardians, unhoused students, or students identifying with multiple groups.

To drive improvement in completion, retention, and academic achievement, and to close achievement gaps, Cascadia is implementing Guided Pathways. This effort represents a significant investment by both the college and the state, which is helping to fund Guided Pathways. These efforts risk being thwarted by Cascadia's current physical setting and configuration of student services:

- > Student services are spread among four buildings (CC1, CC2, CC3, LBA) and on multiple floors in three of those buildings. This means that services are hard to find and require an inordinate amount of student persistence in order to access them.
- > Accessing services requires a high level of self-advocacy, language proficiency, and confidence not present across all student populations.
- > There is no dedicated welcome center which impacts effective intake and onboarding processes.
- > Different student populations (including English language learners, adult basic education students, workforce students, and international students) access services in different spaces and buildings from the traditional academic transfer students.
- > Coordination of efforts between student service employees who are involved in recruiting, onboarding, retention, and completion efforts is frustrated by lack of proximity.

This request is a priority for the college because student retention and completion rates have declined, especially among historically marginalized populations. In addition, significant financial investments in Guided Pathways by both Cascadia and the state (including a new student management system, a marketing CMS, a web redesign, software for an online catalog, and additional student advisors) will be undermined without a new physical infrastructure.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)?

As reflected in its Predesign Report, Cascadia made program changes to downsize from a 61,600 GSF building to a 37,200 GSF building in alignment to stay within the expected project budget. This request will result in the design and construction (GCCM) of a new building 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?

The construction of a new Gateway Building will address the problem of inefficient and inadequate student service spaces bringing all student services (from outreach, to onboarding, to retention, and completion) for all student populations (adult basic education, worker retraining, academic transfer, and international) together in one building. This will result in improving access, closing the achievement gap, and bolstering the success of Guided Pathways by creating:

- > A Sense of Belonging: Welcome and support every single student regardless of their life experience or academic goal;
- > Access and Inclusion to Services: Increase access by co-locating support services and making them easy and inviting to navigate;
- > Improvements to Student Service Delivery: Increase student retention and achievement through physical design suited to

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:31AM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

delivering services;

> College Identity: Increase college's visibility and prominence on campus while surrounded by UW Bothell buildings and signage.

The result of not taking action will be the status quo: Student services scattered throughout different buildings, making it confusing for students to navigate the system and take advantage of services designed to assist them persist through their academic goals. The current facilities situation impedes student success for our most vulnerable students (students of color, LGBTQ+, first-generation students, students with disabilities, and those with limited English language skills).

4. What alternatives were explored? Why was the recommended alternative chosen?

In the years leading up to our pre-design, Cascadia explored alternatives including:

- > The expansion of courses offered via remote platforms;
- > Doubling up office assignments in an effort to bring more services in the same area;
- > Making student services available online;
- > Improving the number and location of directional signage leading student services;
- > Improving the website to direct students to services.

These steps proved to be inadequate for our student demands so, as part of the pre-design process we considered:

- > New construction on an alternate site (Alternative 1)
- > No action (Alternative 2)

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.

The project will support an additional 175 full-time-equivalent students.

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.

Cascadia College's strategy is driven by our 2021 Strategic Plan:

- Access - The Gateway Building is directly linked to the theme of access, which refers to student enrollment with a focus on reducing enrollment gaps for a variety of groups by dismantling barriers to higher education. Many of those barriers are caused by the college's current physical layout which spreads student services for different student groups across four buildings. Cascadia and the state of Washington (using taxpayer dollars) have invested hundreds of thousands of dollars to implement Guided Pathways as a new paradigm for improving student retention and success. Bringing our student services together under one roof as a single point-of-entry for all students is critical to easing student confusion and frustration associated with not being able to find and easily access critical support such as advising, financial aid, and enrollment. This theme is critically important during a student's first year at Cascadia. The college has designed orientation and onboarding experiences and courses to help students develop tools for future success, e.g. maintaining high levels of engagement, attaining benchmarks, and assuring follow-through especially in the math and English "gateway" courses.
- Equity and Inclusion - Cascadia has identified disparities among race/gender and other historically marginalized and under-served student populations. The Gateway Building will allow the college to create a sense of belonging and establish a support network for all students, regardless of their experience or educational goals. Studies have unequivocally linked a student's educational success to feeling that they belong in their college community.
- Superior Educational Experiences - This is the core of student achievement and mission fulfillment. Cascadia aims to ensure a high-quality educational experience which includes well-qualified faculty, instructional quality, and relevant coursework while ensuring that each student receives the support they need to be successful.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:31AM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description**OCIO review requirement.) [See Equipment tab of attachedC100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

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 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. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

The project will be exploring the following practices to reduce carbon pollution and energy efficiency:

Renewable Energy

1. Project shall either provide an on-site solar PV array sized per section C411 or shall comply with one of the available exceptions.
2. Project shall comply with solar readiness requirements to provide a solar zone for future PV per section C411

Energy efficiency strategies being explored are:

1. Improved heating efficiency
2. High-performance DOAS
3. Reduced lighting power
4. Heat pump domestic hot water heating (no natural gas boilers)
5. Reduced air infiltration

Energy load management and reduction strategies are:

1. Lighting load management
2. HVAC load management
3. Building thermal mass
4. Plug load reductions

Hybrid Passive Ventilation:

1. Explore "mixed mode" natural ventilation strategies that take advantage of Bothell's temperate climate to save energy (free cooling) but also allow building systems to react to peak weather conditions. Consider how operable windows (if any) tie into HVAC system operation to prevent undue energy use.

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).

Cascadia is in a diverse area of King County. It also has a diverse student population with students of color making up 60% of its student body. The Gateway Building project will serve its underrepresented community by providing an inviting centralized student center that will support students from admittance to enrollment and support their journey through college by providing a collaborative and accessible "Gateway" facility.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No

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

CC5 is designed to connect CC1 and CC2 via pedestrian walkways. This project element is of critical importance to our students with disabilities. Cascadia's current physical build-out has only one elevator to serve CC1 and CC2. The walkways will

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:31AM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

provide redundancy, allowing students access programs in CC1 and 2 when the elevator is out of service (which is a frequent occurrence).

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

15. If the project is linked to the Governor's Salmon Strategy provides an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

Location

City: Bothell

County: King

Legislative District: 001

Project Type

Major Projects-New Facilities

Growth Management impacts

No Growth Management impacts are anticipated.

New Facility: Yes**How does this fit in master plan**

Per the 2017 Campus Master Plan for Cascadia and UW-Bothell, Cascadia has one remaining designated building. This building is located and situated to connect to the current CC2 building and provide internal, accessible connections between Campus Way and the Promenade as well as provide elevator redundancy for the CC1/2 buildings. Construction of the CC5 building will fulfill the Campus Master Plan. Cascadia College's strategy is driven by our 2024-25 Strategic Plan which is organized along five themes: 1. Access – The Gateway Building is directly linked to this theme, which commits us to increasing access for high school students in northeast King and southeast Snohomish counties, promoting pluralism and social justice, and streamlining the path to bachelor's degrees. The mechanisms for achieving these goals – expanding Running Start and College in the High School, enhancing math and English opportunities, easing transitions from ABE to college-level coursework, streamlining pathways (including co-enrollment) to four-year institutions, and developing new transfer Admission Guarantees – are precisely aligned with the Gateway principle of developing a comprehensive physical point-of-entry to the institution. 2. Integrated Education – We will enhance interdisciplinary programs, grow community-based learning and internships, and develop/implement a model community college internationalization plan. The Gateway Building will support and promote integrated learning for first-year students. Its one-stop student services function will facilitate ties to local and global cultures and support students from a broad range of backgrounds as they seek to integrate into the campus community. 3. Learning-Centered Environment – We will improve faculty and staff support, extend academic support for students, create physical spaces to support integrated education, and enhance/expand STEM education. Specifically linking institutional goals to physical facilities, this theme demonstrates our understanding of the critical role played by supportive architectural environments. The Gateway Building will not only follow best practices for successful academic buildings, but its student services component will facilitate best practices in enhancing retention, e.g. intensive advising for high-risk students, mandatory orientation, and year-long registration. 4. Assessment of Student Success – A student's first year at Cascadia offers the ideal opportunity to develop the necessary tools for future success, e.g. maintaining high levels of engagement, attaining benchmarks, and ensuring follow-through especially in gateway courses. As a single facility dedicated to the success of students entering the institution, the Gateway Building is critical to achievement of this theme. 5. Institutional Sustainability – This is the second theme specifically linked to physical facilities through its sub-theme of improving infrastructure, in this case (1) creating and configuring spaces to support growth, integrated learning, program development, and employee effectiveness), (2) providing supportive technology, and (3) maintaining a traffic management plan. The Gateway Building will add essential growth capacity as well as technology-rich, highly flexible classrooms, labs, and instructional support spaces.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:31AM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	42,112,000				42,112,000
	Total	42,112,000	0	0	0	42,112,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
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 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	1.4	2.8	2.8	2.8	2.8
001-1	General Fund-State	58,000	350,000	350,000	350,000	350,000
	Total	58,000	350,000	350,000	350,000	350,000

Narrative

37,200 net new square feet at \$9.42/Net-new-GSF/year starting at the end of construction (January 2028) with FTE equal to the operating cost divided by \$125,000.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000222	40000222
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	699 - Cascadia College	
Project Name	CC5 Gateway Building	
OFM Project Number	40000222	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	37,200	MACC per Gross Square Foot	\$722
Usable Square Feet	24,230	Escalated MACC per Gross Square Foot	\$759
Alt Gross Unit of Measure			
Space Efficiency	65.1%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	8.13%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	18345 Campus Way NE, Bothell, WA 98011
Contingency Rate	5%		
Base Month (Estimate Date)	August-25	OFM UFI# (from FPMT, if available)	TBD
Project Administered By	DES		

Schedule			
Predesign Start	March-22	Predesign End	July-22
Design Start	August-22	Design End	July-26
Construction Start	July-26	Construction End	January-28
Construction Duration	18 Months		

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Project Cost Summary

Total Project	\$43,166,419	Total Project Escalated	\$45,207,741
		Rounded Escalated Total	\$45,208,000
Amount funded in Prior Biennia			\$3,096,000
Amount in current Biennium			\$42,112,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$247,000		
Design Phase Services	\$1,447,110		
Extra Services	\$1,397,370		
Other Services	\$1,474,461		
Design Services Contingency	\$228,297		
Consultant Services Subtotal	\$4,794,238	Consultant Services Subtotal Escalated	\$4,885,167

Construction			
Maximum Allowable Construction Cost (MACC)	\$26,848,433	Maximum Allowable Construction Cost (MACC) Escalated	\$28,217,945
GCCM Risk Contingencies	\$882,088		\$929,192
GCCM Management	\$2,990,219		\$3,149,897
Owner Construction Contingency	\$1,536,037		\$1,618,062
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,290,191	Sales Tax Escalated	\$3,459,340
Construction Subtotal	\$35,546,968	Construction Subtotal Escalated	\$37,374,436

Equipment			
Equipment	\$1,271,900		
Sales Tax	\$129,734		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,401,634	Equipment Subtotal Escalated	\$1,476,482

Artwork			
Artwork Subtotal	\$224,914	Artwork Subtotal Escalated	\$224,914

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$542,990		
Project Administration Subtotal	\$542,990	Project Administration Subtotal Escalated	\$571,986

Other Costs			
Other Costs Subtotal	\$655,675	Other Costs Subtotal Escalated	\$674,756

Project Cost Estimate			
Total Project	\$43,166,419	Total Project Escalated	\$45,207,741
		Rounded Escalated Total	\$45,208,000



Funding Summary

			Current Biennium				
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years		
Acquisition							
Acquisition Subtotal	\$0		\$0			\$0	
Consultant Services							
Consultant Services Subtotal	\$4,885,167	\$2,206,523	\$2,678,644			\$0	
Construction							
Construction Subtotal	\$37,374,436		\$37,374,436			\$0	
Equipment							
Equipment Subtotal	\$1,476,482		\$1,476,482			\$0	
Artwork							
Artwork Subtotal	\$224,914	\$20,513	\$204,401			\$0	
Agency Project Administration							
Project Administration Subtotal	\$571,986	\$207,995	\$363,991			\$0	
Other Costs							
Other Costs Subtotal	\$674,756	\$660,969	\$13,787			\$0	
Project Cost Estimate							
Total Project	\$45,207,741	\$3,096,000	\$42,111,741	\$0	\$0		
	\$45,208,000	\$3,096,000	\$42,112,000	\$0	\$0		
Percentage requested as a new appropriation			93%				

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

This appropriation request will fund the construction phase of the Cascadia College CC5 Gateway Building project.

Insert Row Here

What has been completed or is underway with a previous appropriation?

Project design is nearly complete. GCCM contractor is selected and the project is ready to proceed to construction.

Insert Row Here

What is planned with a future appropriation?

Futuer appropriations for this project are not planned if the project is fully funded with this request.

Insert Row Here

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	\$247,000			
Other				
Insert Row Here				
Sub TOTAL	\$247,000	1.0000	\$247,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,809,508			69% of A/E Basic Services
Basic Services Adjustment	-\$362,398			to match contracted Basic
Insert Row Here				
Sub TOTAL	\$1,447,110	1.0000	\$1,447,111	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$45,100			
Geotechnical Investigation	\$33,650			
Commissioning	\$29,225			
Site Survey	\$61,620			
Testing				
LEED Services	\$128,340			
Voice/Data Consultant	\$31,350			
Value Engineering	\$52,000			
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$91,960			
ELCCA/LCCT/Energy Modeling	\$97,630			
CC2 Connection Design	\$52,740			
Concept Budget Verfication	\$24,690			
Traffic Analysis	\$11,250			
Envelope Consultant	\$33,440			
Interior Design	\$25,080			
Acoustic Design	\$22,520			
Audio Visual Consulting	\$11,550			
Cost Consulting	\$28,600			
Value Engineering Participation	\$36,240			
Funding/Budget management	\$0			
Environmental Graphics/Signage	\$15,450			
Lighting Consultant	\$6,380			
Site Plan Review/Entitlements	\$47,480			
Door Hardware Consultant	\$6,000			
GC/CM Selection	\$28,280			
GC/CM Coordination	\$119,400			
Permit Support & Expediting	\$0			

EC/CM Coordination	\$31,380			
Public Art Coordination/Integration	\$4,200			
PV System Design	\$7,590			
Security System Design	\$11,550			
PSE Utility coordination	\$6,600			
Emergency Responders Comms	\$8,250			
Commissioning Basis of Design	\$14,910			
Utility Incentives Procurement	\$10,780			
Mechanical System Seismic Design	\$8,800			
Fire Protection Engineering	\$9,345			
Design Schedule Extension 2023-24	\$68,990			
Reimbursables	\$5,000			
Project Delay and Restart 2025-26	\$75,000			
Project Budget Management 2025-26	\$20,000			
GC/CM EC/CM Coordination 2025-26	\$75,000			
Insert Row Here				
Sub TOTAL	\$1,397,370	1.0000	\$1,397,370	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$812,968			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Civil Design (Above Basic Svcs)	\$13,119			
Voice/Data Consultant	\$15,058			
Landscape Architect	\$20,990			
Acoustic Consultant	\$10,185			
Envelope Consulting	\$40,384			
PV Solar Array	\$2,396			
Emergency Responders Comms	\$2,396			
Security System Design	\$5,134			
Audio Visual Consulting	\$5,819			
FF&E Selection and Procurement	\$62,224			
Commissioning Support	\$14,551			
Commissioning & Training	\$62,224			
LEED Reporting/Monitoring	\$50,713			
Energy Services	\$9,738			
CC2 Connection	\$9,915			
Construction Materials Testing	\$85,040			
Enhanced CA	\$114,077			
Reimbursables	\$10,370			
Construction Audit Consultant	\$64,100			
Record Drawings	\$43,060			
Construction Scheduling Consultant	\$20,000			
Insert Row Here				

Sub TOTAL		\$1,474,461	1.0534	\$1,553,197	Escalated to Mid-Const.
5) Design Services Contingency					
Design Services Contingency		\$228,297			
Other					
Insert Row Here					
Sub TOTAL		\$228,297	1.0534	\$240,489	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL		\$4,794,238		\$4,885,167	

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	\$873,621			
G20 - Site Improvements	\$720,391			
G30 - Site Mechanical Utilities	\$854,788			
G40 - Site Electrical Utilities	\$192,983			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$2,641,783	1.0291	\$2,718,659	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0291	\$0	
3) Facility Construction				
A10 - Foundations	\$580,487			
A20 - Basement Construction	\$807,716			
B10 - Superstructure	\$3,459,973			
B20 - Exterior Closure	\$3,605,441			
B30 - Roofing	\$628,258			
C10 - Interior Construction	\$1,950,641			
C20 - Stairs	\$440,054			
C30 - Interior Finishes	\$1,278,707			
D10 - Conveying	\$186,300			
D20 - Plumbing Systems	incl in HVAC			
D30 - HVAC Systems	\$4,969,448			
D40 - Fire Protection Systems	\$261,447			
D50 - Electrical Systems	\$4,349,594			
F10 - Special Construction				
F20 - Selective Demolition	\$107,553			
General Conditions				
Accepted Budget Reductions	-\$332,257			measures not yet drawn
E10 - Equipment installed by contractor	\$8,100			
E20 - Furnishings installed by contractor	\$336,208			
Negotiated Support Services	\$1,568,980			
Insert Row Here				

Sub TOTAL		\$24,206,650	1.0534	\$25,499,286
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL		\$26,848,433		\$28,217,945
		\$722		\$759 per GSF
5a) GCCM Risk Contingency				
GCCM Risk Contingency		\$882,088		
Other				
Insert Row Here				
Sub TOTAL		\$882,088	1.0534	\$929,192
5b) GCCM Costs				
GCCM Fee		\$1,110,397		
Bid General Conditions		\$1,338,505		
GCCM Preconstruction Services		\$223,087		
Builder's Risk Insurance		\$154,949		
GCCM/ECCM Preconstruction Services		\$163,281		
2025-26				
Insert Row Here				
Sub TOTAL		\$2,990,219	1.0534	\$3,149,897
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL		\$30,720,740		\$32,297,034
		\$826		\$868 per 0
7) Owner Construction Contingency				
Allowance for Change Orders		\$1,536,037		
Other				
Insert Row Here				
Sub TOTAL		\$1,536,037	1.0534	\$1,618,062
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL		\$0	1.0534	\$0
9) Sales Tax				
Sub TOTAL		\$3,290,191		\$3,459,340
CONSTRUCTION CONTRACTS TOTAL		\$35,546,968		\$37,374,436

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$400,000			
E20 - Furnishings	\$871,900			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,271,900	1.0534	\$1,339,820	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0534	\$0	
3) Sales Tax				
Sub TOTAL	\$129,734		\$136,662	
EQUIPMENT TOTAL				
	\$1,401,634		\$1,476,482	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$224,914				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$224,914		NA	\$224,914	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Cascadia PM Consultant-predesign	\$42,990				
Cascadia PM Consultant-CA	\$500,000				
Insert Row Here					
Subtotal of Other	\$542,990				
PROJECT MANAGEMENT TOTAL	\$542,990		1.0534	\$571,986	

Green cells must be filled in by user

Cost Estimate Details

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs		1.0291		
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
Permit & Plan Review Fees	\$90,775			Permit Fee
Land Use and Planning Fees	\$15,054			Permit Fee
L&I Electrical Fees	\$21,200			Permit Fee
Technology Fee	\$13,552			Permit Fee
Fire Impact Fee	\$20,360			Impact Fees
Traffic Impact Fee	\$216,253			Impact Fees
Traffic Concurrency	\$4,690			Impact Fees
Park Impact Fee	\$43,512			Impact Fees
Grading Permit	\$5,532			Public Works Fees
Water Service Permit	\$6,323			Public Works Fees
Sewer Permit	\$3,252			Public Works Fees
Stormwater Permit	\$7,995			Public Works Fees
Additional Fees	\$729			Public Works Fees
Technology Fee	\$748			Public Works Fees
Water/Sewer/Storm Facility Charges	\$155,700			Public Works Fees
Transit Relocation Costs	\$50,000			CC portion; cost share with UW
Insert Row Here				
OTHER COSTS TOTAL	\$655,675	1.0291	\$674,756	

Green cells must be filled in by user

C-100 (2026)
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>

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:33AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description

Starting Fiscal Year: 2020

Project Class: Program Improvement (State-Owned)

Agency Priority: 2

Project Summary

The project will renovate 5,411 gross square feet (GSF) and add 39,010 GSF to the existing library and student services facility (Lynnwood Hall).

Project Description

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.)

Edmonds Community College (EdCC) currently lacks the space needed to adequately serve our students. As we look forward to a future for our college that includes high enrollment growth and an increasingly diverse student body, we are acutely aware of our present space limitations and their impact on our ability to deliver the high-touch, targeted, and learning resource rich environments that our students need.

These include:

Appropriate and accessible space for diverse student learners - WA SBCTC estimates EdCC enrollment growth at 9% over the next 10 years. Much of that growth is anticipated in Adult Basic Education (ABE) and English as a Second Language (ESL). These programs and students currently struggle to find accessible spaces that meet best practices in teaching and learning, especially computer labs, as these labs are often overbooked and overcapacity. Additionally, the current spaces used are in different buildings from advising and learning resources, leading to confusion amongst our most vulnerable students seeking out additional support.

A library and informal learning areas with space to meet student needs - Our students gravitate to the library as a main area to study, collaborate, and bond, as well as to access a hub of library learning resources offered. Unfortunately, the library does not presently have the space necessary to meet student demand. In particular, group study rooms, the classroom, silent study, and collaborative spaces are all in high demand and lack the capacity to accommodate student need. The result is a library that is loud and overcrowded. AS best-practices in teaching and learning increasingly emphasize active and informal learning spaces, we anticipate that this demand will only grow, increasing the need for active, engaging, and collaborative spaces.

A "heart of campus" for students to study, collaborate, and access learning resources - As described in Educause article Space as a Change Agent, "sometimes learning occurs in classrooms (formal learning); other times it results from serendipitous interactions among individuals (informal learning). Space—physical or virtual—can have an impact on learning. It can bring people together; it can encourage exploration, collaboration, and discussion. Currently many of the essential supports we provide are not centralized to any location and there is no "one-stop-shop" for students to access learning resources, study spaces, and technology support. This is especially important for vulnerable student groups such as ABE and ESL learners. Our campus lacks space that serves as the "heart of campus" for students to gather and access learning resources they need to support their success along their chosen pathways.

Therefore, it is essential that our campus accommodates not only increased enrollment but better serves the diverse needs of our growing local population. We need to:

- Build space that addresses the needs of our ABE and ESL programs.
- Co-locate wrap-around learning resource support.
- Increase access to technology training and labs.
- Develop shared learning spaces to promote student engagement and learning communities.
- Expand our Library so that students have appropriate study space for their needs on campus.

Our current facilities, along with the widespread distribution of these critical student learning support services, negatively impact the effectiveness of our programs serving this growing population.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)?

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:33AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description

The project will renovate 5,411 gross square feet (GSF) and add 39,010 GSF to the existing library and student services facility (Lynnwood Hall).

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action?

The Triton Learning Commons will enhance program delivery and student support by expanding and integrating key services with those already offered in Lynnwood Hall. This initiative will create a more cohesive and accessible environment for students, fostering academic success and engagement.

Failure to move forward with this project would result in several negative outcomes, including reduced student enrollment, inadequate space to meet program and support needs, and continued reliance on under-sized and poorly equipped facilities. Additionally, the college would struggle to serve its growing service area and address the needs of underserved student populations. Without these improvements, the existing building will remain a barrier to advancing student support and improving graduation rates.

4. What alternatives were explored? Why was the recommended alternative chosen?

Three alternatives were explored during the Predesign process: Alternative A (two-sided addition) which was a derivation of the PRR, Alternative B (no action), and Alternative C (one-sided addition). Each option was reviewed against a decision matrix and evaluated based on advantages and disadvantages. Alternative C was the recommended alternative chosen.

Alternative A –A two-sided addition on the north & east facades of Lynnwood Hall was not recommended. It would require relocation of a primary underground electrical main and transformers, remove a culturally significant tree, increase building footprint creating higher need for stormwater treatment, and increase construction costs compared to the reuse of the existing structure in Alternate C.

Alternative B –No action was not recommended. It would result in less student enrollment, insufficient space for program needs and student support, under-sized and insufficiently equipped existing facilities, inability to meet the needs of the college's growing service area, and an existing building that will continue to be an obstacle to improving support and graduation rates for underserved student populations.

Alternative C –A one-sided addition on the north facade of Lynnwood Hall with infill additions within the east & west facades was the recommended alternative chosen. It will improve carbon footprint due to the reuse of the existing structure, reduce structural costs by reusing the existing exterior circulation, reduce building footprint and stormwater treatment demands, reduce the cost of civil & electrical work by keeping the existing underground utilities adjacent to the east façade, save a culturally significant tree, and preserve a sculptural art installation. Alternative C will also provide sufficient space for programmatic needs and student support, meet the needs of the college's growing service area, and improve support and graduation rates for underserved student populations.

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.

The project will support an additional 351 full-time-equivalent students annually.

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

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

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

The TLC is directly tied to the Master Plan as it expands the existing Library with needed space along with learning support, basic skills, and open computing labs. The proposal will provide space that can serve students immediately upon completion and will allow the college to selectively vacate space in Snohomish for the proposed Welcome Center.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:33AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational functions and programs.

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 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. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

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

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

Triton Learning Commons will have a separate HVAC system than Lynnwood Hall because of the expected draw on the existing Central Utility Plant, however the two buildings will be a connected space for Clean Buildings Act purposes. Triton Learning Commons will add space to the existing Lynnwood Hall which is a Tier 1 building connected to a District Energy System. Because of the shared airspace of the connected buildings, Triton Learning Commons will be covered by HB1390 for Central Plant Decarbonization as the compliance pathway. Edmonds College is working with a contractor to create a central plant decarbonization plan no later than June 2025 and full implementation of the plan no later than June 2040. In addition, Edmonds College is working with a contractor on installing submetering on the existing heating and cooling loop systems in Lynnwood Hall, although the HVAC in Triton Learning Commons will be submetered separately and not connected to the college's heating and cooling loop district energy system. Triton Learning Commons will be connected to the SkySpark system used by all other buildings on campus for energy benchmarking.

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 Triton Learning Commons aims to deliver a shared learning environment that will be more modern and accessible but also feel like a "welcoming center" inviting students from all ethnic and cultural backgrounds. The consolidation of a learning center with tutoring and mentoring combined with resources such as the library and the college's Basic Skills program will also help promote student performance.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).
No.**13. Is there additional information you would like decision makers to know when evaluating this request?**

The Triton Learning Commons project will greatly enhance the education experience for all students through improved access to expanded collaborative study spaces and student success services and resources, improved library spaces and pre-college support programs, all under one roof. The project will also have a profoundly beneficial effect on the rapidly increasing and traditionally underserved immigrant community through expanding English Language Acquisition program space and providing

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:33AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description

new adjacencies with college resources that will help them persist in pursuing their education goals.

The project Construction Documents (drawings and specifications) have been completed. They are bid-ready and "shovel-ready," and can be posted for bidders as soon as funding is approved. Construction can begin as soon as bids are procured from contractors, and the lowest responsive bidder is awarded a contract Notice to Proceed from DES. If construction is delayed yet another biennium, the project would incur continued additional costs from increased escalation, and solutions would be postponed to the many needs of students which the project provides.

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts 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 predesign is available upon request.

Location

City: Lynnwood

County: Snohomish

Legislative District: 032

Project Type

Program Improvement - Unidentified

Growth Management impacts

No Growth Management impacts are anticipated.

New Facility: No

How does this fit in master plan

Renovation and expansion of Lynnwood Hall is called for in the 2016 Edmonds College Master Plan. The TLC is directly tied to the Master Plan as it expands the existing Library with needed space along with learning support, basic skills, and open computing labs. The proposal will provide space that can serve students immediately upon completion, and will afford the college to selectively vacate space in Snohomish for the proposed Welcome Center.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	44,819,000				44,819,000
	Total	44,819,000	0	0	0	44,819,000

Future Fiscal Periods

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 10:33AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Funding

		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>	<u>FY 2031</u>	<u>FY 2032</u>
FTE	Full Time Employee	2.0	3.0	3.0	3.0	3.0
001-1	General Fund-State	246,000	369,000	369,000	369,000	369,000
	Total	246,000	369,000	369,000	369,000	369,000

Narrative

39,171 net new square feet at \$9.42/Net-new-GSF/year starting at the conclusion of construction (November 2027) with FTE equal to the operating cost divided by \$125,000.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000114	40000114
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	699 - Edmonds College	
Project Name	Triton Learning Commons	
OFM Project Number	40000114 (combined building & infrastructure)	

Contact Information		
Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	djennings@sbctc.edu	

Statistics			
Gross Square Feet	44,421	MACC per Gross Square Foot	\$677
Usable Square Feet	31,272	Escalated MACC per Gross Square Foot	\$713
Alt Gross Unit of Measure			
Space Efficiency	70.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.24%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	10.60%	Location Used for Tax Rate	20000 68th Ave W Lynnwood, WA 98036
Contingency Rate	5%		
Base Month (Estimate Date)	June-25	OFM UFI# (from FPMT, if available)	partial renovation of A04627
Project Administered By	DES		

Schedule			
Predesign Start	January-22	Predesign End	May-22
Design Start	June-22	Design End	May-26
Construction Start	June-26	Construction End	November-27
Construction Duration	17 Months		

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Project Cost Summary

Total Project	\$46,094,569	Total Project Escalated	\$48,284,935
		Rounded Escalated Total	\$48,285,000
Amount funded in Prior Biennia			\$3,466,000
Amount in current Biennium			\$44,819,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$279,085		
Design Phase Services	\$2,268,608		
Extra Services	\$1,501,989		
Other Services	\$1,304,141		
Design Services Contingency	\$267,691		
Consultant Services Subtotal	\$5,621,515	Consultant Services Subtotal Escalated	\$5,707,496

Construction			
Maximum Allowable Construction Cost (MACC)	\$30,088,325	Maximum Allowable Construction Cost (MACC) Escalated	\$31,682,231
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,504,416		\$1,586,708
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,348,831	Sales Tax Escalated	\$3,526,508
Construction Subtotal	\$34,941,572	Construction Subtotal Escalated	\$36,795,447

Equipment			
Equipment	\$3,044,705		
Sales Tax	\$322,739		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,367,444	Equipment Subtotal Escalated	\$3,551,644

Artwork			
Artwork Subtotal	\$240,224	Artwork Subtotal Escalated	\$240,224

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$224,091		
Project Administration Subtotal	\$224,091	Project Administration Subtotal Escalated	\$236,349

Other Costs			
Other Costs Subtotal	\$1,699,724	Other Costs Subtotal Escalated	\$1,753,776

Project Cost Estimate			
Total Project	\$46,094,569	Total Project Escalated	\$48,284,935
		Rounded Escalated Total	\$48,285,000



Funding Summary

			Current Biennium				
	Project Cost (Escalated)	Funded in Prior Biennia	2025-2027	2027-2029	Out Years		
Acquisition							
Acquisition Subtotal	\$0		\$0			\$0	
Consultant Services							
Consultant Services Subtotal	\$5,707,496	\$1,880,036	\$3,827,460			\$0	
Construction							
Construction Subtotal	\$36,795,447		\$36,795,447			\$0	
Equipment							
Equipment Subtotal	\$3,551,644		\$3,551,644			\$0	
Artwork							
Artwork Subtotal	\$240,224	\$20,737	\$219,487			\$0	
Agency Project Administration							
Project Administration Subtotal	\$236,349		\$236,349			\$0	
Other Costs							
Other Costs Subtotal	\$1,753,776	\$1,565,231	\$188,545			\$0	
Project Cost Estimate							
Total Project	\$48,284,935	\$3,466,004	\$44,818,931	\$0	\$0		
	\$48,285,000	\$3,466,000	\$44,819,000	\$0	\$0		
Percentage requested as a new appropriation			93%				

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

This request is for construction-phase funding for the Edmonds College Triton Learning Commons project.

Insert Row Here

What has been completed or is underway with a previous appropriation?

The design-phase work is complete and the project is ready permit/bid ready and ready to be restarted for construction.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned if this request is fully funded.

Insert Row Here

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	\$28,110			
Environmental Analysis				
Predesign Study	\$250,975			
Other				
Insert Row Here				
Sub TOTAL	\$279,085	1.0000	\$279,085	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,578,247			69% of A/E Basic Services
Other	\$447,523			
Insert Row Here	\$242,838			
Sub TOTAL	\$2,268,608	1.0000	\$2,268,609	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$100,390			
Geotechnical Investigation	\$40,156			
Commissioning	\$35,137			
Site Survey	\$40,156			
Testing	\$150,585			
LEED Services	\$100,390			
Voice/Data Consultant	\$35,137			
Value Engineering	\$45,176			
Constructability Review	\$45,176			
Environmental Mitigation (EIS)				
Landscape Consultant	\$70,273			
Document Reproduction during design	\$5,020			
Acoustical Consultant	\$35,137			
Hazardous Materials Consultant	\$50,195			
VE Participation of Design Team	\$45,176			
Constructability Participation of Design Team	\$45,176			
Document repro for VE and CR	\$5,020			
Traffic Analysis	\$28,110			
Roof & Envelope Consultant	\$40,156			
Audio/Visual, & CATV Consultant	\$35,137			
Stormwater Report (SWPP, NOI), & Permitting	\$20,078			
Energy Conservation Report (ELCCA)	\$55,215			
Interior Design Consultant	\$45,176			
Art Work Design Coordination	\$5,020			
Energy Modeling	\$15,059			

Signage Consultant	\$40,156			
Executive Order 13-03 (LCCA) for predesign and design	\$25,098			
SEPA/Land Use Services	\$25,098			
PV Solar Array Design	\$10,039			
FF&E Coordination	\$10,039			
Door Hardware Consultant	\$12,047			
Food Service Consultant	\$10,039			
Special Renderings and Presentations	\$20,078			
Historic Preservation Consulting	\$81,461			
Lighting Consultant	\$35,137			
As-built existing building	\$60,234			
Civil Design (Above Basic Svcs)	\$70,273			From infrastructure C-100
Landscape Consultant	\$10,039			From infrastructure C-100
Insert Row Here				
Sub TOTAL	\$1,501,989	1.0000	\$1,501,989	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$709,067			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Post bid Commissioning and Training, and A/E Participation	\$134,632			
Record Drawing Documentation	\$53,853			
Construction Observation	\$134,632			
Roof/Envelope Inspection	\$26,926			
Advertising	\$2,693			
Geotechnical Construction Services	\$40,390			
Building Envelope (WAB) Testing	\$26,926			
Haz Mat Monitoring and Inspections	\$26,926			
Document Reproduction for base bid and construction	\$13,464			
Construction Inspection and Materials Testing	\$134,632			
Insert Row Here				
Sub TOTAL	\$1,304,141	1.0547	\$1,375,479	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$267,691			
Other				
Insert Row Here				
Sub TOTAL	\$267,691	1.0547	\$282,334	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$5,621,515		\$5,707,496	

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	\$572,208			
G20 - Site Improvements	\$796,445			
G30 - Site Mechanical Utilities	\$644,593			
G40 - Site Electrical Utilities	\$254,301			
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$2,267,547	1.0318	\$2,339,655	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0318	\$0	
3) Facility Construction				
A10 - Foundations	\$672,033			
A20 - Basement Construction				
B10 - Superstructure	\$2,897,788			
B20 - Exterior Closure	\$3,035,214			
B30 - Roofing	\$689,520			
C10 - Interior Construction	\$3,782,663			
C20 - Stairs	\$10,729			
C30 - Interior Finishes	\$1,749,145			
D10 - Conveying				
D20 - Plumbing Systems	\$652,910			
D30 - HVAC Systems	\$3,330,496			
D40 - Fire Protection Systems	\$280,544			
D50 - Electrical Systems	\$4,976,378			
F10 - Special Construction				
F20 - Selective Demolition	\$473,772			
General Conditions	\$2,293,700			
E10 - Equipment	\$179,721			
E20 - Fixed Furnishings	\$198,257			
Contractor's Overhead and Profit	\$2,597,911			
Insert Row Here				
Sub TOTAL	\$27,820,779	1.0547	\$29,342,576	

4) Maximum Allowable Construction Cost				
MACC Sub TOTAL		\$30,088,325		\$31,682,231
		\$677		\$713 per GSF
This Section is Intentionally Left Blank				
7) Owner Construction Contingency				
Allowance for Change Orders		\$1,504,416		
Other				
Insert Row Here				
Sub TOTAL		\$1,504,416	1.0547	\$1,586,708
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL		\$0	1.0547	\$0
9) Sales Tax				
Sub TOTAL		\$3,348,831		\$3,526,508
CONSTRUCTION CONTRACTS TOTAL		\$34,941,572		\$36,795,447

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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$1,054,202			
E20 - Furnishings	\$1,265,042			
F10 - Special Construction				
IT Equip/Computers/Printers	\$725,461			
Insert Row Here				
Sub TOTAL	\$3,044,705	1.0547	\$3,211,251	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0547	\$0	
3) Sales Tax				
Sub TOTAL	\$322,739		\$340,393	
EQUIPMENT TOTAL				
	\$3,367,444		\$3,551,644	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$240,224				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$240,224		NA	\$240,224	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
EdCC Facilities Management/Construction Coordination	\$224,091				
Insert Row Here					
Subtotal of Other	\$224,091				
PROJECT MANAGEMENT TOTAL	\$224,091		1.0547	\$236,349	

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	\$5,031						
Permits and Fees	\$346,934				imposed 23Jul19		
Park Impact Fee	\$160,880				imposed 23Jul19		
Traffic Impact Fee	\$1,186,879						
Insert Row Here							
OTHER COSTS TOTAL	\$1,699,724				1.0318	\$1,753,776	

Green cells must be filled in by user

C-100 (2026)
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>



TAB D – GRANT AND LOAN PROGRAMS

- 6. CTC Building Tune-up Program 40001338
- 11. CTC Building HVAC Control-to-schedule Upgrades 40001339
- 12. CTC HCFC-22 Refrigerant System Replacement 40001340

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:03AM

Project Number: 40001338

Project Title: Community and Technical College Building Tune-up Program

Description

Starting Fiscal Year: 2026

Project Class: Grant/Loan

Agency Priority: 6

Project Summary

This funding will help the community and technical college system improve building performance, extend the life of building systems by lowering capital costs, reduce greenhouse gas emissions and ongoing operating costs, and improve occupant comfort through recommissioning of building systems that are operating below optimal efficiency.

Project Description

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.

Many community and technical college buildings' HVAC systems still have years of useful life remaining but no longer perform optimally. This results in irregular indoor environmental quality and occupant discomfort, increased maintenance calls, inefficient energy use, and unbalanced wear on equipment, all of which contribute to increased operating costs and unnecessary greenhouse gas emissions.

Building HVAC systems are a complex network of sensors, switches, actuators, programming hardware and/or software, and settings intended to control the heating and cooling units and fans necessary to provide appropriate indoor temperature, ventilation, and air quality to the building users/occupants. As buildings age, systems commonly drift away from optimal performance as small failures and deteriorations accumulate to disrupt the balance of essential control elements. Small parts like sensors, actuators, and joints fail, and partial repairs or replacements are commonly performed on pieces of these complex systems but not the system as a whole. These failures and partial repairs inevitably lead to system imbalances and poor performance that cannot be easily remedied.

Rebalancing and calibrating HVAC systems, tune ups or retro-commissioning, must encompass a thorough assessment of all system components within the building. That work extends beyond the scope of daily operations and maintenance. State capital and operating budgets do not normally include funding to regularly recalibrate and balance these systems. Focusing on calibration and tuning while equipment has years of effective life remaining optimizes performance before failing systems must be replaced, this request supports that proactive approach.

The Washington state community and technical college system owns 970 buildings totaling 21.8 million square feet of space at 34 college campuses and 47 satellite locations around the state. Based on the most recent construction or major renovation date, the weighted average age of buildings and their major mechanical systems is roughly 27 years old. The average age of the buildings, by date of construction, is 37.8 years old. The 2023 community and technical college facility condition survey concluded that 10% of owned gross floor area needs major renovation or immediate repair, 28% is in superior condition, and the remaining 62% needs improvement or is in adequate condition. This project targets the HVAC systems serving that 62% of owned space.

Tune-up strategies are cost-effective, quick to implement, scientifically proven, direct, and measurable. It's also work that requires expertise, skills, and focus that are not commonly available among existing operations and maintenance staff. Multiple national and regional-level studies within the commercial building industry have demonstrated that 5 to 15% energy consumption savings are commonly achievable through retro-commissioning of existing building systems with short-term paybacks of less than five years.

Focused calibration, balancing, and tuning of existing equipment is also a proactive stewardship practice for these complex systems. The measurement and verification process required to confirm implementation will also complement the operations

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Project Number: 40001338

Project Title: Community and Technical College Building Tune-up Program

Description

and maintenance and energy management programs required by the Clean Buildings Performance Standard.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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.

Building tune-ups, also known as retro-commissioning, is a common strategy in the commercial buildings industry to identify, correct, and tune up complex HVAC systems to improve functional efficacy and efficiency of the equipment while managing and often reducing total life cycle costs. Retro-commissioning projects commonly result in improved space conditioning and energy efficiency, extended equipment life, reduced greenhouse gas emissions, and reduced operating expenses.

With the requested funding, the State Board for Community and Technical Colleges will allocate two levels of awards to colleges through a competitive selection process. The first level will focus on auditing selected buildings or district systems for retro-commissioning opportunities. The selection process will focus on HVAC systems with known performance issues, non-critical condition assessments, and at least five years remaining in their expected service life.

A secondary series of awards will be granted to address issues already defined by past Investment Grade Audits, the State Board's own internal Facilities Condition Survey, and/or the district energy decarbonization audits and plans completed in the first half of 2025. These Implementation awards will support the specific work necessary to remedy identified system imbalances or other operational inefficiencies.

Both the Audit and Implementation grant awards will focus on identifying system imbalances and faults, recalibration, and re-tuning existing system components to optimize their performance efficiency.

3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?

The selection process will help identify the best opportunities across the community and technical college system for positive tune-up results. Awards for audits will identify cost-effective building tune-up measures, and awards for implementation will directly address the required calibrations, alignments, control adjustments, and/or small repairs necessary to optimize system performance.

Projects will improve the overall performance of building heating, cooling, and ventilation, generally reduce energy consumption and, in most cases, quickly provide operational savings that exceed the cost of the initial investment. In addition, better performing buildings will help extend the life of building components, reduce greenhouse gas emissions, and help the community and technical college system meet clean building standards.

The consequences of not re-tuning (retro-commissioning) building systems will be to perpetuate unbalanced operations, increased wear and tear on the equipment, higher energy consumption, less satisfying indoor environmental quality, and greater greenhouse gas emissions, all of which sustain inefficiency and increased operating costs.

4. What alternatives were explored? 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.

Building tune-ups fill a gap between repairs and replacements, both of which are common activities with dedicated funding models. The best comparable alternative to retro-commissioning is Energy Savings Projects which often follow similar protocols but must necessarily yield short-term energy savings results, so energy consumption is the dominant metric for evaluation.

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Description

Retro-commissioning projects focus first upon optimal system performance that yields desired occupant comfort and health without overloading system equipment. While tune-ups frequently yield energy savings, energy consumption is not the dominant metric. This shift in perspective creates opportunities to include systemic evaluations and find optimal balances of multiple beneficial outcomes.

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

This project will directly affect roughly 300,000 students enrolled in Washington's 34 community and technical colleges each year. Community and technical college students are racially diverse (53% students of color), low income (45% receive need-based financial aid), and range in age from high school aged Running Start students to older returning adults (median student age is 23). Students, staff, and visitors will benefit from comfortable, well-ventilated indoor environments, operational efficiency, and reduced operating costs.

Building HVAC systems are intended to provide a healthy and comfortable indoor environment in classrooms, offices, and other activity spaces. Retro-commissioning focuses on optimizing those performance outcomes with maximal efficiency. The public will benefit from actions that help protect the environment and the longevity of public assets.

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.

This project may indirectly leverage non-state funding. The State Board for Community and Technical Colleges expects that the audits will identify opportunities to utilize local utility energy efficiency incentive programs for immediate commissioning and/or small equipment replacement projects at some locations around the state, a strategic first step towards a full tune-up. It should be possible to leverage some of those incentives to complement this grant program.

7. 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.

Washington's 34 community and technical colleges serve roughly 300,000 students each year in local communities across the state. This capital project request supports Goal 4 of the SBCTC's strategic plan: "Secure resources and develop systemwide strategies to support colleges' financial sustainability and resiliency." Specifically, this project will support colleges' financial health by improving the efficacy and efficiency of existing building systems to optimize operational cost efficiency.

Each college is also subject to state agency greenhouse gas emission limits and to the energy efficiency requirements codified in the Clean Buildings Performance Standard. This project will facilitate compliance with those requirements.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

No

9. 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 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

N/A

Capital Project Request

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Project Number: 40001338

Project Title: Community and Technical College Building Tune-up Program

Description

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

All community and technical college campuses and many satellite facilities are subject to state energy benchmarking reporting requirements, state agency greenhouse gas reduction targets, and the Clean Buildings Performance Standard. Three hundred and forty-eight buildings are subject to the Tier 1 and 2 energy utilization benchmarking targets of the Clean Buildings Performance Standard. An additional 36 buildings are served by one of eight state-owned district energy systems and therefore affected by the decarbonization requirements of the Clean Buildings Performance Standard, Annex W. That total group of 384 buildings, and eight district systems represent 85% of the total square footage owned by the community and technical colleges and provides a large pool of retro-commissioning opportunities.

This project directly supports the community and technical college system's ability to meet state goals intended to reduce greenhouse gas emissions and energy consumption in buildings, aligning specifically with the Clean Buildings' requirements for Operations & Maintenance and Energy Management programs and is a direct step to catalyze long-term active energy management across the community and technical college system.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

The proposal advances equity statewide by investing in projects to improve environmental sustainability in communities served by Washington's 34 community and technical colleges (CTCs). Energy efficient operations contribute to reducing the greenhouse gas emissions that affect populations already vulnerable to climate-related health and economic burdens. Funding will be distributed statewide in accordance with our selection criteria to ensure broad geographic representation, which aligns with the Governor's equity priorities and SBCTC's mission and vision for ensuring racial, social, and economic justice.

The community and technical college system serves diverse student populations and in many of the state's most impacted communities. Eight CTC main campuses and 10 satellite locations are within overburdened communities, as designated by the Department of Ecology (<https://ecology.wa.gov/air-climate/climate-commitment-act/overburdened-communities>). Twenty-six main campuses and another 26 satellite locations are within community areas designated with a high Environmental Health Disparity score (6 – 10) by the Department of Health (<https://fortress.wa.gov/doh/wtnibl/WTNIBL/>). Eighteen main campuses and 24 satellite locations are within Office of Financial Management designated overburdened communities (https://geo.wa.gov/datasets/e0074300efda47efa6b01e6236bcfe48_0/explore?location=47.230282%2C-121.633250%2C7.66).

Of the 34 main and 47 satellite CTC campuses across the state, 75% are located inside of communities identified as having environmental or other overburdened impacts. Notably, each community and technical college serves a diverse student population, many of whom have historically faced structural and institutional barriers to educational and economic opportunity. As such, CTC students overwhelmingly come from lower-income families and communities of color, are the first in their families to attend college, work while attending college, and/or care for children or parents at home. The median student age is 23.

Reducing emissions and modernizing infrastructure supports healthier environments for both students and their communities, many of which experience environmental and economic stressors. This funding aligns with Washington state's goals to reduce disparities, mitigate climate change, and ensure that all residents benefit from public investments.

12. Is this project eligible for Direct Pay?

No

Capital Project Request

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Report Number: CBS002

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Project Number: 40001338

Project Title: Community and Technical College Building Tune-up Program

Description

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

All complicated systems require frequent re-calibrations, adjustments, tune ups, and/or small repairs. We can choose to run without tune-ups until something clearly fails then seek more efficient equipment replacements, or we can optimize the efficiency of what we have. Inefficiency is, by definition, a loss of desirable outcomes and nearly always associated with unintended adverse impacts. Ineffective heating, cooling, and/or ventilation all directly impact occupant health and comfort, as well as operational costs. Major efforts to reduce building energy consumption require significant capital investments in new equipment and can take many years to plan and accomplish. Retro-commissioning efforts, however, have a high and immediate return on investment and can be completed quickly to provide years of benefit into the future.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants - Competitive

Grant Recipient Organization: Washington State Community and Technical Colleges

RCW that establishes grant: N/A

Application process used

SBCTC will use a competitive process to ensure all community and technical colleges have an opportunity to apply for and receive grants. SBCTC intends to award grants in two phases. First, with planning grants to select the buildings and develop scopes of work, and then to implement existing building retro commissioning projects based on the potential energy savings and return on investment. SBCTC will convene a group of CTC Operation and Facility Directors to develop criteria and prioritize retro commissioning projects. Criteria will consider facility and equipment age, commissioning/recommissioning history, service/repair history, occupant comfort, and energy efficiency.

Growth Management impacts

This project has no growth management impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
26C-1	Climate Commit Accou-State	2,000,000				2,000,000
	Total	2,000,000	0	0	0	2,000,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
26C-1	Climate Commit Accou-State					
	Total	0	0	0	0	

Operating Impacts

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:03AM

Project Number: 40001338

Project Title: Community and Technical College Building Tune-up Program

Operating Impacts

No Operating Impact

Narrative

This project does not add new space to our existing portfolio.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001338	40001338
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:06AM

Project Number: 40001339

Project Title: CTC Building HVAC Control-to-schedule Upgrades

Description

Starting Fiscal Year: 2026

Project Class: Grant/Loan

Agency Priority: 11

Project Summary

The State Board for Community and Technical Colleges (SBCTC) requests \$2 million for project grants for long-term improvements in building Heating, Ventilation, and Air Conditioning (HVAC) system controls coupled with more efficient, occupancy-based control of HVAC systems to reduce building energy consumption and mitigate against rising utility costs.

Project Description

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.

Many buildings across Washington's community and technical colleges rely on outdated, fragmented, or manual building control systems that are no longer supported by manufacturers, lack integration with other campus technologies, and/or operate inefficiently. These systems are responsible for managing heating, ventilation, and air conditioning (HVAC), lighting, and indoor air quality throughout campus buildings and are critical to supporting safe, healthy, and energy-efficient learning environments. However, these systems' age, lack of connectivity, and incompatibility with modern scheduling software reduce their effectiveness and increase energy and maintenance costs. Additionally, electrical and natural gas utility costs in Washington have been rising steadily for the past few years, placing extra stress on colleges' operating budgets.

In many colleges, existing building control systems are more than 20 years old, with key components beyond their useful life. Systems often operate on proprietary software that cannot be upgraded or connected to campus networks. Manual overrides and frequent staff intervention are required to adjust room temperatures or lighting, wasting both time and energy. The lack of real-time data, occupancy sensing, or scheduling integration leads to buildings being heated, cooled, or lit even when spaces are unoccupied.

Industry research and some small pilot projects at community and technical colleges identified more efficient building operational practices that could be utilized to reduce total energy consumption and mitigate the impacts of rising costs. Those practices rely upon efficient automated control of building HVAC and lighting systems. Pilot deployments of automated schedule-based HVAC control platforms over the past two years have shown significant reductions in building energy consumption. However, not all colleges have been able to invest in the necessary schedule-to-control software. Most existing controls must be updated to optimize efficacy, and some HVAC or lighting control systems are failing and no longer supported by their manufacturer.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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 State Board will establish a competitive grant program to which community and technical colleges may apply to fund building automation control upgrades for energy efficiency within one or all of the following scopes of work, as appropriate to establish room schedule-based HVAC service controls. 1) Replace poorly functional controls that have little to no available vendor support; 2) program/reprogram existing building controls with small, defined HVAC zones that best fit normal space utilization activities; and 3) first-year startup and subscription costs for building automation schedule-to-control integration software. Grant recipients will be asked to commit to using a portion of subsequent utility cost savings to maintain their schedule-to-control integration software subscription.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:06AM

Project Number: 40001339

Project Title: CTC Building HVAC Control-to-schedule Upgrades

Description**3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?**

This capital request enables colleges to modernize outdated building control systems by integrating them with room scheduling software to address control system inefficiencies and manage operating costs by enabling systems to respond in real time to occupancy and scheduling demands. Given the demand and policy factors impacting Pacific Northwest utility rates, costs are unlikely to decrease any time soon. Consumption reduction is a critical cost control strategy to reduce unnecessary energy consumption and limit stress on college operating budgets.

HVAC control failures often lead to a need to always leave equipment on, needlessly maximizing energy consumption, adding staff time to manage the systems, and increasing equipment wear. Functional controls allow for reasonable optimization of operating times and levels by zones, which are normally large sections, floors, or wings of a building. Schedule-to-control integration allows for a finer level of operational control ensuring heating, cooling, and ventilation are provided where and when rooms are occupied and not wasted when space is unoccupied.

This project will allow colleges to move away from default “always on” settings to the point of providing demand responsive heating, cooling, and ventilation linked to the room schedules, offering a cost-effective, scalable solution that improves energy performance while avoiding larger, more expensive system failures and deferred maintenance costs in the future. It will also help with progress toward state decarbonization goals by reducing greenhouse gas emissions from inefficient building operations.

4. What alternatives were explored? 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 simplest response to rising utility costs is to reduce building operating hours so that lights, HVAC fans, heating, and cooling systems run less. However, reducing operating hours also reduces access to student services and instructional space and negatively impacts the mission of our colleges.

Schedule-to-control integration allows for a similar approach in reducing the running time of building systems without restricting the use of building spaces. Existing applications have demonstrated up to 80% reductions in HVAC runtimes without impacting instructional or support activity. The return on investment for the costs of setup and annual subscriptions has been estimated at roughly six months.

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

These actions would allow for fine control of building HVAC to provide service where it's needed when it's needed while simultaneously reducing consumption in unoccupied spaces without directly impacting student instruction and support. It will also reduce stress on operating budgets that need to be focused on student support and instruction.

This project will directly affect roughly 300,000 students enrolled in Washington's 34 community and technical colleges each year. Community and technical college students are racially diverse (53% students of color), low income (45% receive

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:06AM

Project Number: 40001339

Project Title: CTC Building HVAC Control-to-schedule Upgrades

Description

need-based financial aid), and range in age from high school aged Running Start students to older returning adults (median student age is 23). Students, staff, and visitors will benefit from greater indoor environmental quality, energy efficiency, and reduced operating costs. The public will benefit from actions that help protect the environment and the longevity of public assets.

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.

N/A

7. 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.

Washington's 34 community and technical colleges provide educational and workforce training to over 300,000 students at 81 campus and satellite community locations across the state. This capital project request supports Goal 4 of the SBCTC's strategic plan: "Secure resources and develop systemwide strategies to support colleges' financial sustainability and resiliency." Specifically, this project will support colleges' financial health by catalyzing new technology and practices to optimize operational cost efficiency.

Each college is also subject to state agency greenhouse gas emission limits and to the energy efficiency requirements codified in the Clean Buildings Performance Standard. This project will facilitate reaching those goals.

Utility cost management is an essential exercise at all colleges, but the first priority is always to ensure that building space is available for mission-centric activities. Upgrading existing building control systems provide facilities operations crews with stronger tools to ensure critical facility services that are focused when and where they're needed. Small pilots run at four different college buildings demonstrated over 80% reduction in HVAC runtimes. Therefore we believe that stimulating an expansion of this work will create beneficial long-term savings, some of which may be reinvested in expanding the startups funded through this grant program.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

N/A. The choice of controls software will be left to each individual college. It must fit with their existing systems and pass through their own internal review processes.

9. 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.

N/A

Capital Project Request

2025-27 Biennium

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Project Number: 40001339

Project Title: CTC Building HVAC Control-to-schedule Upgrades

Description

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

This project is a high-impact, cost-effective strategy to reduce energy consumption, lower greenhouse gas emissions, and comply with mandated standards while positioning the community and technical college system as a leader in public sector decarbonization. All community and technical college campuses are subject to state energy benchmarking reporting, state agency greenhouse gas reduction targets, and the Clean Buildings Performance Standard (CBPS). Over 85% of the system's total owned gross floor area is affected by CBPS compliance requirements. This project will stimulate and catalyze long-term active energy management across the community and technical college system.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

This proposal advances equity statewide by investing in projects to improve environmental sustainability in communities served by Washington's 34 community and technical colleges (CTCs). Energy efficient operations are an essential greenhouse gas emission reduction strategy with global environmental implications that affect populations already vulnerable to climate-related health and economic burdens. Funding will be distributed statewide in accordance with our selection criteria to ensure broad geographic representation, which aligns with the Governor's equity priorities and SBCTC's mission and vision for ensuring racial, social, and economic justice.

The community and technical college system serves diverse student populations and in many of the state's most impacted communities. Eight college main campuses and 10 satellite locations are within overburdened communities, as designated by the Department of Ecology (<https://ecology.wa.gov/air-climate/climate-commitment-act/overburdened-communities>). Twenty-six main campuses and another 26 satellite locations are within community areas designated with a high Environmental Health Disparity score (6 – 10) by the Department of Health (<https://fortress.wa.gov/doh/wtnibl/WTNIBL/>). Eighteen main campuses and 24 satellite locations are within Office of Financial Management designated overburdened communities (https://geo.wa.gov/datasets/e0074300efda47efa6b01e6236bcfe48_0/explore?location=47.230282%2C-121.633250%2C7.66).

Of the 34 main and 47 satellite CTC campuses across the state, 75% are located inside of communities identified as having environmental or other overburdened impacts. Notably, each community and technical college serves a diverse student population, many of whom have historically faced structural and institutional barriers to educational and economic opportunity. As such, CTC students overwhelmingly come from lower-income families and communities of color, are the first in their families to attend college, work while attending college, and/or care for children or parents at home. The median student age is 23.

Reducing emissions and modernizing infrastructure supports healthier environments for both students and their communities, many of which experience environmental and economic stressors. This funding aligns with Washington state's goals to reduce disparities, mitigate climate change, and ensure that all residents benefit from public investments.

12. Is this project eligible for Direct Pay?

No

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

Many of the buildings owned by the community and technical college system were constructed at a time when energy was

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Description

relatively inexpensive. At the time, the cost of energy-efficient construction outweighed the benefits of energy conservation and was therefore seldom given serious consideration. Four hundred seventy-four community and technical college-owned buildings (49% of total facilities and 48% of total floor space) were built before Washington's first non-voluntary building energy code was adopted in 1986. It is complicated and very costly to retrofit older buildings to meet today's energy efficiency standards, but we can achieve similar energy efficiency goals by applying cost-effective, focused, and intelligent control strategies such as the one in this proposal.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants - Competitive

Grant Recipient Organization: Washington State Community and Technical Colleges**Growth Management impacts**

This project has no growth management impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
26C-1	Climate Commit Accou-State	2,000,000				2,000,000
	Total	2,000,000	0	0	0	2,000,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
26C-1	Climate Commit Accou-State					
	Total	0	0	0	0	

Operating Impacts**No Operating Impact****Narrative**

This project doesn't add additional building space.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001339	40001339
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:07AM

Project Number: 40001340

Project Title: CTC HCFC-22 Refrigerant System Replacement

Description

Starting Fiscal Year: 2026

Project Class: Grant/Loan

Agency Priority: 12

Project Summary

The State Board for Community and Technical Colleges requests \$4 million to fund competitive grants to colleges to replace aging HVAC equipment still using HCFC-22 (R-22), a high global warming potential (GWP) refrigerant banned under the Montreal Protocol and phased out by US Environmental Protection Agency and Washington state. Replacing this equipment now will avoid expensive emergency repairs, reduce climate risk, and keep colleges compliant with state refrigerant policies.

Project Description

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.

Federal and state regulations require the phaseout of R-22 refrigerant due to its harmful ozone depletion and global warming impacts. As a result, production and import of new R-22 is now prohibited, making it increasingly scarce and expensive. Many buildings at Washington state's community and technical colleges rely on aging HVAC and refrigeration equipment that uses R-22 refrigerant. Preliminary estimates indicate that there are roughly 1,000 chillers, refrigeration, and air conditioning units running R-22 across the 34-college system.

Since R-22 is now only available as a reclaimed material, climbing costs tend to be volatile and sensitive to short-term demand and local supply availability. The systems in question have not been manufactured since 2010 and are nearing the end of their expected useful life. Risks of leaks increase substantially during the last years of a systems' useful life, and emergency repairs become more difficult and expensive as we near the end of the refrigerant phaseout. Emergency replacement of failed R-22 units can cost 30% to 50% more than planned replacements due to supply chain and contractor availability issues. Additionally, reclaimed R-22 now costs as much as five to 10 times more per pound than current refrigerants.

To maintain reliable building operations, control long-term operating and capital costs, reduce risks of environmental impact and recharge costs, and advance state goals for reducing environmental harm and improving energy efficiency, the community and technical college system must proactively begin replacing R-22-dependent equipment with modern, sustainable alternatives. Delaying this transition will only increase costs and operational risks in the years ahead.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? 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 requested funding will be allocated by the State Board for Community and Technical Colleges to colleges through a competitive selection process focused upon replacing R-22-based systems in poor condition with newer systems of equivalent capacity running refrigerants that satisfy existing federal and state refrigerant phaseout restrictions. Selection priorities will focus on age and condition to minimize the risks of accidental release and subsequent costs to repair and recharge leaking systems. Replacement projects will range in size from small room-sized units to large, packaged rooftop units serving an entire building.

3. How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?

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Project Title: CTC HCFC-22 Refrigerant System Replacement

Description

Preventive action will replace old HVAC systems before significant failure (which could result in leaked refrigerant and higher repair costs) or forced decommissioning when reclaimed refrigerant is no longer available. Lack of preventative action will result in running the systems until significant R-22 leakage requires emergency repair or replacement. By acting now, we avoid replacement bottlenecks and inflationary spikes that are likely to emerge as these systems reach the end of their usable life.

4. What alternatives were explored? 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.

Our colleges must replace older HVAC system to comply with federal and state policies that strongly discourage and ultimately prohibit continued use of this equipment. The State Board also looked at retrofitting existing R-22 systems with compliant refrigerants, but that option was deemed infeasible due to system age and compatibility concerns. Additionally, "drop-in" refrigerants also require equipment alterations and do not provide the same level of performance. The State Board prefers to be proactive in replacing these ageing systems to spread out the replacement schedule in a manageable and cost-effective manner rather than reacting to equipment failures and/or policy deadlines.

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

HVAC units are essential for maintaining comfort within offices and classrooms. This project will directly affect roughly 300,000 students enrolled in Washington's 34 community and technical colleges each year. Community and technical college students are racially diverse (53% students of color), low income (45% receive need-based financial aid), and range in age from high school aged Running Start students to older returning adults (median student age is 23). College operations will directly benefit from this proactive reduction of the risks of catastrophic failure, loss of building cooling, inadvertent releases of environmental hazards, and high repair costs. Cooling units are also necessary for campus network communications by cooling communications rooms and data centers. Failures can easily impact daily campus operations and carry high repair costs.

Washington's new Refrigerant Management Program requires active repair responses within 14 days, which will drive up costs of replacement refrigerant, which is no longer widely available on the market, or whole new systems.

State Board identified 631 R-22 units at 24 colleges in the community and technical college system, about 60% of the total number of HVAC units at colleges. The identified units' sizes and conditions vary. Our goal is to work with colleges to prioritize replacing units with a history of repairs or low condition assessment scores, then working through the list as far funding allows. We expect to find some units that cannot be replaced with a system that won't also be adversely impacted by refrigerant management policies before the end of its expected 15 to 20-year useful life. We may also encounter supply chain limitations. These multi-variant factors make it difficult to define an exact count of units that would be replaced.

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.

No.

Capital Project Request

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Version: U1 SBCTC 2026 Supplemental Request

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Project Number: 40001340

Project Title: CTC HCFC-22 Refrigerant System Replacement

Description

7. 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.

This project represents active stewardship of college equipment and proactive responses to state and federal policies.

Washington's 34 community and technical colleges provide educational and workforce training to over 300,000 students at 81 campus and satellite community locations across the state. This capital project request supports Goal 4 of the SBCTC's strategic plan: "Secure resources and develop systemwide strategies to support colleges' financial sustainability and resiliency." Specifically, this project will support colleges' financial health through proactive reduction of risks.

Each college is also subject to state agency greenhouse gas emission limits and the state refrigerant management program. This project will facilitate active compliance with those program goals.

8. Does this project include funding for any Information Technology related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT addendum.

No.

9. 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.

N/A

10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve efficiency? For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.

Replacing these systems helps meet statewide targets under RCW 70A.45.050. Each pound of leaked R-22 would have the climate impact of nearly one ton of CO₂. Since R-22 refrigerant is already a prohibited substance, active replacement of this equipment prior to any significant failures mitigates against inadvertent greenhouse gas and ozone depleting emissions.

11. How does this project impact equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?

The proposal advances equity statewide by investing in projects to improve environmental sustainability in communities served by Washington's 34 community and technical colleges (CTCs). While leaking refrigerants have limited impact on local air quality, they have global and local environmental implications due to ozone depletion and greenhouse gas emissions that affect populations already vulnerable to climate-related health and economic burdens. Funding will be distributed statewide in accordance with our selection criteria to ensure broad geographic representation, which aligns with the Governor's equity priorities and SBCTC's mission and vision for ensuring racial, social, and economic justice.

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:07AM

Project Number: 40001340

Project Title: CTC HCFC-22 Refrigerant System Replacement

Description

The community and technical college system serves diverse student populations and in many of the state's most impacted communities. Eight CTC main campuses, and 10 satellite locations are within overburdened communities, as designated by the Department of Ecology (<https://ecology.wa.gov/air-climate/climate-commitment-act/overburdened-communities>). Twenty-six main campuses and another 26 satellite locations are within community areas designated with a high Environmental Health Disparity score (6 – 10) by the Department of Health (<https://fortress.wa.gov/doh/wtnibl/WTNIBL/>). Eighteen main campuses and 24 satellite locations are within Office of Financial Management designated overburdened communities (https://geo.wa.gov/datasets/e0074300efda47efa6b01e6236bcfe48_0/explore?location=47.230282%2C-121.633250%2C7.66).

Of the 34 main and 47 satellite CTC campuses across the state, 75% are located inside of communities identified as having environmental or other overburdened impacts. Notably, each community and technical college serves a diverse student population, many of whom have historically faced structural and institutional barriers to educational and economic opportunity. As such, CTC students overwhelmingly come from lower-income families and communities of color, are the first in their families to attend college, work while attending college, and/or care for children or parents at home. The median student age is 23.

Reducing emissions and modernizing infrastructure supports healthier environments for both students and their communities, many of which experience environmental and economic stressors. This funding aligns with Washington state's goals to reduce disparities, mitigate climate change, and ensure that all residents benefit from public investments.

12. Is this project eligible for Direct Pay?

No

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

The phaseout of R-22 scheduled in the Montreal Protocol called for no new equipment production after 2010, no new refrigerant production or importation after 2020, and no use at all after 2030. Recent Washington state policies place similar restrictions on refrigerants with a global warming potential (GWP) greater than 150. The GWP of R-22 is 1,810.

Given that the refrigerant phaseout is nearly complete and high cost of emergency replacements, this project enables a measured, equitable transition that reflects fiscal and environmental responsibility.

14. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants - Competitive

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:07AM

Project Number: 40001340

Project Title: CTC HCFC-22 Refrigerant System Replacement

Description**Growth Management impacts**

This project has no growth management impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
26C-1	Climate Commit Accou-State	4,000,000				4,000,000
	Total	4,000,000	0	0	0	4,000,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
26C-1	Climate Commit Accou-State					
	Total	0	0	0	0	

Operating Impacts**No Operating Impact****Narrative**

This project does not result in additional/new building space.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001340	40001340
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



TAB E – CERTIFICATES OF PARTICIPATION

Lower Columbia - David Story Field Improvements COP 40001341

Spokane Community College - Main Building East Wing Renovation COP 40001343

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:08AM

Project Number: 40001341

Project Title: COP for Lower Columbia College David Story Field Improvements

Description

Starting Fiscal Year: 2026

Project Class: Program Improvement (State-Owned)

Agency Priority: 0

Project Summary

David Story Field is a vital community athletic facility, used for hosting college, youth, and regional baseball events. This project will make necessary targeted improvements to field lighting, grandstands, and support facilities.

Project Description

Lower Columbia College's David Story Field is a cornerstone of community and collegiate athletics in Cowlitz County. The college hosts college, youth, and regional baseball events, attracting over 45,000 visitors annually. However, its aging infrastructure—outdated lighting, deteriorating grandstands, and inadequate support facilities poses significant safety risks, fails to meet modern athletic association standards, and threatens the facility's ability to host high-profile events. Without urgent upgrades, the field risks losing regional tournaments, youth camps, and school competitions, which would diminish tourism revenue, community engagement, and the facility's long-term viability. Rising maintenance costs and potential non-compliance with safety and accessibility codes further underscore the critical need for renovation.

The proposed renovation of David Story Field includes:

- Lighting Upgrade: Replace outdated lighting with energy-efficient LED field lights, including new poles and electrical systems to enhance safety and reduce energy costs.
- Grandstand and Press Box Replacement: Replace deteriorating grandstands and press box with modern, durable structures to improve spectator safety and experience.
- Field Improvements: Repair or replace worn infield turf and install outfield turf to ensure a safe, high-quality playing surface.
- Support Facilities Development: Develop the area under the grandstands to include modern concession facilities and ADA-accessible restrooms, improving accessibility and visitor amenities.

This scope aligns with Lower Columbia College's strategic facilities goal to "implement plans for improvements at the baseball field and softball batting cage," ensuring the field remains a premier venue for collegiate and community events.

The renovation of David Story Field will deliver significant benefits to LCC, student-athletes, and the broader community:

- Enhanced Safety and Compliance: Upgraded lighting, grandstands, and ADA-compliant facilities will mitigate public safety risks and ensure compliance with athletic association and accessibility standards.
- Increased Event Hosting Capacity: Modernized facilities will enable David Story Field to continue hosting regional and national tournaments, boosting LCC's visibility, fostering community partnerships, and driving regional economic development through tourism.
- Improved Equity and Access: The project will provide safe, accessible amenities for underserved and rural youth, including BIPOC and lower-income families, enhancing community engagement and regional cohesion by attracting diverse teams and families.
- Support for LCC's Mission: Upgraded facilities will enhance the appeal of LCC's athletic programs, supporting student recruitment and retention, and position the college as a hub for high-quality student and community experiences.
- Long-Term Sustainability: Energy-efficient lighting and durable infrastructure will reduce maintenance costs, ensuring the field's longevity as a community asset.

By addressing critical infrastructure needs, this project will preserve David Story Field's role as a vital community and collegiate asset, fostering economic, social, and educational benefits for Lower Columbia College, Cowlitz County, and the region.

Location

City: Longview

County: Cowlitz

Legislative District: 019

Project Type

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:08AM

Project Number: 40001341

Project Title: COP for Lower Columbia College David Story Field Improvements

Description**Project Type**

Major Projects-Remodel/Renovation

Growth Management impacts

N/A

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
COP-6	Certificate of Part-Non-Appropriated	3,000,000				3,000,000
	Total	3,000,000	0	0	0	3,000,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
COP-6	Certificate of Part-Non-Appropriated					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

There is no net-new building area being added to the campus with this request. Consistent with State Board policy, Lower Columbia Community College has identified sufficient revenue and reserves for the debt service, operating, and maintenance of the renovated facility within existing resources.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001341	40001341
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

FINANCIAL CONTRACT REQUEST

2026 Supplemental

College: Lower Columbia College
Project title: David Story Field Improvements
Project location: David Story Field, 1600 Maple Street, Longview, WA 98632
Contact Name: Nolan Wheeler, Vice President of Administration
Contact Phone: (360) 442-2201

Probable Timing

Month/year of possible acquisition/development: Construction start date of June 2026

Probable Type of Acquisition/Development

<u> </u> Purchase (lump sum)	<u> </u> Lease with a purchase option
<u> </u> Time purchase (COP)	<u> X </u> Lease for more than 10 years

Probable Property Description

Desired location of proposed acquisition: Improvements to David Story Field
Description of proposed or desired property (include parcel numbers): Assessor's Plat No. 13
Owner's name on title if COP desired (attach title report): Lower Columbia College

Size of proposed acquisition:
Acres Assignable SF Gross SF

Condition of acquired facility:

Estimated Cost and Terms of Acquisition

Total cost/value \$ N/A Annual cost (if lease or time purchase) \$

Expected terms:

Repair and renovation costs on existing facility (included): \$7,150,000

Probable programs and enrollments to be accommodated:

Clientele Served:

- Lower Columbia College (LCC) students and athletes
- Northwest Athletic Conference (NWAC) participants
- Youth league players and families (including underserved populations)
- High school teams from across the region
- Local and regional spectators

- Tournament organizers and vendors

The improved facilities will better accommodate over 45,000 visitors annually, support regional economic development, and provide better amenities to participants of all ages and backgrounds.

Reasons for acquisition and how this project relates to the college's facilities master plan, the strategic plan, and institutional goals:

Upgrading the lighting system, facilities, and infrastructure will allow David Story Field to continue hosting high-profile and community-based events. Without these improvements, the venue risks losing regional tournaments, youth camps, and school competitions; jeopardizing tourism revenue and community engagement. Public safety risks would escalate, and maintenance costs would continue to increase. Eventually, the facility may become unusable or non-compliant with code and athletic association standards.

This project directly supports Lower Columbia College's strategic facilities goals by addressing the first listed priority:

"Implement plans for improvements at the baseball field and softball batting cage."

FINANCIAL PLAN

Estimated Acquisition / Development Cost

Attach C100 cost estimating form if total project cost is more than \$4 million.

Available here - <https://ofm.wa.gov/sites/default/files/public/budget/forms/2026Supp/C100-2026.xlsx>

Acquisition	\$	Include incidentals
Design	\$	Include sales tax if design-build delivery
Construction	\$5,500,000	Include sales tax
Equipment	\$	Include sales tax
Artwork	\$	Optional for locally funded projects
DES Project Management	\$ 66,000	Include E&AS, RES, and Energy fees
Other	\$1,584,000	Include permits, HazMat, DAHP, LEED,
Total Project Cost	\$7,150,000	Must equal cash and financing below

Capital Project Funding

Cash and State Appropriations

<u>Fund #</u>	<u>Describe Sources of Cash or Appropriation</u>	<u>Amount</u>
147	Local Funds (BOT Resolution 88)	+ \$ 1,650,000
145	LCC Foundation Capital Campaign	+ \$ 2,500,000
		+ \$
		+ \$
Total Cash Contribution		= \$ 4,150,000

Local Financing

Certificate of Participation (amount borrowed)	\$ 3,000,000
Term (years)	20 yrs
Rate	4 – 5 %

Annual Operating Cost

Annual debt service payment	(a)	+ \$ 227,325	per yr
Incremental cost of maintenance and operations due to project		+ \$ -0-	per yr
Additional 25 percent for debt service coverage		+ \$ 56,831	
Annual dedicated operating cash flow	(C)	= \$284,156	per yr

Revenue Sources for Operating Costs

<u>Fund #</u>	<u>Describe Source of Revenues</u>	<u>Amount</u>
570	Story Field Rental Revenue	+ \$156,000
145	Story Field Sponsorships/Signage	+ \$129,000
		+ \$
		+ \$
Total Dedicated Revenue (R)		= \$285,000

<u>Annual Excess/(Deficit) Revenue due to Project</u>	(R – C)	\$ 844
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Notes:

1. Identify special fees and distributions assessed by the students or Board of Trustees. Indicate date of action, duration of the assessment, and other conditions associated with the funds dedicated to this project. Additional information may be provided to support this request.
2. The State has not provided M&O for college non-academic or enterprise related facilities – dormitories, parking structures, food service facilities, bookstore space, etc. M&O for other alternatively financed projects is not certain and will be subject to OFM and legislative review on a case-by-case basis.

FISCAL HEALTH MEASURE

Use the following criteria for your analysis:

Operating Revenue:

Funds: 145, 148, 149, 4xx (except 444), 5xx
GL: 32xx
SrcRev: All except 03xx, 06xx, 07xx and 08xx
GL: 65xx
Exp Obj: Sx

Debt:

Funds: All except 0xx, 253, 444, 790, 840
GL: 5xxx except 5116, 5124, 5125, 5127, 5128, 5153, 5155, 5158, 5192, 5225, 5227, 5228

Previous fiscal year (e.g., 2025)	(current)	\$18,055,651
First full fiscal year of debt service for proposed financing	(future)	
Current debt service		\$265,000
Current operating revenue		/ \$18,055,651
Current debt service / operating revenue		= 1.46 %
Future debt service without proposed project requiring financing		\$265,000
Future debt service due to proposed project requiring financing (a) from page 2		+ \$227,325
Future debt service	(A)	= \$492,325
Future operating revenue without proposed project requiring financing		\$18,055,651
Future operating revenue due to proposed project requiring financing		+ \$285,000
Future operating revenue	(B)	= \$18,340,651
Future debt service / operating revenue	(A/B)	= 2.68 %

ELIGIBILITY FOR TAX EXEMPT FINANCING

Treasurer's questions to help ensure compliance with Internal Revenue Service (IRS) regulations for tax-exempt financings.

1. Will any portion of the project or asset ever be **owned by** any entity other than the State or one of its agencies or departments? ☐ Yes ☒ No
2. Will any portion of the project or asset ever be **leased to** any entity other than the State or one of its agencies or departments? ☐ Yes ☒ No
3. Will any portion of the project or asset ever be **managed or operated** by any entity other than the State or one of its agencies or departments? ☐ Yes ☒ No
4. Will any portion of the project or asset be used to perform **sponsored research** under an agreement with a nongovernmental entity*? ☐ Yes ☒ No
5. Does the project involve a **public/private venture**, or will any entity other than the State or one of its agencies or departments ever have a **special priority or other right** to use any portion of the project or asset to purchase or otherwise acquire any output of the project or asset such as electric power or water supply? ☐ Yes ☒ No
6. Will any portion of the Bond/COP proceeds be **granted or transferred** to nongovernmental entities or granted or transferred to other governmental entities which will use the grant for nongovernmental purposes? ☐ Yes ☒ No
7. If you have answered "**Yes**" to any of the questions above, will your agency or any other State agency **receive any payments** from any nongovernmental entity, for the use of, or in connection with, the project or asset? ☐ Yes ☐ No
8. Is any portion of the project or asset, or rights to any portion of the project or asset, expected to be **sold to** any entity other than the State or one of its agencies or departments? ☐ Yes ☒ No
9. Will any portion of the Bond/COP proceeds be **loaned to** nongovernmental entities or loaned to other governmental entities that will use the loan for nongovernmental purposes? ☐ Yes ☒ No
10. Will any portion of the Bond/COP proceeds be used for **staff costs for tasks not directly related** to a financed project(s)? ☐ Yes ☒ No

*A nongovernmental entity is defined as:

- a) any person or private entity, such as a corporation, partnership, limited liability company, or association;
- b) any nonprofit corporation (including any 501(c)(3) organization);
- c) the federal government (including any federal department or agency).

Determining eligibility:

If all of the answers to the questions above are "No", request tax-exempt funding. If the answer to any of the questions is "Yes", contact the SBCTC Capital Budget Office for further review.

Capital Project Request

2025-27 Biennium

*

Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:10AM

Project Number: 40001343

Project Title: COP for Spokane Community College Main Building East Wing Renov.

Description

Starting Fiscal Year: 2026

Project Class: Program Improvement (State-Owned)

Agency Priority: 0

Project Summary

Renovate approximately 51,000 gross square feet in the east wing of the Main Building to establish a modern, centralized Student Services hub. Additionally, a new building entrance will be added through a 2,400 GSF expansion to prominently identify the new space and the services offered.

Project Description

Spokane Community College (SCC) requests alternative financing authority to renovate the east wing of the Main Building and create a centralized Student Services hub. This project consolidates admissions, registration, advising, financial aid, and campus safety into a single, modernized location that supports student success from enrollment through completion.

Currently, services are scattered across campus in outdated facilities, creating confusion and barriers—especially for first-generation students, adult learners, and other underserved populations. The targeted building systems and finishes, largely unchanged since the early 1990s, are beyond their useful life and contribute to inefficiencies and higher operating costs.

The project scope includes interior reconfiguration, accessibility upgrades, modern finishes, and replacement of aging HVAC, lighting, and electrical systems. Relocating the Office of Campus Safety will also improve visibility and campus security. Construction is planned for summer 2026 through fall 2027 and will be delivered in a single phase to maximize effectiveness.

Expected benefits include streamlined access to critical services, improved student engagement, stronger retention and completion outcomes, modernized infrastructure with lower operating costs, and a safer, more welcoming campus environment. This project directly advances SCC's mission of putting Students First by creating an equitable, student-centered hub where all learners can thrive.

Location

City: Spokane

County: Spokane

Legislative District: 003

Project Type

Major Projects-Remodel/Renovation

Growth Management impacts

None.

New Facility: No

How does this fit in master plan

N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
147-6	HE Plant Accounts-Non-Appropriated	10,000,000				10,000,000
COP-6	Certificate of Part-Non-Appropriated	15,000,000				15,000,000

Capital Project Request

2025-27 Biennium

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Version: U1 SBCTC 2026 Supplemental Request

Report Number: CBS002

Date Run: 9/8/2025 11:10AM

Project Number: 40001343

Project Title: COP for Spokane Community College Main Building East Wing Renov.

Funding					
Total	25,000,000	0	0	0	25,000,000
Future Fiscal Periods					
	2027-29	2029-31	2031-33	2033-35	
147-6 HE Plant Accounts-Non-Appropriated					
COP-6 Certificate of Part-Non-Appropriated					
Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

The project is adding 2,400 GSF net-new building area to the campus with this request. Consistent with State Board policy, Spokane Community College has identified sufficient revenue and reserves for the debt service, operating, and maintenance of the renovated facility within existing resources.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	U1-A	U1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001343	40001343
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

FINANCIAL CONTRACT REQUEST

2026 Supplemental

College: Spokane Community College
Project title: Main Building East Wing Renovation
Project location: Spokane Community College Campus, Spokane, WA
Contact Name: Linda McDermott, Chief Financial Officer-Spokane Colleges
Contact Phone: 509-434-5275

Probable Timing

Month/year of possible acquisition/**Development:** Start Construction Summer, 2026; Complete Construction, Fall 2027

Probable Type of Acquisition/Development

<u>X</u>	Purchase (lump sum)	<u> </u>	Lease with a purchase option
<u>X</u>	Time purchase (COP)	<u> </u>	Lease for more than 10 years

Probable Property Description

Desired location of proposed acquisition/**Development:**

- Spokane Community College, Main, Building 1
- State UFI No: A08547

Description of proposed or desired property (include parcel numbers):

- SCC Campus Parcel Number: 35105.3501

Owner's name on title if COP desired (attach title report):

State of Washington, State Board for Community and Technical Colleges (Community College District No. 17)

Size of proposed acquisition/**Development** (Estimated):

Acres	<u>NA</u>	Assignable SF	<u>40,050</u>	Gross SF	<u>53,400</u>
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1st Floor: 38,000 GSF Renovation area; 1,200 GSF Addition area

2nd Floor: 13,000 GSF Renovation area; 1,200 GSF Addition area

Condition of acquired facility: 2023 Facilities Condition Score 307, Needs Improvement/Additional Maintenance.

Estimated Cost and Terms of Acquisition (Renovation/Addition Area):

Total cost/value	<u>\$25,000,000</u>	Annual cost (if lease or time purchase)	<u>\$ 1.2 million</u>
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Expected terms: Cash from existing local capital accounts - \$10 Million; COP \$15 Million, 20 year term.

Repair and renovation costs on existing facility (included): Project will be a renovation/addition of specified area of 257,124 GSF building.

Probable programs and enrollments to be accommodated:

SCC Student Services to include:

- Financial Aid
- Admissions
- Registration
- Cashiers
- Disability Access Services (DAS)
- K/12 and Student Outreach
- Workforce Transitions
- Office of Campus Security

Reasons for acquisition and how this project relates to the college's facilities master plan, the strategic plan, and institutional goals:

Spokane Community College (SCC), one of two accredited institutions of Spokane Colleges, is among the largest community colleges in Washington State. With a reputation for excellence in programs such as automotive, aviation, cosmetology, culinary arts, healthcare, machining, and welding, SCC also plays a critical workforce role through its Apprenticeship and Journeyman Training Center. SCC offers associate degrees, transfer-ready academic programs, and workforce certifications from its main campus in Spokane and its regional centers in Colville, Newport, Republic, and Inchelium.

The renovation of the east wing of the Main Building to accommodate Student Services is a thoughtful and mission-aligned response to the significant changes brought about by the Washington State Department of Transportation's North Spokane Corridor (NSC) construction. Rather than constructing new building square footage, this project prioritizes **adaptive** reuse of existing campus infrastructure, supporting **stewardship, sustainability, and operational efficiency**—key priorities outlined in the **Spokane Community College Master Plan**. It directly aligns with the Plan's goals to **enhance accessibility, streamline campus navigation, and mitigate the physical and logistical impacts** of the NSC along the campus's west edge. As identified in the Phase 2 Master Plan update, this area has been prioritized for redevelopment to improve student access and engagement.

Relocating services such as admissions, registration, and auxiliary support to this central, visible location—near the STA Transit Center and the campus's emerging "front door"—ensures a more welcoming and navigable experience for students and visitors alike. This transition aligns with the Master Plan's Phase 2 objectives to mitigate the effects of external infrastructure projects while enhancing the overall function and cohesion of the campus.

Moreover, the renovation supports SCC's **mission** of putting **Students First**—providing all students with excellent education and expanded opportunity—by removing barriers and simplifying access to essential services. It also advances the College's long-range **Institutional goals**, including:

- **Student Success** – Providing the services and resources students need to thrive.
- **Academic Transfer & Adult Basic Education** – Supporting students as they prepare for advanced study or transition from foundational learning.

- **Career and Technical Education** – Enabling timely entry into sustainable, in-demand careers through clearer pathways and enrollment support.

Together, this project represents a forward-thinking, student-centered investment that honors SCC's legacy, strengthens its infrastructure, and positions the college to serve future generations with greater accessibility, equity, and efficiency.

FINANCIAL PLAN

Estimated Acquisition / Development Cost

Attach C100 cost estimating form if total project cost is more than \$4 million.

Available here - <https://ofm.wa.gov/sites/default/files/public/budget/forms/2026Supp/C100-2026.xlsx>

Acquisition	\$0.00	Include incidentals
Design	\$3,508,670.00	Include sales tax if design-build delivery
Construction	\$19,202,680.00	Include sales tax
Equipment	\$1,480,138.00	Include sales tax
Artwork	\$0.00	Optional for locally funded projects
DES Project Management	\$371,774.00	Include E&AS, RES, and Energy fees
Other	\$344,388.00	Include permits, HazMat, DAHP, LEED,
Total Project Cost	\$24,907,650.00	Must equal cash and financing below

Capital Project Funding

Cash and State Appropriations

<u>Fund #</u>	<u>Describe Sources of Cash or Appropriation</u>	<u>Amount</u>
147	College designated / committed reserves	+ \$ 10,000,000
		+ \$
		+ \$
		+ \$
	Total Cash Contribution	= \$10,000,000

Local Financing

Certificate of Participation (amount borrowed)	\$ 15,000,000
Term (years)	20 yrs
Rate	Estimated 4.5%

Annual Operating Cost

Annual debt service payment	(a)	+ \$ 1,145,000 per yr
Incremental cost of maintenance and operations due to project		+ \$ N/A per yr
Additional 25 percent for debt service coverage		+ \$ 286,000 per yr
Annual dedicated operating cash flow	(C)	= \$ 1,431,000 per yr

Revenue Sources for Operating Costs

<u>Fund #</u>	<u>Describe Source of Revenues</u>	<u>Amount</u>
146	Local college operating resources	+ \$1,431,000
		+ \$
		+ \$
		+ \$

Total Dedicated Revenue (R)	= \$1,431,000
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Annual Excess/(Deficit) Revenue due to Project (R – C)	\$ 0.00
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Notes:

1. Identify special fees and distributions assessed by the students or Board of Trustees. Indicate date of action, duration of the assessment, and other conditions associated with the funds dedicated to this project. Additional information may be provided to support this request.

The college will use existing reserves from the sale of property related to the NSC and uncommitted reserves generated from contract sources. Additionally, the board will commit the annual debt service requirement of approximately \$1.4 million from college operating revenue from local sources.

2. The State has not provided M&O for college non-academic or enterprise related facilities – dormitories, parking structures, food service facilities, bookstore space, etc. M&O for other alternatively financed projects is not certain and will be subject to OFM and legislative review on a case-by-case basis.

FISCAL HEALTH MEASURE

Use the following criteria for your analysis:

Operating Revenue:

Funds: 145, 148, 149, 4xx (except 444), 5xx
 GL: 32xx
 SrcRev: All except 03xx, 06xx, 07xx and 08xx
 GL: 65xx
 Exp Obj: Sx

Debt:

Funds: All except 0xx, 253, 444, 790, 840
 GL: 5xxx except 5116, 5124, 5125, 5127, 5128, 5153, 5155, 5158, 5192, 5225, 5227, 5228

Previous fiscal year (e.g., 2025)	(current)	2025
First full fiscal year of debt service for proposed financing	(future)	2027
Current debt service		\$1,216,750
Current operating revenue		/ \$109,414,775
Current debt service / operating revenue		= 1.11 %
Future debt service without proposed project requiring financing		\$1,215,500
Future debt service due to proposed project requiring financing (a) from page 2		+ \$1,431,000
Future debt service	(A)	= \$2,646,500
Future operating revenue without proposed project requiring financing		\$112,700,000
Future operating revenue due to proposed project requiring financing		+ \$
Future operating revenue	(B)	= \$112,700,000
Future debt service / operating revenue	(A/B)	= 2.35 %

ELIGIBILITY FOR TAX EXEMPT FINANCING

Treasurer's questions to help ensure compliance with Internal Revenue Service (IRS) regulations for tax-exempt financings.

1. Will any portion of the project or asset ever be **owned by** any entity other than the State or one of its agencies or departments? ☐ Yes ☒ No
2. Will any portion of the project or asset ever be **leased to** any entity other than the State or one of its agencies or departments? ☐ Yes ☒ No
3. Will any portion of the project or asset ever be **managed or operated** by any entity other than the State or one of its agencies or departments? ☐ Yes ☒ No
4. Will any portion of the project or asset be used to perform **sponsored research** under an agreement with a nongovernmental entity*? ☐ Yes ☒ No
5. Does the project involve a **public/private venture**, or will any entity other than the State or one of its agencies or departments ever have a **special priority or other right** to use any portion of the project or asset to purchase or otherwise acquire any output of the project or asset such as electric power or water supply? ☐ Yes ☒ No
6. Will any portion of the Bond/COP proceeds be **granted or transferred** to nongovernmental entities or granted or transferred to other governmental entities which will use the grant for nongovernmental purposes? ☐ Yes ☒ No
7. If you have answered "**Yes**" to any of the questions above, will your agency or any other State agency **receive any payments** from any nongovernmental entity, for the use of, or in connection with, the project or asset? ☐ Yes ☒ No
8. Is any portion of the project or asset, or rights to any portion of the project or asset, expected to be **sold to** any entity other than the State or one of its agencies or departments? ☐ Yes ☒ No
9. Will any portion of the Bond/COP proceeds be **loaned to** nongovernmental entities or loaned to other governmental entities that will use the loan for nongovernmental purposes? ☐ Yes ☒ No
10. Will any portion of the Bond/COP proceeds be used for **staff costs for tasks not directly related** to a financed project(s)? ☐ Yes ☒ No

*A nongovernmental entity is defined as:

- a) any person or private entity, such as a corporation, partnership, limited liability company, or association;
- b) any nonprofit corporation (including any 501(c)(3) organization);
- c) the federal government (including any federal department or agency).

Determining eligibility:

If all of the answers to the questions above are "No", request tax-exempt funding. If the answer to any of the questions is "Yes", contact the SBCTC Capital Budget Office for further review.



TAB F – DIRECT PAY

IRS Direct Pay Form for SBCTC projects

TAB F: IRS Direct Pay form: projects that may qualify for new and expanded tax credits under the federal Inflation Reduction Act of 2022

Agency Name: State Board for Community and Technical Colleges

Budget (Capital, Transportation, Operating)	Program/Subprogram Name	Item/Project #	Project Title	Eligible for Direct Pay (Yes/No)	Identify Portion Eligible	Amount of Eligible Portion	Tax Credit Category (select option)	Planned Completion Date	Notes
Capital	N/A			Yes	Solar PVA				
Capital	Major capital project	40000222	Cascadia CC5 Gateway building	No					
Capital	Major capital project	40000114	Edmonds Triton Learning Commons	No					
Capital	Major capital project	40001348	Seattle Central Ecodistrict Decarbonization	No					
									Replacing an aging chiller connected to a passive ground water cooling loop with an active ground-source heat pump system
Capital	Major capital project	40001349	Clark District Energy Decarbonization Phase 1	Yes	Ground-source heat pump	\$ 2,598,326	Investment Tax Credit for Energy Property (48) pre-2025	Jul-28	
Capital	Major capital project	40001347	N Seattle College District Energy Decarbonization Ph. 1	No					
Capital	Major capital project	40001342	Edmonds District Energy Decarbonization Electrical Supply Study	No					
Capital	Major capital project	40001345	Highline District Energy Decarbonization Ph. 1	No					
Capital	Major capital project	40001344	Tacoma District Energy Decarbonization Electrical Supply Study	No					
Capital	Major capital project	40001346	Cascadia/UW Bothell District Energy Decarbonization Ph. 1	No					
Capital	Major capital project	40001338	CTC Building Tune-up Program	No					
Capital	Major capital project	40001339	CTC Building Control System Upgrades	No					
Capital	Major capital project	40001340	CTC R-22 Refrigerant System Replacement	No					