2027–29 CAPITAL BUDGET REQUEST

September 10, 2026

About our request

Washington's 34 community and technical colleges (CTCs) serve students, employers, and communities in every region of the state. CTCs collectively served more than 281,000 students during the 2025–26 academic year. This Capital Budget Request from the Washington State Board for Community and Technical Colleges (SBCTC) focuses on three core priorities. By preserving state assets, building our state's workforce, and making improvements that support student success, this request aims to:

- Strengthen communities
- Support employers
- Help Washington's CTCs meet the needs of students and the state's economy

#1: Preserve and Protect State Assets

SBCTC's highest priority is preserving existing facilities and infrastructure. Currently, the CTC system has more than 21 million square feet of space to operate, maintain, and modernize.

Through critical minor works projects, infrastructure renewal, and deferred maintenance reduction, this request protects state-owned assets that support instruction, workforce training, and student services across Washington.

These investments address building systems, utilities, accessibility improvements, and life-safety needs that allow colleges to continue serving students and communities effectively.

Protecting facilities today reduces future costs, minimizes operational disruptions, and extends the useful life of valuable public assets.

#2: Build Washington's Workforce

CTCs are the state's primary workforce training system, preparing students for high-demand careers and meeting employers' evolving workforce needs.

This request invests in facilities that expand and modernize training for healthcare professionals, skilled trades workers, engineers, manufacturers, apprentices, educators, and other critical workforce sectors.

Modern instructional spaces ensure students learn using equipment, technology, and environments that reflect current industry standards, helping employers meet growing workforce needs.

These investments strengthen local economies, expand workforce capacity, and create pathways to family-wage careers throughout the state.

#3: Support Student Success and Capacity

This request supports projects that improve student access, enrollment, retention, and completion. Investments in learning commons, welcome centers, instructional modernization, and facility replacement projects create environments that better connect students with the academic resources and support services they need to succeed.

The request also includes electrical grid capacity studies at five colleges that must decarbonize campus heating systems under state law. These studies will determine whether campus infrastructure and local utilities can support future energy needs and will help inform future investments in energy upgrades.

The results will provide information needed for future decarbonization investments and will help position colleges for Commerce funding prioritization related to campus energy upgrades.

Modern student-centered facilities help remove barriers to education, improve access to advising and support services, and create safer, more accessible campuses that serve students and communities for decades to come.

Funding Requests

College	Project	Funding Phase	Est. Amount for 2027–29	Cumulative Request
Systemwide	Preventive Facility Maintenance and Building System Repairs	2003 O&M fund swap	$22,800,000	$22,800,000
Systemwide	2027-29 Capital Program and Facilities Stewardship	Emergency & Admin	$11,550,000	$34,350,000
Systemwide	2027-29 Minor Works Preservation & Program	Design & Construction	$192,688,000	$227,038,000
Cascadia	CC5 Gateway Building	Construction	$39,822,000	$266,860,000
Grays Harbor	Lake Swano Dam	Construction	$15,091,000	$281,951,000
Edmonds	Triton Learning Commons	Construction	$47,334,000	$329,285,000
Renton	Health Sciences Center	Construction	$55,179,000	$384,464,000
Bellingham	Engineering Technology Center – Bldg. J Replacement	Design & Construction	$22,470,000	$406,934,000
Centralia	Teacher Education and Family Development Center	Construction	$14,558,000	$421,492,000
Spokane	Apprenticeship Center	Construction	$43,701,000	$465,193,000
Skagit	Library/Culinary Arts Building	Construction	$41,913,000	$507,106,000
Yakima	Kendall Hall Replacement	Design & Construction	$15,000,000	$522,106,000
Everett	Advanced Manufacturing Building Renovation	Design & Construction	$15,000,000	$537,106,000
Renton	Building A Renovation	Design & Construction	$14,996,000	$552,102,000
Lower Columbia	Welcome Center Modernization	Design & Construction	$15,000,000	$567,102,000
Highline	Welcome Center for Student Success	Design & Construction	$48,433,000	$615,535,000
Systemwide	Electrical Grid Capacity Studies for District Energy Decarb.	Planning	$3,591,000	$619,126,000
		Total Request	**$619,126,000**	

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CONTACT INFORMATION

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COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

SBCTC 2027-29 Capital Budget Request

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7 - Renton - Health Sciences Center 40000204	151-171
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9 - Centralia - Teacher Education and Family Development Center 40000109	176-202
10 - Spokane - Apprenticeship Center 40000107	203-210
11 - Skagit - Library Culinary Arts Building 40000110	211-227
12 - Yakima Valley - Kendall Hall Replacement 40001350	228-231
13 - Everett CC - Adv. Manufacturing Building Renovation 40001351	232-248
14 - Renton TC - Building A Renovation 40001352	249-257
15 - Lower Columbia - Welcome Center Modernization 40001353	258-270
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4 - Cascadia - CC5 Gateway Building 40000222	317-332
5 - Grays Harbor - Lake Swano Dam 40001150	333-344
6 - Edmonds - Triton Learning Commons 40000114	345-358
7 - Renton - Health Sciences Center 40000204	359-381
8 - Bellingham - Engineering Technology Center - Bldg J Replacement 40000256	382-395
9 - Centralia - Teacher Education and Family Development Center 40000109	396-418
10 - Spokane - Apprenticeship Center 40000107	419-434
11 - Skagit Valley - Library/Culinary Arts Building 40000110	435-456
12 - Yakima - Kenda Hall Replacement 40001350	457-470
13 - Everett CC - Adv. Manufacturing Building Renovation 40001351	471-484
14 - Renton TC - Building A Renovation 40001352	485-498
15 - Lower Columbia - Welcome Center Modernization 40001353	499-512
16 - Highline - Welcome Center for Student Success 40000105	513-526
17 - CTC Electric Grid Capacity Studies for District Energy Decarb 40001354	527-538
18 - Clark - Hanna/Foster/Hawkins Complex Replacement 40000227	539-543
19 - Peninsula - Advanced Technology Center 40000111	544-548
20 - South Seattle - Rainier Hall Renovation 40000231	549-553
21 - Tacoma - Student Support Center 40000592	554-558
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24 - South Seattle - Georgetown Campus, Building B 40000589	569-574
25 - Bates - Student Success Center 40000536	575-579
26 - Wenatchee Valley - Immersive Technology & Engineering Center 40000593	580-583
27 - Seattle Central - Welcome Center & Edison Technical 40000586	584-588
28 - Highline - Academic Pathways & Technology Center 40000582	589-593
29 - Spokane Falls - Teaching & Learning Commons 40000591	594-598
30 - Shoreline - Comprehensive Student Services Center 40000587	599-603
31 - Big Bend - Health Science & Performing Arts 40000538	604-609
32 - Skagit - Industrial Technology & Public Safety 40000588	610-614
33 - Spokane - Allied Health Building 40000590	615-619
34 - Lake Wa - East Bldg Renovation & Expansion 40000583	620-625
35 - Bellingham - Bldg A Renovation - Bldg Y Replacement 40000537	626-629
36 - Seattle Central - Broadway Achievement Center 40000294	630-634

TAB A

Ten-year Capital Program Summary

Fund 060 Cashflow Projection for 2027-29 Biennium

Capital Budget FTE Summary

Maintenance Backlog Reduction Plan

Department of Archaeology and Historic Preservation review materials (priority order)

3 - 2027-29 Minor Works Preservation & Program 40001357

4 - Cascadia - CC5 Gateway Building DAHP Consultation 40000222

5 - Grays Harbor College – Lake Swano Dam 40001150

6 - Edmonds - Triton Learning Commons DAHP Consultation 40000114

7 - Renton – Health Sciences Center 40000204

8 - Bellingham – Engineering Technology Center – Bldg J Replacement 40000256

9 - Centralia – Teacher Education and Family Development Center 40000109

10 - Spokane – Apprenticeship Center 40000107

11 - Skagit – Library/Culinary Arts Building 40000110

12 - Yakima – Kendall Hall Replacement 40001350

13 - Everett – Adv. Manufacturing Building Renovation 40001351

14 - Renton TC – Building A Renovation 40001352

15 - Lower Columbia – Welcome Center Mondernization 40001353

16 - Highline – Welcome Center for Student Success 40000105

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Ten Year Capital Plan by Project Priority
2027-29 Biennium

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Project by Agency Priority

Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
0	**30000127 Grays Harbor College: Student Services and Instructional Building**									
	057-1 State Bldg Constr-State	48,177,000	48,122,000	47,000	8,000					
0	**30000135 Clark College: North County Satellite**									
	057-1 State Bldg Constr-State	58,918,000	55,686,000	1,536,000	1,696,000					
0	**30000136 Everett Community College: Learning Resource Center**									
	057-1 State Bldg Constr-State	52,099,000	47,960,000	8,000	4,131,000					
0	**30001458 Spokane Falls: Fine and Applied Arts Replacement**									
	057-1 State Bldg Constr-State	42,169,000	38,785,000	464,000	2,920,000					
0	**40000102 Lake Washington: Center for Design**									
	057-1 State Bldg Constr-State	42,109,000	21,826,000	15,860,000	4,423,000					
0	**40000103 Olympic Innovation and Technology Learning Center**									
	057-1 State Bldg Constr-State	33,606,000	1,096,000	952,000	31,558,000					
	147-6 HE Plant Accounts-Non-Appropriated	800,000			800,000					
	Project Total:	**34,406,000**	**1,096,000**	**952,000**	**32,358,000**					
0	**40000106 Lower Columbia: Center for Vocational and Transitional Studies**									
	057-1 State Bldg Constr-State	48,402,000	2,585,000	7,296,000	38,521,000					
0	**40000108 Columbia Basin: Performing Arts Building Replacement**									
	057-1 State Bldg Constr-State	54,548,000		311,000	54,237,000					
0	**40000130 Bates: Fire Service Training Center**									
	057-1 State Bldg Constr-State	40,937,000	6,891,000	19,402,000	14,644,000					
0	**40000137 Whatcom: Technology and Engineering Center**									

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0	**40000137 Whatcom: Technology and Engineering Center**									
	057-1 State Bldg Constr-State	51,042,000		943,000	50,099,000					
0	**40000168 Bellevue: Center for Transdisciplinary Learning and Innovation**									
	057-1 State Bldg Constr-State	42,781,000	7,403,000	21,488,000	13,890,000					
	26V-1 Capital Comm Asst Ac-State	2,000,000	2,000,000							
	Project Total:	**44,781,000**	**9,403,000**	**21,488,000**	**13,890,000**					
0	**40000190 Everett: Baker Hall Replacement**									
	057-1 State Bldg Constr-State	38,179,000	577,000	2,222,000	35,380,000					
0	**40000198 Wenatchee: Center for Technical Education and Innovation**									
	057-1 State Bldg Constr-State	51,453,000	7,681,000	31,849,000	11,923,000					
0	**40000214 Shoreline: STE(A)M Education Center**									
	057-1 State Bldg Constr-State	42,731,000	22,812,000	14,541,000	5,378,000					
0	**40000516 Pierce College Olympic South Asbestos Abatement and Restoration**									
	057-1 State Bldg Constr-State	13,159,000	11,933,000	416,000	810,000					
0	**40000916 Bellingham Technical College: Campus Center Emergency Repairs**									
	057-1 State Bldg Constr-State	14,384,000	7,973,000	6,223,000	188,000					
	060-1 Comm/Tech Cap Proj A-State	5,000,000	2,003,000	2,997,000						
	Project Total:	**19,384,000**	**9,976,000**	**9,220,000**	**188,000**					
0	**40001338 Community and Technical College Building Tune-up Program**									
	26C-1 Climate Commit Accou-State	2,000,000			2,000,000					
0	**40001339 CTC Building HVAC Control-to-schedule Upgrades**									
	26C-1 Climate Commit Accou-State	2,000,000			2,000,000					

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0	**40001348 Seattle Central EcoDistrict Decarbonization**									
	26C-1 Climate Commit Accou-State	11,000,000			11,000,000					
0	**92001125 Minor Works Preservation and Program**									
	057-1 State Bldg Constr-State	167,974,000		161,534,000	6,440,000					
	060-1 Comm/Tech Cap Proj A-State									
	23N-1 MTC Capital Account-State	2,000,000		2,000,000						
	Project Total:	**169,974,000**		**163,534,000**	**6,440,000**					
1	**40001373 Preventive Facility Maintenance & Bldg System Repairs**									
	060-1 Comm/Tech Cap Proj A-State	114,000,000				22,800,000	22,800,000	22,800,000	22,800,000	22,800,000
2	**40001358 2027-29 Capital Program and Facilities Stewardship**									
	060-1 Comm/Tech Cap Proj A-State	28,276,000				7,550,000	5,101,000	5,154,000	5,208,000	5,263,000
	23N-1 MTC Capital Account-State	10,000,000				2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
	26C-1 Climate Commit Accou-State	10,000,000				2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
	Project Total:	**48,276,000**				**11,550,000**	**9,101,000**	**9,154,000**	**9,208,000**	**9,263,000**
3	**40001357 2027-29 Minor Works Preservation & Program**									
	036-1 Capitol Bldg Constr-State									
	057-1 State Bldg Constr-State	833,753,000				129,688,000	146,990,000	164,996,000	184,968,000	207,111,000
	060-1 Comm/Tech Cap Proj A-State	348,117,000				63,000,000	66,150,000	69,458,000	72,931,000	76,578,000
	Project Total:	**1,181,870,000**				**192,688,000**	**213,140,000**	**234,454,000**	**257,899,000**	**283,689,000**
4	**40000222 Cascadia: CC5 Gateway building**									
	057-1 State Bldg Constr-State	47,918,000	2,667,000	306,000	5,123,000	39,822,000				

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5	**40001150 Grays Harbor College: Lake Swano Dam**									
	057-1 State Bldg Constr-State	16,091,000		56,000	944,000	15,091,000				
6	**40000114 Edmonds: Triton Learning Commons**									
	057-1 State Bldg Constr-State	50,990,000	3,172,000		484,000	47,334,000				
7	**40000204 Renton: Health Sciences Center**									
	057-1 State Bldg Constr-State	59,176,000	1,194,000	347,000	2,456,000	55,179,000				
8	**40000256 Bellingham: Engineering Technology Center - Bldg J Replacement**									
	057-1 State Bldg Constr-State	22,470,000				22,470,000				
9	**40000109 Centralia: Teacher Education and Family Development Center**									
	057-1 State Bldg Constr-State	16,826,000	2,262,000		6,000	14,558,000				
	147-6 HE Plant Accounts-Non-Appropriated	1,000,000				1,000,000				
	Project Total:	**17,826,000**	**2,262,000**		**6,000**	**15,558,000**				
10	**40000107 Spokane: Apprenticeship Center**									
	057-1 State Bldg Constr-State	47,069,000	372,000		2,996,000	43,701,000				
11	**40000110 Skagit: Library/Culinary Arts Building**									
	057-1 State Bldg Constr-State	44,170,000	2,245,000		12,000	41,913,000				
	147-6 HE Plant Accounts-Non-Appropriated	3,999,000				3,999,000				
	Project Total:	**48,169,000**	**2,245,000**		**12,000**	**45,912,000**				
12	**40001350 Yakima Kendall Hall Replacement**									
	057-1 State Bldg Constr-State	15,000,000				15,000,000				
13	**40001351 Everett CC Adv. Manufacturing Building Renovation**									

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Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
13	**40001351 Everett CC Adv. Manufacturing Building Renovation**									
	057-1 State Bldg Constr-State	15,000,000				15,000,000				
14	**40001352 Renton TC: Building A Renovation**									
	057-1 State Bldg Constr-State	14,996,000				14,996,000				
15	**40001353 Lower Columbia Welcome Center Modernization**									
	057-1 State Bldg Constr-State	15,000,000				15,000,000				
16	**40000105 Highline: Welcome Center for Student Success**									
	057-1 State Bldg Constr-State	48,433,000				48,433,000				
17	**40001354 Electric Grid Capacity Studies for District Energy Decarb.**									
	26C-1 Climate Commit Accou-State	3,591,000				3,591,000				
18	**40000227 Clark: Hanna/Foster/Hawkins Complex Replacement**									
	057-1 State Bldg Constr-State	53,595,000					53,595,000			
19	**40000111 Peninsula: Advanced Technology Center**									
	057-1 State Bldg Constr-State	28,226,000					28,226,000			
20	**40000231 South Seattle: Rainier Hall Renovation**									
	057-1 State Bldg Constr-State	59,686,000					59,686,000			
21	**40000592 Tacoma: Student Support Center**									
	057-1 State Bldg Constr-State	41,782,000					41,782,000			
22	**40000581 Columbia Basin: Center for Applied Science & Agriculture**									
	057-1 State Bldg Constr-State	58,846,000					58,846,000			
23	**40000580 Clover Park: Center for Innovative Teaching & Community Connect**									
	057-1 State Bldg Constr-State	54,806,000					54,806,000			

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24	**40000589 South Seattle: Georgetown Campus, Building B**									
	057-1 State Bldg Constr-State	29,959,000						29,959,000		
25	**40000536 Bates: Student Success Center**									
	057-1 State Bldg Constr-State	37,784,000						37,784,000		
26	**40000593 Wenatchee: Immersive Technology & Engineering Center**									
	057-1 State Bldg Constr-State	23,743,000						23,743,000		
27	**40000586 Seattle Central: Welcome Center & Edison Technical**									
	057-1 State Bldg Constr-State	57,266,000						57,266,000		
28	**40000582 Highline: Academic Pathways &Technology Center**									
	057-1 State Bldg Constr-State	57,028,000						57,028,000		
29	**40000591 Spokane Falls: Teaching & Learning Commons**									
	057-1 State Bldg Constr-State	73,265,000						73,265,000		
30	**40000587 Shoreline: Comprehensive Student Services Center**									
	057-1 State Bldg Constr-State	45,824,000							45,824,000	
31	**40000538 Big Bend: Health Science & Performing Arts**									
	057-1 State Bldg Constr-State	43,247,000							43,247,000	
32	**40000588 Skagit: Industrial Technology & Public Safety**									
	057-1 State Bldg Constr-State	67,802,000							67,802,000	
33	**40000590 Spokane: Allied Health Building**									
	057-1 State Bldg Constr-State	76,648,000							76,648,000	
34	**40000583 Lake Wa: East Bldg Renovation & Expansion**									
	057-1 State Bldg Constr-State	70,403,000								70,403,000

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Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
35	**40000537 Bellingham: Bldg A Renovation - Bldg Y Replacement**									
	057-1 State Bldg Constr-State	14,215,000								14,215,000
36	**40000294 Seattle Central: Broadway Achievement Center**									
	057-1 State Bldg Constr-State	49,862,000								49,862,000
	Total	**3,577,330,000**	**297,245,000**	**290,798,000**	**304,067,000**	**624,125,000**	**541,982,000**	**545,453,000**	**523,428,000**	**450,232,000**

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
036-1 Capitol Bldg Constr-State									
057-1 State Bldg Constr-State	3,033,547,000	293,242,000	285,801,000	288,267,000	518,185,000	443,931,000	444,041,000	418,489,000	341,591,000
060-1 Comm/Tech Cap Proj A-State	495,393,000	2,003,000	2,997,000		93,350,000	94,051,000	97,412,000	100,939,000	104,641,000
147-6 HE Plant Accounts-Non-Appropriated	5,799,000			800,000	4,999,000				
23N-1 MTC Capital Account-State	12,000,000		2,000,000		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
26C-1 Climate Commit Accou-State	28,591,000			15,000,000	5,591,000	2,000,000	2,000,000	2,000,000	2,000,000
26V-1 Capital Comm Asst Ac-State	2,000,000	2,000,000							
Total	**3,577,330,000**	**297,245,000**	**290,798,000**	**304,067,000**	**624,125,000**	**541,982,000**	**545,453,000**	**523,428,000**	**450,232,000**

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Ten Year Capital Plan by Project Priority

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Functional Area	*	All Functional Areas
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

State Board for Community and Technical Colleges

Fund 060 cashflow projection for biennium 2027-29

September 1, 2026

SBCTC BUILDING ACCOUNT (Fund 060-1)	FY26 Actuals	FY27 Projected	2025-27 Projected	FY28 Projected	FY29 Projected	2027-29 Projected
BEGINNING CASH BALANCE	$ 33,192,000	$ 24,281,057	$ 33,192,000	$ 12,167,158	$ 26,053,808	$ 12,167,158
Adjustment to match OFM beginning balance	$ (156)		$ (156)			
RECEIPTS:						
Tuition (building fee revenue)	$ 51,864,310	$ 51,401,580	$ 103,265,890	$ 53,374,297	$ 55,121,245	$ 108,495,542
Other Revenue Income	$ -	$ -	$ -	$ -	$ -	$ -
Revenue Growth Rate	4.11%	-0.89%	6.43%	3.84%	3.27%	5.06%
TOTAL RECEIPTS	$ 51,864,310	$ 51,401,580	$ 103,265,890	$ 53,374,297	$ 55,121,245	$ 108,495,542
REVENUE CONTINGENCY RESERVE, 5%	*$ -*	*$ 2,570,079*	*$ 2,570,079*	*$ 2,668,715*	*$ 2,756,062*	*$ 5,424,777*
NET CASH AVAILABLE	$ 85,056,154	$ 73,112,558	$ 133,887,655	$ 62,872,740	$ 78,418,991	$ 115,237,923
DEBT SERVICE AND TRANSFERS:						
Debt Service	$ 10,046,152	$ 10,049,186	$ 20,095,338	$ 10,035,000	$ 10,037,000	$ 20,072,000
2026 Supplemental Fund 060-Bond Fund Swap	35,584,000	$ 35,584,000	71,168,000			-
TOTAL DEBT SERVICE AND TRANSFERS	$ 45,630,152	$ 45,633,186	$ 91,263,338	$ 10,035,000	$ 10,037,000	$ 20,072,000
PROJECT CASH DISBURSEMENTS						
2023-25 Reappropriations	$ 3,528,013	$ 4,129,146	$ 7,657,159			
2025-27 Appropriations	$ 11,616,932	$ 11,183,068	$ 22,800,000			
2027-29 Projected Capital Program				$ 26,783,932	$ 66,566,068	$ 93,350,000
TOTAL CASH DISBURSEMENTS	$ 15,144,945	$ 15,312,214	$ 30,457,159	$ 26,783,932	$ 66,566,068	$ 93,350,000
ENDING CASH BALANCE	$ 24,281,057	$ 12,167,158	$ 12,167,158	$ 26,053,808	$ 1,815,923	$ 1,815,923

OFM

699 - Community and Technical College System
Capital FTE Summary
2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS004
Date Run: 9/2/2026 1:31PM

FTEs by Job Classification

	Authorized Budget 2025-27 Biennium		2027-29 Biennium	
Job Class	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**
Staff for Major Projects			6.3	4.5
Staff for Minor Work			2.0	2.0
Staff for Preventive Facility Maintenance and Building System Repairs			85.0	85.0
Staff for Decarbonization Projects			0.4	0.3
Total FTEs			**93.7**	**91.8**

Account

	Authorized Budget 2025-27 Biennium		2027-29 Biennium	
Account - Expenditure Authority Type	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**
057-1 State Bldg Constr-State			958,400	676,336
060-1 Comm/Tech Cap Proj A-State			10,307,215	10,307,215
26C-1 Climate Commit Accou-State			55,158	50,562
Total Funding			**11,320,773**	**11,034,113**

Narrative

The Preventive Facility Maintenance and Building System Repairs project is an M & O fund swap. Eligible college staff expenses are transferred to this project from the operating budget. Average of $115,379 used per FTE for salaries/benefits. These represent the 170 FTEs entered as Staff for Prev. Facility Maint. & Bldg . System Repairs.

Major Project Staff are for college project management consistent with OFMs budget instructions. Estimated cost of $151,114 / FTE for salaries/benefits.

Minor Work staff is system support for Minor Works. State Board staff is calculated on actual FY27 budget.

Decarbonization Project Staff are for college project management consistent with OFMs budget instructions. Estimated cost of $151,114 / FTE for Salaries/benefits.

OFM

Capital FTE Summary

2027-29 Biennium

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Report Number: CBS004
Date Run: 9/2/2026 1:31PM

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

MAINTENANCE BACKLOG REDUCTION PLAN

2027-29 Budget Submittal
Washington State Board for Community and Technical Colleges

1. Purpose

RCW 43.88.030(6)(d) requires each agency to develop a strategic plan for reducing its maintenance backlog and completing repair projects, and to submit that plan with its capital budget request. This plan meets that requirement.

The State Board reduces deferred maintenance through a disciplined, risk-based capital investment strategy. Facility deficiencies are identified through recurring condition assessments, prioritized using objective criteria, funded through Minor Works Preservation, and removed from the backlog as projects are completed.

2. Current State of the Portfolio

The system includes 34 colleges across Washington. Much of the college system was constructed during earlier waves of campus expansion. As these facilities age, major building systems increasingly reach the end of their useful service lives. Historical condition surveys demonstrate that repair needs accelerate approximately 20 to 25 years after original construction or major renovation, resulting in steadily increasing preservation demands across the portfolio.

The 2025 Facility Condition Survey recorded 980 deficiencies across the 34 colleges, with total deficiency cost estimates of $326.6 million. The systems most frequently at or beyond the end of useful life are roofing, HVAC equipment, fire alarm panels, and electrical distribution. Many deficiencies rated “immediate” involve failing roofs with active leaks, obsolete fire alarm panels no longer supported by manufacturers, and HVAC equipment that has exceeded its expected service life.

The system tracks the share of building area in adequate condition or better. Reduced capital funding levels beginning in 2009 slowed progress toward the goal of 100 percent of buildings at adequate condition or better. The current trajectory reaches roughly 74 percent by 2030, short of the goal. Backlog growth is not a failure of maintenance effort; it reflects the gap between documented need and available preservation funding.

3. Strategic Approach

The agency prioritizes preservation investments through a single, structured process. Every two years, the State Board architect conducts a comprehensive Facility Condition Survey at each college. The process includes review of previous findings, on-site assessment of building and site systems, validation with campus staff, and confirmation of repair costs before deficiencies are finalized.

Each documented deficiency receives a standardized risk score based on:

- Health and safety
- Code compliance
- Program impact

- System reliability
- Building condition
- Cost escalation risk

Projects are then ranked into a single statewide priority list from which the Minor Works Preservation request is developed.

The result is a request focused on the worst conditions first. In the 2027-29 request, 128 of 215 projects (60 percent) carry health and safety as the primary priority. In practice, those risks take physical form as failing building systems — roofs with active leaks, fire alarm panels no longer supported by their manufacturers, and HVAC equipment operating past its expected service life. Replacing those systems before they fail avoids emergency repairs, program disruption, and the larger replacement costs that follow an in-service failure.

4. Role of Minor Works Preservation

Minor Works Preservation is the primary mechanism for reducing the backlog. Each funded project removes a documented, scored deficiency from the survey record. Completion of the project is the reduction of the backlog.

The 2027-29 Minor Works Preservation request includes 215 projects totaling $96.5 million. Roofing is the largest category at $35.0 million (36 percent of the request), followed by HVAC at $20.4 million (21 percent). The remainder addresses site safety, vertical transportation, electrical systems, fire protection, building envelope, plumbing, and accessibility. These projects replace failing building systems, extend the useful life of state assets, stop active deterioration such as water intrusion, and prevent the compounding damage that occurs when a failed roof or mechanical system degrades the structure and surfaces below it.

Preservation investments reduce long-term capital costs. Replacing building systems at the end of their useful lives avoids emergency repairs, prevents secondary damage, extends asset life, and delays the need for major renovation or replacement projects. Replacing a roof at the end of its life costs a fraction of repairing the structural, electrical, and interior damage that follows a failure. Replacing an obsolete fire alarm panel before it fails preserves life safety and avoids emergency procurement at premium cost. The request deliberately excludes deficiencies in buildings slated for replacement or demolition, so that capital funds make permanent, long-term improvements.

5. Measuring Progress

The agency measures backlog reduction through completion of preservation projects, not through increased maintenance expenditures. Available metrics include:

- Dollars of deferred capital backlog addressed.
    - The 2027-29 request funds $96.5 million of the $326.6 million in documented need, about 30 percent. Approximately $227 million in scored preservation need remains deferred and is carried on a prioritized list for future biennia or additional funding.
- Projects completed and deficiencies closed.
    - Each biennial survey verifies which prior deficiencies have been corrected and removes them from the record.
- Portfolio condition.
    - The share of building area at adequate condition or better is tracked against the 100 percent goal.
- System replacement and reliability.
    - Replacement of end-of-life systems, reduction in emergency failures, and improved building reliability are documented through college validation in each survey cycle.

6. Continuous Improvement

Future preservation requests will continue to reduce the backlog through the same disciplined cycle: recurring facility condition surveys every biennium, an infrastructure condition survey covering utility assets, lifecycle replacement planning keyed to system life expectancy, and prioritization based on condition and risk. A separate prioritized list of deferred deficiencies accompanies each request so that additional funding, if appropriated, can be applied immediately to the next-highest priorities.

Capital preservation cannot succeed without adequate maintenance capacity. When operating resources decline, routine maintenance is deferred, asset deterioration accelerates, and additional repair needs migrate into the capital backlog. **Sustained preservation funding combined with adequate maintenance staffing provides the lowest lifecycle cost for protecting the state's facilities.**

Long-Term Infrastructure Modernization and Decarbonization

Backlog reduction is one element of the State Board's broader asset management strategy. Complementary long-term investments will modernize campus utility infrastructure, improve energy performance, and reduce greenhouse gas emissions. A separate section of this capital budget request describes the systemwide decarbonization strategy, including district energy initiatives currently under development at eight colleges.

Section 7. Decarbonization

While the maintenance backlog is superficially a list of specific items in need of replacement, it must also be assessed within a broader context of functional needs and compliance with changing codes and policies. Many existing buildings in the CTC system were built when energy was inexpensive, first costs outweighed life-cycle cost, and building energy codes and many safety and Indoor Air Quality standards did not exist. (Washington’s first commercial building energy code was established as a voluntary recommendation in 1977 and didn’t become mandatory until 1986.) Those conditions have changed. Today’s capital investments are being evaluated through a total-cost-of-ownership lens: expected energy and demand costs, maintenance burdens, equipment longevity, regulatory compliance, and climate-risk exposure.

Of the roughly 1,000 CTC buildings totaling nearly 22.5 million gross square feet spread among 83 distinct locations in Washington state. 47% of the instructional and service buildings (52% of total square footage) were constructed before the state’s first mandatory building energy code took effect. There is no single one-time program that will substantially improve resource efficiency, greenhouse gas emissions, resiliency, and cost of operations across the system, but progress towards those goals may be made through strategic investment while addressing our maintenance backlog, with sequenced interventions that compound over time.

This strategic approach to moving away from older technologies and performance parameters remains focused upon current needs, while identifying, enabling, and facilitating best opportunities to align current actions with tomorrow’s goals. Electrical infrastructure that aligns with future decarbonization goals, energy efficient equipment, flexible and resilient systems, and decarbonized heating may all be addressed to some extent while addressing the maintenance backlog. Such work then complements major capital projects focused on decarbonizing district heating at eight campuses, as well as compliance with the Clean Buildings Performance Standard, Seattle’s Building Emissions Performance Standard, State Agency Greenhouse Gas emissions reduction goals, and Washington’s Refrigerant Management Program.

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

July 8, 2026

John Lyons, AIA
Principal Architect
Washington State Board for Community and Technical Colleges

In future correspondence please refer to:
Project Tracking Code: 2026-07-04637
Property: Washington State Board for Community and Technical Colleges — 2027–29 Proposed Minor Works Projects, Preliminary Review
Re:

John Lyons:

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.

We have reviewed your attached spreadsheet to determine which projects will require further review under 21-02. We agree with the findings provided in the spreadsheet. There are a few labeled "TBD" that we may need to review at a later time. There are also a few that state "multiple" in the building age column, but state exempt. If those multiple buildings are all under 45 years of age and there is no ground disturbance, we do not need to review them. For projects requiring further review under 21-02, we will request an EZ/Project Review form submitted to 2102@dahp.wa.gov with additional information.

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

COLLEGE	PROJECT DESCRIPTION	POSSIBLE GROUND DISTURBANCE?	BUILDING ALTERATION?	BUILDING AGE	EXEMPT?
Bates Technical College	Replace the electric line (400 LF) serving Bates T. C. - South Campus, running from southwest of S.C. Bldg. A to east of S.C. Bldg. C. The asset is 34 years old against a 63-year expected service life (22 years remaining); estimated replacement cost $261,000.	Yes	No	NA	No
Bellevue College	Replace the electric line (200 LF) serving Bellevue C. - Main Campus, running from east of C Building to northeast of C Building. The asset is 52 years old against a 63-year expected service life (4 years remaining); estimated replacement cost $137,000.	Yes	No	NA	No
Bellingham Technical College	Replace the primary switchgear (1200 Amp switch) serving Bellingham T. C. - Main Campus, located within Building B. The asset is 44 years old against a 40-year expected service life and is past end of life; estimated replacement cost $52,000.	Yes	No	NA	No
Bellingham Technical College	Replace the primary switchgear (1000 Amp switch) serving Bellingham T. C. - Main Campus, located within Building J. The asset is 44 years old against a 40-year expected service life and is past end of life; estimated replacement cost $51,000.	Yes	No	NA	No
Bellingham Technical College	Replace the primary switchgear (1000 Amp switch) serving Bellingham T. C. - Main Campus, located within Building M. The asset is 44 years old against a 40-year expected service life and is past end of life; estimated replacement cost $51,000.	Yes	No	NA	No
Bellingham Technical College	Replace the potable water line (300 LF, 3" diameter) serving Bellingham T. C. - Main Campus, running from southwest of Building B to northeast of Building B. The asset is 64 years old against a 76-year expected service life (1.47 years remaining); estimated replacement cost $203,000.	Yes	No	NA	No
Bellingham Technical College	Replace the potable water line (500 LF, 2" diameter) serving Bellingham T. C. - Main Campus, running from southwest of Building T to southeast of Building K. The asset is 66 years old against a 76-year expected service life and is past end of life; estimated replacement cost $327,000.	Yes	No	NA	No

Bellingham Technical College	Replace the sewer line (400 LF, 8" diameter, PVC) serving Bellingham T. C. - Main Campus, running from northwest of Building B to northeast of Building B. The asset is 20 years old against a 70-year expected service life (36 years remaining); estimated replacement cost $405,000.	Yes	No	NA	No
Big Bend Community College	Replace the vault serving Big Bend Community College - Main Campus, located north of Liberal Arts & Business. The asset is 62 years old against a 100-year expected service life (31 years remaining); estimated replacement cost $12,000.	Yes	No	NA	No
Big Bend Community College	Replace the vault serving Big Bend Community College - Main Campus, located southeast of Pe/Comm.Activity Center. The asset is 68 years old against a 100-year expected service life (25 years remaining); estimated replacement cost $15,000.	Yes	No	NA	No
Big Bend Community College	Replace the transformer 3 phase serving Big Bend Community College - Main Campus, located within Science, Enigneering, Math. The asset is 26 years old against a 33-year expected service life and is past end of life; estimated replacement cost $77,000.	Yes	No	NA	No
Cascadia Community College	Replace the potable water line (2500 LF, 8" diameter) serving Cascadia Community College, running from the NW site perimeter to the SW site quadrant. The asset is 20 years old against a 76-year expected service life (45.47 years remaining); estimated replacement cost $1,742,000.	Yes	No	NA	No
Centralia College	Replace the electric line (4500 LF) serving Centralia College - Main Campus, running from the NW site quadrant to the SW site quadrant. The asset is 12 years old against a 63-year expected service life (44 years remaining); estimated replacement cost $2,702,000.	Yes	No	NA	No
Clark College	Replace the sewer line (750 LF, 8" diameter) serving Clark College - Main Campus, running from the SW site quadrant to southeast of O'Connell Sport Center. The asset is 62 years old against a 72-year expected service life and is past end of life; estimated replacement cost $822,000.	Yes	No	NA	No

Clark College	Replace the primary switchgear (1600 Amp switch) serving Clark College - Main Campus, located within Facilities Services. The asset is 32 years old against a 40-year expected service life (1 year remaining); estimated replacement cost $53,000.	Yes	No	NA	No
Clark College	Replace the vault serving Clark College - Main Campus, located east of O'Connell Sport Center. The asset is 62 years old against a 100-year expected service life (31 years remaining); estimated replacement cost $18,000.	Yes	No	NA	No
Clover Park Technical College	Replace the primary switchgear (200 Amp switch) serving Clover Park T. C. - Main Campus, located northwest of Administration/Classrooms. The asset is 30 years old against a 40-year expected service life (3 years remaining); estimated replacement cost $24,000.	Yes	No	NA	No
Clover Park Technical College	Replace the communication line (1250 LF) serving Clover Park T. C. - Main Campus, running from the East site perimeter to within Communications. The asset is 14 years old against a 60-year expected service life (39 years remaining); estimated replacement cost $763,000.	Yes	No	NA	No
Clover Park Technical College	Replace the vault serving Clover Park T. C. - Main Campus, located north of Communications. The asset is 14 years old against a 100-year expected service life (79 years remaining); estimated replacement cost $15,000.	Yes	No	NA	No
Columbia Basin College	Replace the potable water line (750 LF, 12" diameter, Ductile iron) serving Columbia Basin College - Main Campus, running from north of Career & Technology to south of Career & Technology. The asset is 8 years old against a 85-year expected service life (70 years remaining); estimated replacement cost $852,000.	Yes	No	NA	No
Columbia Basin College	Replace the potable water line (1250 LF, 8" diameter, Transite) serving Columbia Basin College - Main Campus, running from South of (SWL) SOCIAL SCIENCES AND WORLD LANGUAGES CENTER to East of (00L) Library Building. The asset is 40 years old against a 60-year expected service life (14.39 years remaining); estimated replacement cost $870,000.	Yes	No	NA	No

Edmonds Community College	Replace the potable water line (750 LF, 8" diameter, Cast iron) serving Edmonds C. C. - Main Campus, running from northwest of Meadowdale Hall to northeast of Seavew Gymnasium. The asset is 44 years old against a 100-year expected service life (37.05 years remaining); estimated replacement cost $905,000.	Yes	No	NA	No
Everett Community College	Replace the communication line (150 LF) serving Everett C. C. - Main Campus, running from within Shuksan to east of Shuksan. The asset is 10 years old against a 60-year expected service life (43 years remaining); estimated replacement cost $83,000.	Yes	No	NA	No
Grays Harbor College	Replace the road (500 LF, Asphalt) serving Grays Harbor College - Main Campus, running from the West site perimeter to southeast of Bishop. The asset is 5 years old against a 25-year expected service life (10.92 years remaining); estimated replacement cost $63,000.	Yes	No	NA	No
Green River Community College	Replace the potable water line (1250 LF, 8" diameter, Ductile iron) serving Green River C. C. - Main Campus, running from northeast of Mel Lindbloom Student Union Bldg to northwest of (New) Holman Library. The asset is 50 years old against a 85-year expected service life (28 years remaining); estimated replacement cost $1,303,000.	Yes	No	NA	No
Highline Community College	Replace the sewer line (300 LF, 8" diameter, Polyethylene) serving Highline C. C. - Main Campus, running from north of Lockerroom to north of Lockerroom. The asset is 6 years old against a 70-year expected service life (50 years remaining); estimated replacement cost $301,000.	Yes	No	NA	No
Highline Community College	Replace the storm line (1250 LF, 24" diameter, PVC) serving Highline C. C. - Main Campus, running from south of Pavilion to the SW site quadrant. The asset is 22 years old against a 70-year expected service life (34 years remaining); estimated replacement cost $956,000.	Yes	No	NA	No

Highline Community College	Replace the road (1500 LF, Asphalt) serving Highline C. C. - Main Campus, running from northeast of Technology Lab Bldg to northwest of Lockerroom. The asset is 4 years old against a 25-year expected service life (16.08 years remaining); estimated replacement cost $668,000.	Yes	No	NA	No
Lake Washington Institute of Technology	Replace the electric line (250 LF) serving Lake Washington I. T. - Main Campus, running from the East site perimeter to southeast of Allied Health Building. The asset is 10 years old against a 63-year expected service life (46 years remaining); estimated replacement cost $140,000.	Yes	No	NA	No
Lower Columbia College	Replace the electric line (1250 LF) serving Lower Columbia College - Main Campus, running from northwest of Health & Science Building to northwest of Headstart - East. The asset is 26 years old against a 63-year expected service life (30 years remaining); estimated replacement cost $780,000.	Yes	No	NA	No
North Seattle Community College	Replace the sewer line (100 LF, 12" diameter) serving North Seattle C. C. - Main Campus, running from the NE site perimeter to north of Wellness Center. The asset is 52 years old against a 72-year expected service life (9.66 years remaining); estimated replacement cost $120,000.	Yes	No	NA	No
Olympic College	Replace the electric line (150 LF) serving Olympic College - Main Campus, running from east of Shop(Indtt/Rscon/Weld) to northeast of Shop(Indtt/Rscon/Weld). The asset is 54 years old against a 63-year expected service life (2 years remaining); estimated replacement cost $96,000.	Yes	No	NA	No
Peninsula College	Replace the storm line (300 LF, 48" diameter, Polyethylene) serving Peninsula College - Main Campus, running from northwest of Library Resource Center to north of Auto/Diesel Mechanics. The asset is 52 years old against a 70-year expected service life (4 years remaining); estimated replacement cost $459,000.	Yes	No	NA	No
Pierce College - Ft. Steilacoom Campus	Replace the pump station serving Pierce College - Ft. Steilacoom Campus, located northeast of Health Education Cntr. The asset is 2 years old against a 18-year expected service life (9 years remaining); estimated replacement cost $355,000.	Yes	No	NA	No

Pierce College - Puyallup Campus	Replace the potable water line (100 LF, 12" diameter) serving Pierce College - Puyallup Campus, running from the South site perimeter to the SE site quadrant. The asset is 30 years old against a 76-year expected service life (35.47 years remaining); estimated replacement cost $72,000.	Yes	No	NA	No
Pierce College - Puyallup Campus	Replace the sewer line (750 LF, 8" diameter) serving Pierce College - Puyallup Campus, running from the SE site perimeter to southwest of Gaspard Admin. Bldg. The asset is 30 years old against a 72-year expected service life (31.66 years remaining); estimated replacement cost $723,000.	Yes	No	NA	No
Pierce College - Puyallup Campus	Replace the electric line (750 LF) serving Pierce College - Puyallup Campus, running from the SE site perimeter to south of Brouillet Library/Science Bldg. The asset is 30 years old against a 63-year expected service life (26 years remaining); estimated replacement cost $400,000.	Yes	No	NA	No
Renton Technical College	Replace the primary switchgear (Unknown switch) serving Renton T. C. - Main Campus. The asset is 16 years old against a 40-year expected service life (17 years remaining); estimated replacement cost $57,000.	Yes	No	NA	No
Seattle Central Community College	Replace the storm line (150 LF, 4" diameter, Transite) serving Seattle Central C. C. - Main Campus, running from within Broadway/Edison to west of Broadway/Edison. The asset is 48 years old against a 60-year expected service life (2 years remaining); estimated replacement cost $139,000.	Yes	No	NA	No
Shoreline Community College	Replace the potable water line (150 LF, 12" diameter, Ductile iron) serving Shoreline C. C. - Main Campus, running from northeast of Foss to northeast of Foss. The asset is 16 years old against a 85-year expected service life (51.84 years remaining); estimated replacement cost $140,000.	Yes	No	NA	No
Skagit Valley College	Replace the fire system water line (200 LF, 10" diameter, Ductile iron) serving Skagit Valley College - Main Campus, running from northeast of Roberts Hall to southeast of Roberts Hall. The asset is 14 years old against a 85-year expected service life (53.84 years remaining); estimated replacement cost $194,000.	Yes	No	NA	No

Skagit Valley College	Replace the fire system water line (500 LF, 10" diameter, Ductile iron) serving Skagit Valley College - Main Campus, running from north of Roberts Hall to southwest of Fire Training Tower. The asset is 14 years old against a 85-year expected service life (53.84 years remaining); estimated replacement cost $442,000.	Yes	No	NA	No
Skagit Valley College	Replace the fire system water line (500 LF, 10" diameter, Ductile iron) serving Skagit Valley College - Main Campus, running from southeast of Fire Training Tower to east of Norwood Cole Library. The asset is 14 years old against a 85-year expected service life (53.84 years remaining); estimated replacement cost $404,000.	Yes	No	NA	No
Skagit Valley College	Replace the fire system water line (100 LF, 10" diameter, Ductile iron) serving Skagit Valley College - Main Campus, running from east of Norwood Cole Library to east of Norwood Cole Library. The asset is 14 years old against a 85-year expected service life (53.84 years remaining); estimated replacement cost $95,000.	Yes	No	NA	No
South Puget Sound Community College	Replace the sewer line (1500 LF, 8" diameter, PVC) serving South Puget Sound C. C. - Lacey, running from south of Building One to northeast of Building Two. The asset is 38 years old against a 70-year expected service life (18 years remaining); estimated replacement cost $1,491,000.	Yes	No	NA	No
South Puget Sound Community College	Replace the potable water line (1500 LF, 8" diameter, PVC) serving South Puget Sound C. C. - Lacey, running from southwest of Building One to northeast of Building Two. The asset is 38 years old against a 70-year expected service life (18 years remaining); estimated replacement cost $1,015,000.	Yes	No	NA	No
South Puget Sound Community College	Replace the sewer line (200 LF, 8" diameter, Transite) serving South Puget Sound C. C. - Main Campus, running from east of Anthropology, Cad, Geomatics to the NE site quadrant. The asset is 44 years old against a 60-year expected service life (6 years remaining); estimated replacement cost $198,000.	Yes	No	NA	No

South Puget Sound Community College	Replace the sewer line (500 LF, 8" diameter, Transite) serving South Puget Sound C. C. - Main Campus, running from north of Center For Student Success to northeast of Anthropology, Cad, Geomatics. The asset is 44 years old against a 60-year expected service life (6 years remaining); estimated replacement cost $507,000.	Yes	No	NA	No
South Seattle Community College	Replace the sewer line (300 LF, 8" diameter, Concrete) serving South Seattle C. C. - Main Campus, running from west of Automotive Technology to west of Cascade Hall. The asset is 50 years old against a 60-year expected service life and is past end of life; estimated replacement cost $506,000.	Yes	No	NA	No
South Seattle Community College	Replace the sewer line (250 LF, 8" diameter, Concrete) serving South Seattle C. C. - Main Campus, running from west of Automotive Technology to east of Automotive Technology. The asset is 50 years old against a 60-year expected service life and is past end of life; estimated replacement cost $698,000.	Yes	No	NA	No
South Seattle Community College	Replace the sewer line (300 LF, 8" diameter, Concrete) serving South Seattle C. C. - Main Campus, running from east of Automotive Technology to west of Aviation. The asset is 50 years old against a 60-year expected service life and is past end of life; estimated replacement cost $457,000.	Yes	No	NA	No
South Seattle Community College	Replace the sewer line (300 LF, 8" diameter, Concrete) serving South Seattle C. C. - Main Campus, running from northwest of Autobody to southeast of Technology Center. The asset is 50 years old against a 60-year expected service life and is past end of life; estimated replacement cost $455,000.	Yes	No	NA	No
Spokane Community College	Replace the sewer line (100 LF, 10" diameter, Concrete) serving Spokane C. C. - Main Campus, running from north of Heavy Equipment / Maintenance to south of Heavy Equipment / Maintenance. The asset is 50 years old against a 60-year expected service life and is past end of life; estimated replacement cost $196,000.	Yes	No	NA	No

Spokane Community College	Replace the primary switchgear (1000 Amp switch) serving Spokane C. C. - Main Campus, located southwest of Stannard Technical Education. The asset is 34 years old against a 40-year expected service life and is past end of life; estimated replacement cost $51,000.	Yes	No	NA	No
Spokane Falls Community College	Replace the electric line (100 LF) serving Spokane Falls C. C. - Main Campus, running from east of Photography to east of Photography. The asset is 50 years old against a 63-year expected service life (6 years remaining); estimated replacement cost $59,000.	Yes	No	NA	No
Spokane Falls Community College	Replace the vault serving Spokane Falls C. C. - Main Campus, located northeast of Photography. The asset is 50 years old against a 100-year expected service life (43 years remaining); estimated replacement cost $48,000.	Yes	No	NA	No
Spokane Falls Community College	Replace the electric line (200 LF) serving Spokane Falls C. C. - Main Campus, running from east of Photography to southeast of Photography. The asset is 50 years old against a 63-year expected service life (6 years remaining); estimated replacement cost $127,000.	Yes	No	NA	No
Spokane Falls Community College	Replace the vault serving Spokane Falls C. C. - Main Campus, located northeast of Technical Arts. The asset is 50 years old against a 100-year expected service life (43 years remaining); estimated replacement cost $48,000.	Yes	No	NA	No
Tacoma Community College	Replace the primary switchgear (600 Amp switch) serving Tacoma C. C. - Main Campus, located northwest of Maintenance Building. The asset is 34 years old against a 40-year expected service life and is past end of life; estimated replacement cost $43,000.	Yes	No	NA	No
Tacoma Community College	Replace the vault serving Tacoma C. C. - Main Campus, located east of Nisqually. The asset is 34 years old against a 100-year expected service life (59 years remaining); estimated replacement cost $83,000.	Yes	No	NA	No

Walla Walla Community College	Replace the electric line (500 LF) serving Walla Walla C. C. - Main Campus, running from south of Technology Center to within Main Building. The asset is 44 years old against a 63-year expected service life (12 years remaining); estimated replacement cost $327,000.	Yes	No	NA	No
Wenatchee Valley College	Replace the primary switchgear (600 Amp switch) serving Wenatchee Valley College - North Campus, located within North Classroom. The asset is 32 years old against a 40-year expected service life (1 year remaining); estimated replacement cost $43,000.	Yes	No	NA	No
Whatcom Community College	Replace the storm line (400 LF, 12" diameter, PVC) serving Whatcom C. C. - Main Campus, running from southeast of Kulshan Hall to northeast of Kulshan Hall. The asset is 22 years old against a 70-year expected service life (34 years remaining); estimated replacement cost $342,000.	Yes	No	NA	No
Yakima Valley Community College	Replace the electric line (100 LF) serving Yakima Valley C. C. - Main Campus, running from northeast of Glenn Anthon Hall to northeast of Glenn Anthon Hall. The asset is 12 years old against a 63-year expected service life (44 years remaining); estimated replacement cost $70,000.	Yes	No	NA	No

COLLEGE	PROJECT DESCRIPTION	POSSIBLE GROUND DISTURBANCE?	BUILDING ALTERATION?	BUILDING AGE	EXEMPT?
Bates Technical College	Repair the cracked and deteriorated section of mineral cap on the west roof of Building A at the Downtown Campus.	No	Yes	82	No
Bates Technical College	Replace the two non-functional make-up air units on the west roof of Building A at the Downtown Campus.	No	Yes	82	No
Bates Technical College	Extend the flashing and metal cap down 12 inches at the roof line between Buildings A and B. Patch and repair the existing transition.	No	Yes	82	No
Bates Technical College	Repair or replace Air Handling Units 9 and 14 in Buildings C and A to restore reliable performance.	No	Yes	82	No
Bates Technical College	Selectively demolish, patch, and repair the heaved concrete sidewalk on the northwest side of Building A.	Yes	No	Site	No
Bellevue College	Remove the existing inverted roof assembly, including pavers and Styrofoam insulation. Install a new roofing system with improved drainage capabilities, using modern materials that enhance durability and water resistance. Ensure proper slope and water-shedding design to prevent future pooling. Integrate new flashing and waterproofing measures to extend roof lifespan and minimize maintenance needs.	No	Yes	58	No
Bellevue College	Replace the fire alarm panels in A Building, R Building, and Q Building with new, fully integrated panels that comply with current fire safety codes. Ensure the new panels are properly coordinated with the fire protection systems in each building to facilitate seamless communication and response. Conduct system-wide testing to confirm full functionality and reliability. Remove and dispose of outdated panels in accordance with safety regulations.	No	Yes	58	No
Bellingham Technical College	Replace at least three of the most critical fire alarm panels across campus with code-compliant models that support current communication protocols.	No	Yes	Multiple	Not when 45+
Bellingham Technical College	Replace the original TPO roof on the HC Building in its entirety.	No	Yes	24	Yes
Bellingham Technical College	Replace all 277 VAC-rated breakers in the C Building panel with breakers compatible with the 120/208 VAC system. Confirm and correct breaker compatibility in other affected sections of the panel.	No	Yes	62	No
Bellingham Technical College	Repair broken and heaving concrete panels campus-wide. Replace approximately 20,000 SF of sidewalk to eliminate trip hazards and restore safe pedestrian access.	Yes	No	Site	No
Bellingham Technical College	Repair the south exterior overhang by removing soffit panels, inspecting supporting trusses, and reinforcing or replacing structural members as needed to restore stability. Replace degraded soffit panels and fasteners.	No	Yes	48	No
Bellingham Technical College	Replace all recalled smoke detector head units in Building M and coordinate with the fire alarm panel upgrade to ensure compatibility.	No	Yes	50	No

Bellingham Technical College	Repair or replace failed floor drain piping in the culinary section. Reseal pipe penetrations to prevent flooding and reduce ongoing maintenance costs.	Yes	Yes	46	No
Big Bend Community College	Design and install a fire protection system in Building 3100 appropriate for mechanical and storage uses. Confirm system requirements with the local fire authority.	No	Yes	Multiple	Yes
Big Bend Community College	Replace fire alarm control panels in ten buildings and install new panels in two buildings that currently lack a system. Retain panels in five buildings with compliant systems.	No	Yes	Multiple	Not when 45+
Big Bend Community College	Repair broken and deteriorated concrete across campus. Prioritize reconstruction of the ramp and threshold outside the 1400 Building food pantry.	Yes	No	Site	No
Big Bend Community College	Plan to replace the shingle roof on Building 1300B with a new layer of shingles. Replace the roof on Building 1300A	No	Yes	Multiple	No
Big Bend Community College	Replace the entire 4,600-square-foot roof on Building 1000 with a new TPO membrane roof. Add perimeter gutters, fall protection, and a fixed access ladder.	No	Yes	No data	TBD
Cascadia College	Replace/retrofit the obsolete campus fire alarm control equipment (including 4100U/Cineplex legacy panels) and complete the required network/monitoring upgrades, with all buildings transitioned in a single coordinated cutover (including library system separation as required) to avoid mixed-system incompatibilities. Exclude copper-to-cellular communicator conversion from scope where already completed, and include model/serial inventory plus manufacturer end-of-support/parts-availability documentation to substantiate the replacement basis.	No	Yes	Multiple	Yes
Cascadia College	Repair approximately 1,000 SF of exterior flatwork by sawcutting and removing cracked/heaved panels, reworking and compacting base to restore uniform support and positive drainage, and replacing concrete with appropriate control/expansion joints and edge transitions to reduce future differential movement.	Yes	No	Site	No
Cascadia College	Repair modernize one of the two LB1 hydraulic elevators in the 2027–29 biennium by replacing the obsolete controller/drive and associated door equipment, fixtures, and safety devices with current, serviceable technology (elevator to be prioritized by the college at time of funding). Repair modernize the remaining LB1 hydraulic elevator in the 2029–31 biennium to match Phase 1 scope and standardize campus support, testing, and maintainability.	No	Yes	27	Yes
Centralia College	Replace the built-up roofing system on the east side of the Technology Center and install permanent fall protection.	No	Yes	45	No

Centralia College	Repair approximately 10,000 SF of the most deteriorated roof area: cut out blisters and wet substrate to sound material, replace insulation in kind, rebuild BUR plies, and resurface; reseal terminations, reflash penetrations, and correct minor ponding around drains. Conduct moisture scanning and limited core cuts to verify repair extents and add walkway pads at service paths.	No	Yes	59	No
Centralia College	Replace approximately 25,000 SF of built-up roofing on the Michael Smith Gymnasium with a new TPO membrane system, including removal of vegetation and repair of parapet conditions.	No	Yes	91	No
Centralia College	Repair approximately 15,000 square feet of the TPO membrane on the east roof of WSC. Reseal and repair around 200 rooftop penetrations.	No	Yes	19	Yes
Centralia College	Reconfigure and renovate three restrooms in the Hanson Administration Building to meet ADA standards. Replace restroom and break room plumbing, including undersized and leaking components.	No	Yes	92	No
Centralia College	Repair or replace deteriorated piping, wall finishes, and lighting in the restrooms. Replace door hardware and fixtures to meet current ADA accessibility standards.	No	Yes	37	Yes
Centralia College	Replace all non-compliant interior signage campus-wide across eleven (11) buildings with ADA-compliant room identification signs, standard room signs, life safety and accessibility signs, and tactile exit signs; all signs to include raised tactile text, Grade 2 Braille, and high-contrast non-glare finish, installed at ADA-compliant mounting heights. Scope includes fabrication, removal of existing signage, professional installation, art proofing, room-list verification, with implementation phased building-by-building.	No	Yes	Multiple	Not when 45+
Centralia College	Repair and replace approximately 20,000 square feet of damaged sidewalks and curbing across campus.	Yes	No	Site	No
Clark College	Replace the entire 22,000-square-foot TPO roofing system on the Frost Arts Center, including insulation.	No	Yes	69	No
Clark College	Replace 7,000 square feet of failed TPO roof membrane and underlying insulation on Joan Stout Hall.	No	Yes	21	Yes
Clark College	Replace the 20,000 square foot HSC building roof, including damaged insulation and TPO membrane. Ensure proper seam welding, substrate adhesion, and drainage slope.	No	Yes	69	No
Clark College	Replace the 3,000 square foot section of roofing connecting the Library to Gaiser Hall. Coordinate removal and reinstallation of rooftop equipment during replacement.	No	Yes	37	Yes
Clark College	Replace the entire roof system on the Penguin Union Building. Include new insulation and membrane to restore full waterproofing integrity.	No	Yes	22	Yes
Clark College	Replace the 20,000 square foot TPO roof system on SHL, including membrane, insulation, and flashing.	No	Yes	33	Yes
Clark College	Replace approximately 1,000 square feet of roofing, including the pedestal and paver system, over the central and eastern sections of the CTC roof. Defer western roof section until 2029–2031.	No	Yes	18	Yes

Clark College	Replace 75 linear feet of failing handrail and remove and replace heaved concrete pathways on the northwest side of BRD. Include root removal and subgrade correction as needed to prevent future damage.	Yes	No	Site	No
Clark College	Replace approximately 120 linear feet of failing exterior handrails at the BRD building with code-compliant, secure, and safely finished railings.	Yes	No	Site	No
Clark College	Redesign and reconstruct the southwest sidewalk approach to the Cannell Library to meet ADA slope, rise, and handrail requirements. Ensure the new route provides the only direct accessible entrance to the library without detours.	Yes	No	Site	No
Clark College	Repair heaving and cracked sidewalks throughout the Main Campus. Remove and replace damaged concrete sections to restore level and safe walking surfaces.	Yes	No	Site	No
Clover Park Technical College	Replace the degraded TPO roof membrane and re-slope the roof well to ensure proper drainage. Coordinate work around the eight mechanical units to maintain functionality and prevent future water intrusion.	No	Yes	23	Yes
Clover Park Technical College	Replace six existing 2002 heat pumps using R-22 refrigerant with new high-efficiency units as part of a phased replacement plan for Building 16.	No	Yes	44	Yes
Clover Park Technical College	Replace the existing AirStack modular chiller system with a new, properly sized, high-efficiency chiller. Ensure correct installation and commissioning to restore reliable cooling for Building 10.	No	Yes	34	Yes
Clover Park Technical College	Replace the air handling units in Building 11 through a phased plan, targeting one-third of the units per biennium until all 38 are replaced.	No	Yes	87	No
Clover Park Technical College	Replace the four deteriorated rooftop heat pump units with new, energy-efficient models suitable for Building 8's existing electrical and mechanical systems.	No	Yes	45	No
Clover Park Technical College	Replace all 16 failed and damaged 12-V emergency-lighting backup batteries as a full set and dispose of them properly. Test the charger/inverter, cabling, and ventilation after installation, then function-test the emergency lighting and document commissioning.	No	Yes	14	Yes
Columbia Basin College	Repair the KaLWALL skylight/daylighting systems (initial priority: west side of Building T Machine Shop) by performing a targeted diagnostic investigation (visual review, selective disassembly as needed, and water testing where appropriate) to identify active leakage paths, then restore watertight performance by repairing/replacing failed gaskets/sealants and correcting perimeter flashing and transition detailing at all identified failure points. Provide additive alternates so the college can prioritize and extend repairs to other buildings/areas with KaLWALL systems based on funding level and operational risk at the time of construction.	No	Yes	Multiple	Not when 45+

Columbia Basin College	Repair AHUs 1–3 in Building L by reconditioning the units to restore operability, including replacement of fan shafts and bearings, fan/motor alignment and balancing, and verification of fan performance and safeties. Complete start-up, testing/adjusting/balancing, and functional performance verification for the repaired AHUs to confirm required airflow, ventilation, and zone temperature control are restored.	No	Yes	63	No
Columbia Basin College	Replace both HVAC units serving the I Complex (Carrier model 50HCQD12CM5A0A380; reported 1993 vintage) with new packaged rooftop units sized to the existing loads and compatible with the existing air distribution. Include curb adapters or new curbs as required, economizers/outdoor-air provisions, BAS controls interface, electrical/controls reconnection, testing/start-up, and disposal of removed equipment.	No	Yes	44	Yes
Columbia Basin College	Replace the seven existing Trane R-22 split-system units serving the Ex Building (and matched indoor coils/air handlers and refrigerant piping as required for a complete, code-compliant refrigerant conversion) with a new HVAC system using current refrigerants and modern controls. Replace or rework hydronic-interface components only where needed to integrate the new systems, and commission the installation to verify capacity, safeties, and stable temperature/humidity control under occupied and design conditions.	No	Yes	20	Yes
Columbia Basin College	Repair the mechanical-mezzanine server-room AHU by replacing end-of-life internal components (fan assemblies, bearings, motors, and associated dampers/louvers/actuators) and restoring stable airflow control. Replace the dedicated server-room rooftop cooling unit (installed June 2007) with a current-refrigerant unit and complete required curb/connection, controls integration, and commissioning to maintain continuous server-room temperature control.	No	Yes	22	Yes
Columbia Basin College	Repair failed exterior concrete flatwork by demolishing and replacing approximately 10,000 SF of heaved/cracked panels, including subgrade reconditioning, doweling/edge support where needed, proper jointing, and restoration of adjacent surfaces. Repair work will be packaged so the college can prioritize locations at time of funding, with field verification to maintain accessible routes and limit vertical transitions (target ≤1/2 in where applicable).	Yes	No	Site	No
Columbia Basin College	Replace the failed ADA automatic door operator actuators at four priority door locations in the X Building and the Health Science Center. Test, adjust, and recommission each opening (sensor function, opening force/speed, hold-open timing, latch/close coordination, and any fire/life-safety or egress interfaces) to restore reliable accessible operation.	No	Yes	Multiple	Not when 45+

Columbia Basin College	Repair and recondition Building D Heat Pump 2 (AAON RN-009-8-0-E60E-14A) by restoring refrigeration, airside, electrical, and controls performance (repair leaks, replace worn compressors/controls/electrical components as needed, clean/restore coils and airflow components, and recommission sequences and safeties). Repair scope includes required rigging access, testing/verification of nameplate electrical protections, and startup documentation confirming stable heating/cooling and humidity control under representative loads.	No	Yes	32	Yes
Columbia Basin College	Replace exhaust fans EF-1, EF-2, and EF-3 in the 2027 biennium and continue a phased program of three fan replacements per biennium until all 12 fans are renewed, with EF-1 and EF-2 as first priority due to lab service. Replace each selected fan assembly (fan/wheel/housing), motor (verify and match required electrical characteristics, including the documented 46A duty for EF-2), belts, bearings, guards, and associated electrical/controls as required, then perform TAB/functional verification to confirm required exhaust airflow and intended lab pressure relationships.	No	Yes	22	Yes
Columbia Basin College	Replace the obsolete drive and braking system critical components for both Health Science Center elevators, including any OEM-required controller/interface updates, per the Otis recommendations and Otis report-defined scope. Test, commission, and certify the elevators to restore reliable, fully functional accessible service.	No	Yes	23	Yes
Columbia Basin College	Replace the obsolete lighting control systems in Buildings B, CTE, and D with a supported, maintainable controls platform (controllers, boards/modules, sensors, wall stations, relays/power packs, and associated network components as required), and rezone instructional spaces to provide functional lighting scenes for teaching and presentations. Commission the system and deliver complete programming, as-built control documentation, and O&M information, including verification of reliable manual control and automatic shutoff/occupancy functions.	No	Yes	Multiple	Not when 45+
Edmonds College	Repair CH-2 by first performing eddy current testing of evaporator and condenser tube bundles to confirm long-term viability; if tube bundles pass, refurbish/replace the compressor and replace/upgrade the motor control/starter components required to restore reliable operation, followed by startup, recommissioning, and functional performance testing. Repair scope is limited to CH-2 component refurbishment (not full chiller replacement) and includes only the discrete assemblies necessary to return the chiller to dependable service.	No	Yes	55	No

Edmonds College	Replace Family Center Boiler 2 with a new natural-gas hot-water boiler matched to the existing plant capacity and connections, including required venting/combustion-air provisions, piping and controls tie-ins, start-up, combustion tuning, and functional testing of lead/lag sequencing with the remaining boiler. Repair includes isolating Boiler 2 for demolition and disposal, and retaining Boiler 1 in place for interim redundancy (or storing it on site only if temporary removal is required for the tie-in and it is being kept as an emergency parts donor during the transition).	No	Yes	25	Yes
Edmonds College	Repair the Lynnwood passenger elevator by addressing recurring reliability failures (including controls-related issues identified during detailed troubleshooting) and completing a hoistway door equipment refresh to reduce stoppages and improve operational consistency. Repair the elevator equipment room environmental conditions by installing a dedicated split-system cooling solution and routing refrigerant/controls/condensate through the required ceiling and/or multi-wall concrete penetrations to a remote condenser location, including all associated firestopping, patching, and electrical support.	No	Yes	55	No
Edmonds College	Repair the Brier Hall exterior elevator by replacing the door operator and associated hoistway door equipment (spirators, gibs, pickup roller assemblies, hanger rollers, and interlocks) as outlined in the Washington Elevator recommendation. Repair supporting conditions by adding dedicated split-system cooling for the elevator equipment room (including required penetrations, electrical, condensate management, and commissioning) to maintain stable operating temperatures for door-operator and control components.	No	Yes	51	No
Edmonds College	Repair exterior pedestrian flatwork (excluding parking) by removing and replacing approximately 500–1,000 SF of failed concrete/asphalt and restoring smooth, flush transitions at joints, edges, and utility interfaces. Repair includes subgrade/base correction as required, regrading to promote positive drainage, and restoring ADA-compliant slopes and cross-slopes at walk routes and transitions.	Yes	No	Site	No
Everett Community College	Replace all fume hoods and associated ventilation equipment, including Phoenix valves and controls, in the Whitehorse Hall science labs. Replace deteriorated mechanical components and rebalance the entire laboratory exhaust system after installation.	No	Yes	21	Yes
Everett Community College	Replace the nine Daikin VRV-III roof condensing units and recommission the connected VRV system. Replace the fan-coil units serving the electrical room to restore reliable cooling and prevent equipment trips. The two units serving the clinic are the priority.	No	Yes	14	Yes

Everett Community College	Replace the pedestrian bridge between the Parks Student Union and Rainier Hall with a new structure. Include a compliant accessible walkway, new guardrails, proper membrane tie-ins, and durable weather protection to prevent future deterioration.	Yes	Yes	38	No
Everett Community College	Repair by modernizing the two-stop hydraulic elevator: replace the controller and power unit, re-pack the jack, renew door operators and hoistway wiring, and clean the pit to address the hydraulic leak. Verify and update fire alarm/elevator interfaces and communications as part of the modernization.	No	Yes	28	Yes
Everett Community College	Repair campus-wide exterior flatwork by grinding offsets and replacing or resetting damaged concrete panels (approx. 20,000 SF) to remove trip hazards and restore compliant routes. Re-establish joints and drainage as panels are replaced.	Yes	No	Site	No
Everett Community College	Replace POTS communicators campus-wide with UL-listed IP/cellular communicators; upgrade or replace incompatible fire-alarm control panels by phase starting with priority buildings (Parks/Terrey, Whitehorse Hall, Liberty Hall, Gray Wolf Hall). Test, re-accept, and re-certify monitoring for each building after cutover.	No	Yes	Multiple	Not when 45+
Everett Community College	Replace the deep concrete lavatories with shallow-depth, wall-hung or trough lavatories sized and placed to maintain a continuous 36-inch clear route. Provide compliant knee/toe clearances and insulate/guard all supply and drain piping at each new lavatory.	No	Yes	39	Yes
Everett Community College	Replace the interior pedestrian bridge with a structurally engineered, code-compliant assembly with continuous decking, closed joints, and a slip-resistant surface; coordinate structural review for loading and connections. Repair adjacent finishes as needed to maintain a compliant interior accessible route.	No	Yes	21	Yes
Everett Community College	Replace the elevator controller and drive, renew door operators/rollers/gibs, replace car and hall fixtures and the two-way communication device, correct misleveling, and add monitored autodial/line-fault detection and remote condition monitoring; test and commission. This limited modernization targets known entrapment drivers to restore reliable, code-compliant vertical access in a single-elevator building and should be requested in the next biennium.	No	Yes	15	Yes
Everett Community College	Replace study-flagged panels/breakers with inadequate ratings or incorrect voltage (e.g., Panel H, L1, L-2; PFH; PML; SL1), and verify/replace undersized feeders to DS-Panel B/B and PCH; update arc-flash labels/PPE and revise protective-device settings per Appendix 2 to restore coordination. Plan and execute a phased replacement program for aging distribution panels in Parks/Terrey (1988; major work 2011) and Pilchuk (1958), sequencing after the highest-risk arc-flash and AIC corrections.	No	Yes	Multiple	No

Grays Harbor College	Replace the major HVAC components serving the 2000 Building. Prioritize replacement of the unit serving the President's office and main instructional areas.	No	Yes	20	Yes
Grays Harbor College	Replace the failing metal roof on the 1800 Building Diesel Shop. Remove the existing roof system, including degraded coating, and install a new corrosion-resistant metal roof.	No	Yes	39	Yes
Green River Community College	Replace the existing PVC roofing system on the ZC Building with a Carlisle 60-mil TPO overlay system installed over FR-10 fire-rated underlayment using the RhinoBond induction-weld attachment method across the full 8,079 SF roof area, including all parapet walls, penetrations, drains, curbs, and hatches. Replace and detail all flashings with new TPO membrane and accessories; reinstall existing perimeter cap metal and interior coping metal; and coordinate temporary disconnection and relocation of seven rooftop-mounted units by others.	No	Yes	62	No
Green River Community College	Repair the existing PVC roofing system on the RLC Building through a comprehensive reconditioning program across the full 34,763 SF roof area, to include: removal of all accumulated debris and organic matter from the membrane surface, drainage paths, and penetration pockets; cleaning of the full membrane field; removal and replacement of all failed patch repairs with new PVC-compatible membrane patches heat-welded to sound substrate; spot repair of worn or delaminated membrane areas where reinforcement scrim is exposed; re-sealing of all base flashings at curbs, penetrations, and parapet transitions with new PVC-compatible sealant; clearing and testing of all roof drains to restore positive flow; and a documented walk-through inspection to identify and address any additional point-source deficiencies across the roof field.	No	Yes	62	No
Green River Community College	Replace the existing multistack chiller and failing Marley cooling tower with a new exterior-mounted air-cooled chiller system.	No	Yes	23	Yes
Green River Community College	Reconfigure Parking Lot P9 so that each accessible stall is directly associated with a compliant access aisle meeting §502.3.1–502.3.4: Provide one van-accessible space (132" stall + 60" aisle, or 96" + 96" alternative). Provide minimum 60" wide aisles for all other accessible stalls, extending the full length of the stall. Convert the existing "No Parking / Fire Lane" striping area (not used for emergency access) into one of the required access aisles. Repaint striping and post new signage meeting §502.6 (60" min. height to bottom edge). Ensure slope of stalls and aisles does not exceed 1:48 (2.08%) in any direction per §502.4.	Yes	No	Site	No

Green River Community College	Reset and regrade the affected brick pavers to achieve a level, stable, and firm surface. Ensure all changes in level are ≤ ¼ inch, or beveled if between ¼ and ½ inch (slope ≤ 1:2). For any remaining vertical change > ½ inch, install a ramp transition compliant with §405. Inspect adjacent pavement to verify a continuous accessible route from parking to entry.	Yes	No	Site	No
Green River Community College	Reconstruct or reconfigure the sloped portion of the west walkway to meet one of the following compliant conditions: Option A – Ramp Compliance: Redesignate the 8.3% slope segment as a ramp and retrofit to comply with §§405 and 505, including: Handrails on both sides (34–38 inches above ramp surface).Top and bottom landings (60 inches minimum length) .Edge protection or 12-inch ground extension beyond handrails. Option B – Accessible Route Compliance: Regrade the walkway to a slope not exceeding 5% (1:20) to maintain classification as a walking surface under §403.3.	Yes	No	Site	No
Green River Community College	Increase the total number of wheelchair spaces to five in accordance with §221.2.1.1. Reconfigure existing wheelchair spaces to meet §802.1.2 width requirements (≥33" contiguous, ≥36" independent). Add one companion seat adjacent to each wheelchair space, complying with §802.3.	No	Yes	27	Yes
Green River Community College	Regrade the sidewalk or walkway from the accessible parking stalls to the Student Affairs Building portico to ensure a maximum running slope of 1:20 (5%) and cross slope not exceeding 1:48 (2%). If full compliance by regrading is infeasible due to site constraints, provide an alternate compliant accessible route meeting §206.2.1 and §403. After regrading, restripe all pavement markings and accessible route symbols with high-contrast, non-slip paint per §502.6 and §216.6 for signage. Ensure that accessible route transitions at curb ramps or building entries comply with §406 (curb ramps) and §303 (changes in level ≤½ inch beveled).	Yes	No	Site	No
Green River Community College	Regrade the exterior accessible route to achieve a running slope not exceeding 5% (1:20) for walking surfaces	Yes	No	Site	No
Green River Community College	Regrading should include a minimum 48-inch wide accessible route from the parking stalls to the Science Center entry that meets slope and surface requirements of §403.3. Signs must include the International Symbol of Accessibility per §703.7.2.1. Any resurfacing or restriping constitutes an alteration under Title II and must meet 2010 technical requirements.	Yes	No	Site	No
Green River Community College	Modify or replace a portion of the existing counter to provide: A section no higher than 36 inches above the finished floor; A minimum length of 36 inches to permit functional interaction with staff;	No	Yes	31	Yes
Highline Community College	Apply a new elastomeric roof coating to the concrete shell. Repair and reseal leaking roof joints and penetrations.	No	Yes	63	No

Highline Community College	Repair the roof of Building 29 to address active leaks and restore the integrity of the membrane. Recondition the full roof area to extend service life.	No	Yes	23	Yes
Highline Community College	Repair the leaking skylights in Building 22 by resealing or replacing damaged glazing and flashing.	No	Yes	60	No
Highline Community College	Repair the damaged exterior concrete stairs around Building 10 to restore structural integrity and eliminate safety hazards.	Yes	No	Site	No
Highline Community College	Repair the cracked and spalled exterior stairway between Buildings 29 and 27. Replace or resurface damaged nosings and restore structural integrity to the stair treads.	Yes	No	Site	No
Highline Community College	Replace the exterior stairs near Buildings 23, 25, and 26.	Yes	No	Site	No
Lake Washington Institute of Technology	Replace approximately one-third of the East Building low-slope single-ply roof (~58,000 SF of ~175,000 SF total, per Google Earth) including membrane, insulation/tapering as required to restore positive drainage, flashings, roof-to-roof transitions, and protection at service paths; replace roof drains (including strainers/sumps and associated piping tie-ins within the phase area) and provide maintainable, redundant drainage/overflow provisions. Repair or replace approximately 10 skylights within the phase limits, including curb/flashing integration and glazing/seal renewal, to restore durable watertight transitions at roof penetrations.	No	Yes	44	Yes
Lake Washington Institute of Technology	Repair the sidewalk/wall-base drainage detail at two locations by sawcutting and demolishing concrete to install a new trench drain (~20 LF each; ~40 LF total), sloped to discharge toward the Dean's stair and daylight via a scupper to the adjacent lawn. Repair the metal panel wall base by installing continuous sheet-metal flashing integrated into the metal wall assembly and extended down over the ~10-inch curb to terminate into the trench drain, forming a durable, maintainable, and continuous water-control path.	Yes	Yes	44	No
Lake Washington Institute of Technology	Repair the east entrance hardscape drainage by selectively demolishing and replacing the concrete at the door approach to install a trench drain approximately 6 ft long x 8 in wide, set to collect ponded runoff at the threshold line. Repair drainage routing by diverting the trench drain discharge to either side of the walkway (tie-in/daylight as available) with verified slopes/inverts so water is removed from the door line rather than accumulating at the entry.	Yes	No	Site	No
Lake Washington Institute of Technology	Replace HVAC Unit #4's R-22 condensing unit/compressor assembly (Carrier 38HDC048331) with a new, code-compliant outdoor unit and matched indoor components as required (coil/metering device/controls), including refrigerant recovery and proper disposal. Repair associated electrical, refrigerant piping/line set, and BAS/control integration as needed, then start up, test, and verify performance under load.	No	Yes	23	Yes

Lake Washington Institute of Technology	Repair the East Shop restrooms by demolishing and modernizing two paired restroom areas (four restrooms total) and reconfiguring them into gender-neutral stall rooms with a shared lavatory zone, including new ADA-compliant layout/clearances, partitions/doors/hardware, plumbing fixtures and trim, accessible accessories, lighting, ventilation, and durable wet-area finishes; assume 2,000 SF total of renovation scope (~1,000 SF per pair) to accommodate reconfiguration.	No	Yes	44	Yes
Lake Washington Institute of Technology	Replace failed restroom floor assemblies by removing tile/underlayment to structure, replacing deteriorated subflooring, and installing new tile with a wet-area-appropriate underlayment/waterproofing system; include base, transitions, and penetrations to maintain watertightness. Replace restroom fixtures as required for ADA compliance, including six toilets, twelve lavatories, and three urinals, prioritizing Level 4 restrooms if funding does not allow full-building execution.	No	Yes	35	Yes
Lake Washington Institute of Technology	Repair Elevator #1 by performing a full modernization: replace the controller/drive and associated electronic controls, upgrade cab operating panels/controls for accessibility, and provide code-compliant two-way emergency communications; verify and correct door opening clear width as required. Repair the elevator control room support systems by installing dedicated air-conditioning and exhaust/ventilation to manage heat load and address the reported oil odor, including associated electrical and controls integration.	No	Yes	35	Yes
Lake Washington Institute of Technology	Replace the automatic door operators at six Technology Center locations, including all mechanical operator components and all electronics/controls, and recommission each opening for reliable low-energy operation and required accessibility performance. Replace existing small activation devices with durable, ADA-compliant activation hardware (e.g., a larger-format actuator/activation bar at an accessible location to discourage kicking) and coordinate interfaces with existing door hardware, power, and life-safety functions.	No	Yes	23	Yes
Lake Washington Institute of Technology	Repair campus pedestrian-route flatwork by surveying and prioritizing deficient segments, then grinding abrupt vertical offsets, removing and replacing heaved/settled concrete panels, and patching or reconstructing failed asphalt areas including localized base repair as needed to restore stable, uniform walking/rolling surfaces. Add targeted heated pavement panels at high-risk, recurrent icing locations where justified, and re-establish positive drainage and accessible transitions along repaired routes.	Yes	No	Site	No

Lake Washington Institute of Technology	Repair the West lot accessible parking area by full-depth or mill-and-overlay repaving and regrading over an estimated ~3600 square foot section to achieve a stable finished surface with ≤2% slopes at accessible stalls and access aisles, and to support compliant drainage without localized ponding. Replace the pavement markings and signage to provide (a) standard accessible stalls with 5-ft access aisles, (b) at least two van-accessible stalls with 8-ft access aisles, and (c) adjusted sign mounting so the bottom of accessible signs is ≥60 in above finished grade.	Yes	No	Site	No
Lake Washington Institute of Technology	Replace the existing noncompliant ramp handrails on both sides of the S Parking Lot–to–East Building ramp (≈200 LF per side; 400 LF total) with ADA-compliant handrails, including compliant mounting height, graspable profile, required wall clearances, continuous/end-return detailing, and structurally engineered posts/anchors. Restore adjacent disturbed finishes and maintain a safe temporary accessible route during construction.	Yes	No	Site	No
Lower Columbia College	Replace the middle roof section and parapet cap on the Administration Building. Add fall protection as part of the roof replacement if viable.	No	Yes	67	No
Lower Columbia College	Replace approximately 2,000 square feet of deteriorated TPO roofing on the south section of the Applied Arts Building.	No	Yes	67	No
Lower Columbia College	Replace all three roof sections on the Main Building. Prioritize the clay lab roof if full replacement cannot be funded.	No	Yes	57	No
Lower Columbia College	Replace the existing elevator in the Dan Talley Building.	No	Yes	46	No
Lower Columbia College	Repair cracked and heaved concrete panels in the highest-risk areas. Focus on locations with the most severe trip hazards.	Yes	No	Site	No
North Seattle Community College	Replace the ~2,000 SF lower-roof BUR at the Wellness Center by removing existing membrane down to the appropriate substrate, replacing all wet/damaged insulation and any deteriorated deck materials, and installing a new warranted low-slope roof system with fully integrated base flashing, edge metal, and penetration flashing. Restore positive drainage at the lower roof area (including drain/scupper cleaning/repair as required) and remove/treat biological growth to reduce chronic wetting and prevent recurrence of moss-driven deterioration.	No	Yes	32	Yes
North Seattle Community College	Repair exterior pedestrian routes by sawcutting and replacing heaved, settled, and cracked concrete sidewalk panels and exterior stair treads/landings at identified trip-hazard locations (including the Heath sidewalk segments), reconstructing subbase where loss of support is present, and restoring positive drainage and functional jointing to reduce repeat displacement. Replace any stair runs/panels that are structurally compromised or cannot be brought back to a stable, ADA-compatible walking surface through repair, including demolition/haul-off, utility locates, traffic control, and surface transitions that eliminate abrupt elevation changes.	Yes	No	Site	No

North Seattle Community College	Replace the existing roof-mounted York air-cooled chiller (R-22 system; currently ~50% functional) with a new ~70-ton air-cooled chilled-water chiller (final tonnage confirmed by load calculation and existing chilled-water flow/ΔT), including refrigerant recovery/disposal, rigging, housekeeping/isolators, seismic anchorage, and roof curb/flashings as required. Provide all associated piping specialties/valves/strainers, electrical feeder/disconnect modifications as needed, BAS controls integration, start-up, testing, and commissioning to return the chilled-water plant to full reliable capacity.	No	Yes	32	Yes
North Seattle Community College	Replace the motors on all six roof ventilation fans serving the cadaver room, including all required disconnect/reconnect, alignment, mounting hardware, and weatherproofing incidentals. Repair associated reliability drivers identified during motor changeout (e.g., bearings/belts/sheaves as applicable), and verify acceptable vibration and operational performance after installation.	No	Yes	58	No
North Seattle Community College	Replace the GE Type AKD-5 switchgear serving Oce&E, Wellness Center, Education Building, and HSSR with a new, code-compliant switchgear lineup (including main/tie breakers as applicable, bus, metering, and protective relays) sized to the existing service and feeder loads, with new terminations and feeder reconnections. Provide coordinated shutdown planning (including temporary power for critical loads if required), acceptance testing/commissioning, updated short-circuit/coordination and arc-flash studies, labeling, and record as-builts.	No	Yes	Multiple	Not when 45+
Olympic College	Decommission the outdated fire suppression panels and integrate the system under a new, unified control panel.	No	Yes	85	No
Olympic College	Replace the corroded hot water loop piping to restore water quality and system reliability.	No	Yes	51	No
Olympic College	Replace or fully modernize the northeast elevator, including upgrading life safety controls and communication devices.	No	Yes	60	No
Olympic College	Reconfigure the restrooms within the existing footprint to meet ADA compliance. Expand stalls, remove one urinal, and install appropriate accessibility hardware.	No	Yes	54	No
Peninsula College	Replace the two roof-mounted packaged HVAC units serving Building J with new, code-compliant packaged units (verify capacity, electrical, and refrigerant requirements from nameplates), including safe temporary roof access, curb/adapter provisions, and watertight roof/flashings restoration at penetrations. Repair associated controls/electrical connections as required and complete start-up and functional verification to confirm heating/cooling and ventilation performance.	No	Yes	61	No

Peninsula College	Replace the four (4) roof-mounted geothermal packaged HVAC units serving Building M, including removal/disposal, roof curb/adapter coordination, electrical reconnections, controls/BAS integration, and start-up/commissioning. Repair associated roof penetrations/flashing and restore roof membrane continuity at each unit curb to maintain watertightness and durability.	No	Yes	20	Yes
Peninsula College	Renovate the Building J auditorium fixed seating layout by removing twelve (12) of the existing 255 seats at the top row of the middle seating section, constructing a level platform aligned with the rear floor, and installing not fewer than five (5) wheelchair spaces and adjacent companion seats per 2010 ADA Table 221.2.1.1 (based on the 243-seat post-removal count), with compliant lines of sight, required dispersion, and an accessible route that does not overlap the wheelchair positions, while maintaining required egress aisle widths; provide required designated aisle seats (≥5% of aisle seats) with compliant features and identification. If budget allows, include an additive scope to replace a selected portion of remaining fixed seats with wider seat assemblies (and adjust row/seat layout as needed) to accommodate a broader range of audience body sizes without compromising egress clearances, and account for any resulting seat-count changes in the final ADA scoping calculations.	No	Yes	61	No
Peninsula College	Replace obsolete fire alarm control panels and associated network/annunciation components in at least three buildings, beginning with Building T as the campus communications hub, then proceeding downstream to maintain platform compatibility across the campus. Repair includes programming, monitoring cutover, and full functional/acceptance testing, with replacement of peripheral modules/devices only where required to achieve a supported, code-compliant, interoperable system.	No	Yes	Multiple	Not when 45+
Pierce College Fort Steilacoom	Repair and recondition the Cascade Building TPO roof by removing accumulated debris/vegetation, cleaning the membrane, completing localized membrane and base-flashing repairs (including replacement of failing patch repairs and sealant terminations as needed), and refurbishing/repairing interior roof drains and parapet overflow/scupper drains with functional water-testing to confirm drainage and watertightness. Repair roof drainage geometry by installing tapered insulation/crickets and drain sump corrections as required to restore positive drainage and eliminate chronic ponding (including the ~800 SF “bathtub” area), consistent with the drainage-focused prioritization approach described in the Tremco/GI recommendations.	No	Yes	54	No

Pierce College Fort Steilacoom	Repair the Rainier Building south-east atrium skylight system by performing targeted leak forensics (including controlled water testing) to confirm the leak origin, then remove and replace the identified leaking skylight panels (approx. 20 panels at 3 ft x 6 ft each) and renew associated joint sealants/flashing/weeps at the affected seam and adjacent interfaces to restore a continuous water-shedding and drained assembly. Repair interior water-damaged finishes as required and evaluate timber skylight supports for moisture content and localized deterioration; spot-replace only members with verified loss of section or compromised connections, keeping the west atrium skylight out of scope unless testing demonstrates leakage.	No	Yes	17	Yes
Pierce College Fort Steilacoom	Replace the existing Carrier 48XP-024040311 packaged rooftop unit serving the adjacent offices and classrooms with a new packaged gas/electric unit of equivalent capacity, including curb/adapter, duct/gas/electrical reconnections, controls/thermostat interface, startup, and testing. Replace or modify roof curb/flashing and accessories as required to match the selected unit and restore watertightness at the roof opening.	No	Yes	54	No
Pierce College Fort Steilacoom	Repair and replace approximately 2,000 SF of heaved/displaced exterior asphalt and concrete flatwork by sawcutting and removing failed sections, correcting subgrade, restoring positive drainage, and reinstalling like-kind paving with proper joints/transitions. Include tree-root mitigation at repaired areas (root pruning and/or root barrier coordinated with an arborist), plus restoration of adjacent edges/grades as required to eliminate trip hazards and maintain accessible routes.	Yes	No	Site	No
Pierce College Fort Steilacoom	Replace the hydraulic elevator controller/control board (model EP09525, serial EN2950, installed 2002) and associated components required for a complete, warranted controller modernization (including testing, inspection, and recommissioning). Repair supporting systems by adding dedicated cooling/air conditioning for the elevator control room and installing code-compliant two-way emergency communications in the cab tied to campus emergency response/monitoring.	No	Yes	27	Yes
Pierce College Puyallup	Replace the Brouillet Library roof system, including full replacement of the single-ply membrane assembly, all skylight/skyroof assemblies, and associated flashings/terminations at parapets and transitions, and repair/replace internal drains and gutters to restore positive drainage and eliminate chronic wetting. Repair roof-edge and transition detailing (including under-parapet terminations beneath existing coping where required) and perform structural evaluation of supporting steel for any skylight system change in attachment method or weight.	No	Yes	32	Yes

Pierce College Puyallup	Replace the College Center Building roof membrane system in the CTR roof areas recommended for immediate restoration (CTR-1/3/4/5/6/7/8; ~26,547 SF) with a new warranted single-ply assembly, including removal and replacement of wet insulation, replacement/rehabilitation of drains/scuppers, and full replacement of flashings, penetration seals, and walk pads. Replace the existing fiberglass skylight system with a maintainable, curb-mounted assembly fully integrated with the roof air/water control layers (continuous curb flashing, termination detailing, and compatible sealant system). Recommend replacing skylights with standing seam metal roofing system.	No	Yes	24	Yes
Pierce College Puyallup	Replace the existing roof skylight assemblies at the Gaspard Admin Building (112-PC1) by demolishing the skylights and infilling openings with roof deck/framing/insulation as required, then installing a continuous standing-seam metal roof assembly over the former skylight areas to eliminate recurring skylight transition leaks. Repair and re-flash all adjacent roof transitions, penetrations, and perimeter terminations (including tie-ins to existing PVC single-ply roof areas) in accordance with the Tremco roofing study and manufacturer requirements, and verify watertightness prior to close-out.	No	Yes	37	Yes
Pierce College Puyallup	Replace failed main-level carpeting throughout the Brouillet Library/Science Building with durable resilient flooring (vinyl/LVT or laminate), including demolition of existing carpet/adhesives, substrate prep/leveling, and ADA-compliant transitions/thresholds; confirm total main-level SF from the space inventory during final scoping. Add suspended acoustic baffles (and/or equivalent absorptive treatments) within the atrium/central library volume to offset reduced absorption from carpet removal and maintain acceptable reverberation control and speech intelligibility in these large double-height spaces.	No	Yes	32	Yes
Pierce College Puyallup	Repair exterior pedestrian flatwork across campus by selectively demolishing and replacing ~3,000 SF of heaved/cracked sidewalks and landings, and reconstructing/resetting shifted site stairs and adjacent flatwork, including subgrade/base correction, drainage adjustments as needed to reduce re-wetting, and proper control/expansion jointing. Work excludes parking areas and is limited to sidewalks, stairs, and immediate landings necessary to restore safe, continuous pedestrian and accessible travel routes.	Yes	No	Site	No
Renton Technical College	Relocate the switchgear to a dedicated electrical room, away from welding and program activities.	No	Yes	61	No
Renton Technical College	Repair or recondition the sloped terracotta-tiled roof on Building C, approximately 15,000 square feet. Address leaks and vegetation buildup.	No	Yes	24	Yes

Renton Technical College	Reconfigure the Building L restroom to meet ADA standards. Remove the right-side stall, relocate the hand sink to the shared partition wall, and move the hand-drying equipment to the right wall.	No	Yes	40	Yes
Renton Technical College	Repair accessible parking serving Buildings I, J, B, and C by adding two ADA parking spaces, widening existing access aisles, revising one stall to provide an 8 ft-wide van-accessible access aisle, and expanding the south Building B access aisle to at least 5 ft. Install new curb cuts at the affected sidewalks to provide compliant accessible routes from the parking areas to adjacent walkways and building entrances.	Yes	No	Site	No
Seattle Central Community College	Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.	No	Yes	112	No
Seattle Central Community College	Replace outdated HVAC fans with modern fan wall systems for improved efficiency and redundancy. Upgrade electrical wiring and controls to integrate with the building automation system. Ensure compliance with energy efficiency standards.	No	Yes	54	No
Seattle Central Community College	Replace skylights with new thermally broken, double-pane, laminated safety glass systems. Install updated seals and flashing to prevent water intrusion. Ensure proper integration with surrounding roofing materials.	No	Yes	54	No
Seattle Central Community College	Repair or replace damaged concrete site walls and pavement. Address structural weaknesses and reinforce affected areas. Ensure compliance with accessibility and safety standards.	Yes	No	Site	No
Seattle Central Community College	Replace deteriorated roof sections with new moisture-resistant roofing materials. Address structural penetrations and reseal flashing. Improve drainage systems to prevent future water damage.	No	Yes	37	Yes
Seattle Central Community College	Replace the elevator cab, motor, and related system componets. Upgrade the hoistway equipment and safety mechanisms. Ensure compliance with ADA and modern building codes.	No	Yes	50	No
Seattle Central Community College	Reseal and apply a protective coating to the canopy roof. Replace any failing waterproofing layers. Modify slope by adjusting the supporting structure if feasible. Repaint the underside to protect against peeling and moisture intrusion.	No	Yes	50	No
Seattle Central Community College	Replace existing lighting fixtures with energy-efficient LED fixtures. Upgrade electrical circuits as needed to support the new system. Integrate daylight harvesting and occupancy sensors where applicable to improve energy efficiency.	Yes	No	Site	No
Seattle Central Community College	Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.	No	Yes	Multiple	Not when 45+
Seattle Central Community College	Replace outdated HVAC fans with modern fan wall systems for improved efficiency and redundancy. Upgrade electrical wiring and controls to integrate with the building automation system. Ensure compliance with energy efficiency standards.	No	Yes	21	Yes

Shoreline Community College	Replace the 2100 Building automotive-bay exhaust system components by replacing four exhaust fans and eight associated CO_2 sensors, including roof patching at the four fan locations and required controls integration. Repair by testing and commissioning the fan/sensor control sequence to verify reliable exhaust operation under expected bay use conditions.	No	Yes	18	Yes
Shoreline Community College	Replace the Fire Alarm Control Panel (FACP) in the 9000, 1000 (including interfaces serving 1200 and 1400), 1100, 1300, 2000, 2100, and 2900/Annex buildings, including required programming, permitting, cutover, testing, and acceptance. Replace associated remote annunciators and power supplies/NAC boosters as part of each FACP replacement to restore a fully supported, maintainable, campus-ready fire alarm system.	No	Yes	Multiple	Not when 45+
Shoreline Community College	Replace the existing Westinghouse DHP MV switchgear in the Main Electrical Room with new Eaton 4160V, 5kV-class switchgear including a main breaker, five feeder breakers, and a utility metering section, and replace associated MV relays, disconnect switch, feeder breakers, potential transformer, and grounding provisions. Repair includes MV cable testing and any required feeder splicing/replacement, SCL outage/inspection coordination, and completion of a short-circuit/coordination/arc-flash study with updated relay settings and labels, followed by NETA testing and commissioning.	No	Yes	Multiple	Not when 45+
Skagit Valley College	Remove the ballasted roofing system and replace the entire roof on Roberts Hall, focusing on the deteriorated northeastern sections.	No	Yes	56	No
Skagit Valley College	Replace the 40' x 40' section of aging TPO roofing and two 20' x 20' x2 asphalt roof areas on the Cardinal Center.	No	Yes	68	No
Skagit Valley College	Replace the main 100' x 100' roof over the Taro Theater in Hudson Hall. Plan for future replacement of three adjacent lower roof sections.	No	Yes	68	No
Skagit Valley College	Replace the TPO roofing around the Oak Hall mechanical penthouse during the chiller replacement project.	No	Yes	26	Yes
Skagit Valley College	Complete to repairs identified in the condition survey and reflected on the cost estimate provided bu our campus architect.	No	Yes	29	Yes
Skagit Valley College	Remove and replace heaved sidewalk panels throughout the Whidbey Campus. Address root intrusion to prevent future damage.	Yes	No	Site	No
Skagit Valley College	Repair areas of cracking in the Taro Theater exterior enclosure after completing structural assessment. Address envelope integrity to prevent further deterioration.	No	Yes	68	No
Skagit Valley College	Replace the failed chiller and Condensing Unit CU-1 serving Oak Hall at the Whidbey Campus.	No	Yes	26	Yes
Skagit Valley College	Repair campus accessibility deficiencies identified in the 2026 Letter of Findings. Repair work includes upgrading parking, routes, entrances, signage, restrooms, and related elements to support compliant program access.	Yes	Yes	Multiple	No

Skagit Valley College	Remove a portion of the storefront, siding and roof at the corner of the storefront and replace with new.	No	Yes	31	Yes
South Puget Sound Community College	Repair the main entrance stairs, including all rusted steel supports and damaged concrete.	Yes	Yes	38	No
South Puget Sound Community College	Replace approximately 2,500 square feet of failing tile and subfloor in the foyer of Building 21. Rebuild subfloor to provide proper tile support.	No	Yes	22	Yes
South Seattle College	Replace both Trane rooftop HVAC units with new, code-compliant equipment sized for the served zones. Reconnect to existing distribution, test, and commission.	No	Yes	57	No
South Seattle College	Replace the failed HVAC system serving Labs 300–304 with a redesigned laboratory ventilation and control system to restore safe air balance and temperature regulation.	No	Yes	23	Yes
South Seattle College	Replace the existing ADA ramp with a fully compliant concrete ramp and metal guardrail system. Ensure proper slope, landings, and handrail configurations to meet current ADA standards.	Yes	No	Site	No
Spokane Community College	Replace the obsolete fire alarm panels all affected buildings as outlined in the college's documentation. Procure and install a new fire alarm system that meets current safety codes and ensures long-term maintainability. Coordinate with the vendor to finalize costs and schedule phased replacements to minimize disruption.	No	Yes	Multiple	Not when 45+
Spokane Community College	Repair exterior flatwork, including leveling, patching, or replacing damaged sections, to restore a safe and accessible walking surface.	Yes	No	Site	No
Spokane Community College	Replace the corroded storefront frame with a new, durable, and weather-resistant system. Ensure proper installation to prevent future corrosion and maintain functionality. Verify that the new frame meets accessibility and security requirements.	No	Yes	53	No
Spokane Community College	Plan for the replacement of the corroded storefront frame at the southwest entrance as a lower priority than the west entrance. Monitor for worsening corrosion and address structural or security concerns as needed. When replacing, install a weather-resistant frame to prevent future deterioration.	No	Yes	53	No
Spokane Community College	Replace the damaged storefront system, including the metal framing, doors, and glazing, to restore functionality and prevent further water intrusion. Ensure the new system is weather-resistant, durable, and properly sealed to prevent future deterioration. Reference the 2023 survey estimate to plan for funding and implementation.	No	Yes	53	No
Spokane Community College	Replace the failing aluminum storefront system at both the east and west entrances. Ensure the new system is structurally sound, secure, and properly installed to prevent sagging and deterioration. Verify that the replacement meets accessibility and energy efficiency requirements while enhancing overall building security.	No	Yes	51	No

Spokane Community College	Stabilize and relevel the entrance stairs and ramp to eliminate trip hazards. Assess the underlying soil conditions to determine if additional foundation support is needed. Repair or replace damaged sections as necessary to ensure long-term stability and accessibility compliance.	Yes	No	Site	No
Spokane Community College	Perform spot repairs to the affected brick pavers. Remove and reset displaced pavers to ensure a level surface. Address any underlying base material issues to prevent future settling or heaving. Verify proper drainage to maintain long-term stability.	Yes	No	Site	No
Spokane Community College	Reseal the glass panels in the second-floor storefronts to restore a watertight barrier. Coordinate this work with other storefront repairs across campus to improve efficiency and consistency. Inspect the surrounding framing and structural components for any additional deficiencies and address as needed.	No	Yes	16	Yes
Spokane Community College	Reference the OCR report to determine the precise scope of accessibility upgrades and associated costs. Implement necessary modifications, including installing or correcting curb cuts, to ensure compliance with ADA standards and improve accessibility at the main entrance. Coordinate with the Bigfoot Head Start program to address any related concerns.	Yes	No	Site	No
Spokane Community College	Replace outdated switchgear to ensure long-term electrical reliability and compliance with current standards.	No	Yes	51	No
Spokane Falls Community College	Replace the failing multi-zone rooftop units (Units 1 and 3) with modern, high-efficiency HVAC systems. Ensure new units are properly integrated with existing building controls and ventilation systems. Remove and dispose of the outdated equipment in compliance with environmental and safety regulations. Conduct an assessment of the entire HVAC system to determine if additional updates are needed to improve long-term reliability and performance.	No	Yes	52	No
Spokane Falls Community College	Replace the obsolete fire alarm panels in Buildings 16, 24, 18, and 19 with modern, code-compliant systems that ensure reliability and ease of maintenance. Prioritize buildings with the highest risk of failure and coordinate phased installation as funding allows. Retain salvageable components from replaced panels for temporary maintenance support until full system upgrades are completed.	No	Yes	Multiple	Not when 45+
Tacoma Community College	Repair the main roof by reconditioning the existing membrane: perform an IR scan, remove and replace wet materials in kind, clean the system, conduct pull/adhesion tests, and apply a multi-coat acrylic restoration (e.g., AcryShield A600/A602 or equivalent) over the existing single-ply to restore waterproofing and extend service life; prep/flash all penetrations and terminations. Mansard asbestos tile and canopy roofs are excluded from this scope.	No	Yes	62	No

Tacoma Community College	Repair the main roof to extend service life to the planned demolition window: perform an IR scan; remove/replace wet insulation and damaged coverboard; clean and prep the membrane; perform adhesion/pull tests; re-flash penetrations/curbs/perimeters; and install a manufacturer-rated multi-coat elastomeric restoration over the prepared Hypalon to restore waterproofing. Exclude the asbestos-tile mansard and all canopy roofs from this scope; avoid added system thickness that would trigger energy-code curb/vent/drain modifications noted in the study.	No	Yes	52	No
Tacoma Community College	Replace the two existing overhead entry canopies by reglazing with 9/16 in heat-strengthened laminated glass (white diffused) and install continuous wall-to-canopy flashing at each canopy to close the wall-to-glass gap and direct runoff into the canopy gutter. Repair associated edge conditions by reusing existing glazing caps where serviceable, adding new C-channel edge protection, using sealant only as secondary protection at transitions, and phasing work to close one entrance at a time during regular hours while verifying positive slope and drainage away from door hardware and walking surfaces.	No	Yes	23	Yes
Tacoma Community College	Repair exterior and interior accessible routes by reconstructing non-compliant ramps (landings, slopes ≤8.33%, handrails/returns, edge protection), replacing heaved/sunken sidewalk panels, resetting catch basins/frames to flush, and revising curbs/parking edge details to prevent wheel intrusion. Allow equivalent facilitation where geometry is constrained and document tolerances in design to stay within ADA ranges during construction.	Yes	No	Site	No
Tacoma Community College	Repair entrance accessibility by providing/confirming standby power for all power-operated primary entry doors, correcting sliding-door controls/approaches, and replacing/retuning interior closers to meet force and closing-time limits; coordinate with signage and maneuvering clearances. Where existing conditions preclude prescriptive fixes, adopt equivalent facilitation that maintains independent operation and document field tolerances that keep performance inside ADA ranges.	No	Yes	Multiple	Not when 45+
Tacoma Community College	Repair restrooms by installing correctly sized/located grab bars, raising or replacing lavatories to provide compliant knee/toe clearance, relocating/adjusting dispensers and mirrors within reach limits, and providing/relocating tactile/Braille signage at prescribed heights and locations; where a room is fundamentally undersized, replace with a single-user layout that meets clearances. Use equivalent facilitation only where fixtures can’t be moved without major work, and verify slip-resistant finishes and maintenance practices.	No	Yes	Multiple	Not when 45+

Tacoma Community College	Replace single fountains with hi–low models (or a compliant bottle-filler + paired hi–low nearby) and set rims/spouts and bottom edges to ADA heights with required clear floor space and knee clearance; where space is constrained, use equivalent facilitation. Coordinate with corridor protruding-object limits and verify final mounting in field tolerances.	No	Yes	Multiple	Not when 45+
Tacoma Community College	Replace/rehabilitate exterior entry pairs/singles and integrate access control, with final counts, handing, and dimensions verified in the field. Standardize to durable, code-compliant assemblies and eliminate three hinge patterns that drive hinge-line sag. Base scope (per affected opening, adjust by field conditions): Removal/Prep: Remove existing leaves and hardware; replace frames where racked or out-of-plumb; correct thresholds/shims; protect adjacent storefront finishes. Doors/Frames: New thermally broken aluminum storefront doors and frames (or campus standard), tempered glazing to match existing pattern; new threshold, sweeps, weatherstripping. Hinges: Continuous geared hinges (full height) to replace three-butt-hinge patterns on all replaced leaves. Hardware: New surface closers sized for leaf weight; new panic/exit devices on egress doors; standardized lock heights (correct “low-center” conditions at Gig Harbor). Electronic locking: Replace failed mag-locks where existing and permitted; tie to life-safety (power-loss/f.a. release, REX, push-to-exit). Where practical/preferred by AHJ, convert to latch-based electrified hardware (e.g., electrified panic with latch retraction or monitored strikes) to reduce reliance on mag-locks. Access control & lockdown: Integrate with existing campus system; provide power transfer (electrified hinge or concealed transfer), local power supplies as needed, door position switch, REX, and controller terminations. Program/test remote lockdown at the head-end and at	No	Yes	Multiple	Not when 45+
Tacoma Community College	Replace ~5,000 SF of exterior flatwork: sawcut and remove failed panels; mitigate roots (ISA-arborist guided root pruning/barriers) and reconstruct subgrade with compacted crushed rock; pour 4-inch air-entrained broom-finish concrete (increase to 6 inches at drive/apparatus crossings) with control/expansion joints at 5–12 ft, dowel-tie where needed, and set finished grades for compliant slopes and positive drainage; adjust utility frames/catch basins and restore edges/landscaping. Include targeted trip-grinding and crack stitching only where panels retain life, and integrate drainage fixes at adjacent settled basins/eroded edges so new panels aren’t re-distressed by runoff.	Yes	No	Site	No

Tacoma Community College	Replace the controller and perform the L&I-triggered jurisdictional upgrade: provide a new microprocessor controller; new elevator car and hall stations (with phone and video); new door operators; new hydraulic tank/pump and piping; new wiring/raceways; fire-alarm modifications; code-compliant pit ladder/switch corrections; relocate the machine-room disconnect to within 24 in. of the strike side; install a split-system machine-room cooling unit; and furnish a new machine-room door/frame, permits, testing, and adjustments. This life-extension scope brings the system into current jurisdictional compliance with an estimated MACC of $270,739 (line-item basis).	No	Yes	38	Yes
Walla Walla Community College	Replace the existing main fire alarm control panel in Building D with a new addressable fire alarm system, including the central panel, annunciators, power supplies, and all associated relays and interfaces serving the connected buildings. Reconnect and test all existing initiating devices, notification appliances, and control functions, and commission the upgraded system with the fire marshal to confirm full and code-compliant operation.	No	Yes	53	No
Walla Walla Community College	Replace the existing fire alarm control panel, all associated field relays, and detection/notification head units serving Vocational Technical (200-J) with a new addressable, code-compliant system integrated into the campus fire alarm monitoring network. Provide new power supplies and raceways as required, coordinate shutdowns and testing with shop operations, and complete full system testing, commissioning, and updated as-built documentation.	No	Yes	51	No
Walla Walla Community College	Replace Supply Fan 5 serving the kitchen, including fan wheel and housing, motor, base, vibration isolation, flexible duct connections, sensors/safeties, and required curb/structural attachments; reuse the new motor control/VFD installed this biennium. Reconnect to existing ductwork and DDC, perform TAB to meet design airflow and restore correct make-up-to-exhaust balance at the kitchen hoods, and verify alarms and sequences.	No	Yes	53	No
Walla Walla Community College	Replace the existing elevator serving the culinary area of Main Building (200-D), including machine, controller, door operators, car, hoistway equipment, fixtures, and all associated wiring, and provide a new code-compliant two-way communication system. Commission the new elevator and verify reliable operation and accessible-route performance under campus elevator and life-safety standards.	No	Yes	53	No
Walla Walla Community College	Repair the entrance approach by cutting the existing curb and sidewalk and constructing an ADA-compliant curb ramp aligned with the primary childcare entry, including detectable warning surfaces and compliant slopes and clear widths from the drive/parking area to the doors. Adjust adjacent loading zone striping and surface grades as needed so the new ramp ties the drop-off area into a continuous, drained, and code-compliant accessible route to the Child Care Center.	Yes	No	Site	No

Walla Walla Community College	Repair campus sidewalks by removing and replacing roughly 20,000 sf of heaved or settled concrete panels, rebuilding subgrade as needed, and re-establishing proper slopes, joints, and flush transitions. Restore accessible routes by eliminating trip edges and ponding areas so walking surfaces are stable, slip-resistant, and compliant with campus accessibility expectations.	Yes	No	Site	No
Wenatchee Valley College	Replace mid-level and entry roofs. Rework high bay and metal roof terminations and drainage.	No	Yes	77	No
Wenatchee Valley College	Repair deteriorated flashing, sealant pockets, and penetrations. Replace or retrofit deficient scuppers and flashing transitions to prevent water intrusion.	No	Yes	67	No
Wenatchee Valley College	Replace entire roof including kitchen area. Rebuild transitions and wall interfaces.	No	Yes	65	No
Wenatchee Valley College	Replace the low-slope breezeway roof. Repair fasteners, flashings, and ridge closures on the metal roof. Inspection shows need for roof replacement. AES SWAG cost for Admin, Friendship hall, Wendell George Hall	No	Yes	52	No
Wenatchee Valley College	Replace three greenhouse HVAC heater units at Batjer Hall showing corrosion and mechanical instability.	No	Yes	77	No
Wenatchee Valley College	Reconfigure the Smith Gym men's and women's restrooms to provide ADA-compliant access. Remove reliance on calling security by ensuring direct, unimpeded access to an accessible restroom.	No	Yes	65	No
Wenatchee Valley College	Renovate the main Knights Hall A restroom to provide an ADA-accessible stall by reconfiguring existing stalls.	No	Yes	64	No
Wenatchee Valley College	Replace the exterior entry stairs with an ADA-compliant ramp that connects directly to the accessible entrance at the back of the building.	Yes	Yes	52	No
Wenatchee Valley College	Repair all exterior stairs south of the library. Replace the missing nosing on the top step of the north side stair run.	Yes	No	Site	No
Wenatchee Valley College	Replace all vinyl stair nose caps and inspect and replace vinyl riser caps where delaminating.	No	Yes	55	No
Wenatchee Valley College	Replace five failed exhaust fans and associated control components serving Batjer Hall.	No	Yes	77	No
Wenatchee Valley College	Replace all non-functioning resistance heaters in the north hallway and restrooms.	No	Yes	65	No
Wenatchee Valley College	Replace 20 to 30 P-Tac heating units in Knight Hall A that are past their service life and no longer perform reliably.	No	Yes	64	No
Wenatchee Valley College	Replace all deformed and failing sections of PVC pipe serving the HVAC system in Batjer Hall and whole system.	No	Yes	77	No
Whatcom Community College	Replace the elevator and its controls in Kelly Hall to restore reliable and compliant elevator service.	No	Yes	29	Yes
Whatcom Community College	Replace obsolete EST3 fire alarm panels, annunciators, and detection devices in a phased approach. Prioritize buildings with the most critical system components or the highest occupancy.	No	Yes	Multiple	Not when 45+

Whatcom Community College	Overlay the asphalt to reduce the parking slope to 2% or less. Add a new curb cut aligned with the relocated accessible aisle and crosswalk, removing the tree near the corner if necessary to ensure compliant access to the Syre Center entrance.	Yes	No	Site	No
Whatcom Community College	Overlay and regrade the entire accessible parking bay on the west side of the Pavilion lot to achieve compliant slopes of 2% or less. Adjust striping and drainage to ensure ADA compliance across all six stalls and maintain proper stormwater flow.	Yes	No	Site	No
Whatcom Community College	Regrade four noncompliant accessible stalls on the west side of Cascade Hall to achieve compliant slopes. Relocate and widen the access aisle, remove and patch old signage areas, and install new signs at 60 inches above grade in accordance with ADA section 502.6.	Yes	No	Site	No
Whatcom Community College	Modernize the LDC elevator, including complete replacement of the controller, drive components, and all obsolete parts.	No	Yes	40	Yes
Yakima Valley Community College	Replace the existing Four Seasons AHU 2 rooftop R-22 unit serving the second floor of Raymond Hall Library with a new high-efficiency, code-compliant packaged rooftop unit (or AHU/condensing unit pair) using a non-ozone-depleting refrigerant, sized to match documented design capacity, and including new curb/adapter, duct and piping transitions, electrical/controls integration, and seismic/structural coordination as required. Replacement work will include full removal and disposal of the existing unit and R-22 charge, reconnection to existing distribution systems, and testing, adjusting, and balancing with functional performance testing to verify airflow, temperature control, economizer operation, and life-safety interlocks.	No	Yes	61	No
Yakima Valley Community College	Replace MZU #3 with a code-compliant packaged rooftop system sized to match existing loads and zones (replacement multi-zone or conversion to VAV with terminal boxes), including factory or field controls integration, outdoor-air economizer, curb adapter, smoke detection, seismic anchorage, TAB, and functional performance testing. Acceptance criteria: matched/superior capacity and ventilation, BAS integration verified, air-leakage and airflow setpoints achieved, and documented commissioning with seasonal performance review.	No	Yes	37	Yes
Yakima Valley Community College	Replace MZU-2 with a new packaged rooftop system serving the same zones (replace-in-kind), including new compressors/coils, supply/return fans, economizer, mixing section, and DDC controls integrated to the BAS; provide curb/adapter as required. Acceptance: watertight curb/roof interface; verified capacity and ventilation; stable coil/airflow setpoints under design conditions; functional testing and TAB complete with a commissioning report.	No	Yes	52	No

COLLEGE	PROJECT DESCRIPTION	POSSIBLE GROUND DISTURBANCE?	BUILDING ALTERATION?	BUILDING AGE	EXEMPT?
Bates Technical College	Remodel space in building D to expand the automotive technology programs.	No	Yes	40	Yes
Bellevue College	The roof over B233-234, the technical IT space, has been leaking perpetually for many years.	No	Yes	58	No
Bellevue College	The C-bldg contains significant amenities of Bellevue College: Dining Hall, Kitchen, Student Government and Engagement, and many classrooms and offices. BC needs to repair and/or replace air handling units and other HVAC elements.	No	Yes	58	No
Bellevue College	Replacing the lighting elements in the original globe corridor lights with LED.	No	No	Site	Yes
Bellevue College	The brick envelope of the D-bldg office tower is cracking and spawling in many locations. IThe mortar is also failing in some locations. It needs to be repaired.	No	Yes	58	No
Bellevue College	Update existing elevator with modern finishes and code compliant controls	No	Yes	Multiple	No
Bellevue College	Replace the Fire Alarm System Panels in K/M, A and Q Buildings to meet current codes and standards and advance the campus towards a central station monitoring technology with the ability to monitor the systems down to the individual device level.	No	Yes	Multiple	No
Bellevue College	- N Building – air flow monitoring stations at air handlers never worked- S Building – VAV boxes not connected to BAS/DDC on 2nd floor (SE 2-6 (S218), SE 2-4 (S217), GE 2-4 (general exhaust)Fix capital intensive equipment issues identified during Retro-Commissioning including a non-functional airflow monitoring system in N Building .	No	Yes	Multiple	Yes
Bellevue College	Design and replace central courtyard fountain and pool	Yes	No	Site	No
Bellevue College	Scope, clean, clear and replace failed sections of sewer lines	Yes	No	Site	No
Bellevue College	Design and Construct Phase 2 of SE Parking Lot Complex Storm Water Replacement Master Plan	Yes	No	Site	No
Bellevue College	Update and modernize one of the exterior tower restrooms	No	Yes	58	No
Bellevue College	To install 2 DC Fast Chargers and 4 level 2 chargers in parking lot 6; making 1 DC Fast charger and 1 level 2 charger accessible. Bellevue College Sustainability Office has secured grant funding from the Washington State Department of Commerce and the Department of Ecology for installation of these chargers. However, the grant funding does not fully cover the cost of the project.	Yes	No	Site	No
Bellingham Technical College	Design and renovate the College Services (CS) building spaces that interface and support both potential and registered students. Improved access and flow for both students and staff will improve student support, student success, staff efficiencies and collaboration on campus.	No	Yes	34	Yes
Bellingham Technical College	Evaluation and renovation of one wing in DMC building to improve instruction through better utilization of Electronics program space that is under utilized.	No	Yes	23	Yes
Big Bend Community College	Remodel and update ATEC Library and adjoing meeting rooms, classrooms, and central Quad gathering space.	No	Yes	23	Yes
Cascadia College	Renovation of CC2-360 classroom - convert from classroom to physics and engineering lab.	No	Yes	23	Yes
Centralia College	Space renovations for HAN, LIB, TSB, and WSC Nursing for expanding and repurposing.	No	Yes	Multiple	No
Centralia College	Replacement of older outdated ineficiant lighting and fixtures with new reliable energy efficient lighting equipment.	No	Yes	Multiple	Yes
Centralia College	Remove and replace damaged sections of sidewalks and pathways so they are ADA compliant.	Yes	No	Site	No

Clark College	This project will modernize and improve existing instructional student support, faculty, and staff spaces across campus to better support current teaching methods and student services. Improvements will enhance functionality, flexibility, and technology integration, creating more effective learning and working environments for the college community.	No	Yes	Multiple	Not when 45+
Clover Park Technical College	Retrofitting storage space into lab space and upgrading the dust collection system to handle the additional drops.	No	Yes	87	No
Columbia Basin College	Columbia Basin College is undertaking a renovation of outdated classrooms, labs, and restrooms within the T Building Science wing. Since 2024, upgrades have been completed to the lobby, two labs, and one classroom with another currently in the stages of remodel with plans to continue renovations in the remaining spaces.	No	Yes	22	Yes
Edmonds College	Renovate interior spaces in Monroe Hall to serve as a Center for Entrepreneurship and Innovation including a Welcome Center, Startup Center and product prototyping areas.	No	Yes	49	No
Edmonds College	Combine Brier Hall Rooms 180 and 188 into a larger Culinary Arts BakingTeaching Kitchen.	No	Yes	51	No
Edmonds College	Upgrade campus door locks for emergency lockdown capability.	No	Yes	Multiple	Yes
Edmonds College	Refurbish the Triton Resource Hub on the second floor of Olympic Hall.	No	Yes	51	No
Everett Community College	Renovating and modernizing the Advising Center and support spaces. Creating a welcoming and effective space for students to meet with advisors and explore available programs, degrees, and pathways at EvCC.	No	Yes	55	No
Everett Community College	Modernizing the Glacier Hall testing center by adding HVAC and bathrooms. Supporting this remodel with increased electrical service and adding necessary utility connections.	Yes	Yes	69	No
Grays Harbor College	Diesel Technology Building 1800 was built in 1987 and needs to be modernized to support current learning environment standards.	No	Yes	39	Yes
Green River College	Green River College requests funding to replace its aging campus wayfinding system with a modern navigation network that improves accessibility and visitor experience across all facilities. The project will install consistent directional signage, interactive kiosk stations, and digital mapping tools to help students, staff, and visitors navigate campus safely and efficiently.	Yes	No	Site	No
Highline College	Design and conduct an interior renovation of building 0 (which is presently a childcare center) to create new classrooms/labs and .offices	No	Yes	23	Yes
Lake Washington Institute of Technology	Renovation of multiple office and classroom areas.	No	Yes	Multiple	Not when 45+
Lower Columbia College	The Admissions building at Lower Columbia College was originally constructed in the early 1960s as the campus student center and was renovated in the mid-1990s to serve as the Admissions building. While minor improvements have been made since that time, the facility no longer adequately supports the evolving Student Success environment or the needs of today's diverse student population. This project will modernize and renovate the building to create a more functional, welcoming, and student-centered space. These updates will better align the facility with current service models and improve access to essential enrollment and student support resources.	No	Yes	67	No
North Seattle College	Relocated the Middle College High School program currently located on the 3rd floor of IB to the 1st floor of IB where we have underutilized nursing classrooms. This will make room for the Watch Technology program that has requested 2 more Labs/classrooms to make space for the students currently on a wait list for enrollment.	No	Yes	58	No

Olympic College	Interior renovations, code updates and exterior repairs to buildings 3, 13 and 19 to accommodate the growth of five new health sciences programs (EMT, Paramedic, Respiratory Therapy, Dental Assisting, Dental Hygiene).	No	Yes	Multiple	No
Peninsula College	Build a wall to enclose the B114 Archive space.	No	Yes	19	Yes
Peninsula College	Birds are flying into our windows. We have applied bird strike dots on some buildings and it has reduced deaths. We would purchase dot film and apply it to building windows that have high strike rates according to our Biology department's data.	No	Yes	Multiple	Yes
Peninsula College	Upgrade the R building electrical, shelving and doors to support outdoor Welding classes. Replace or upgrade existing shelving and roll up doors to support Welding and Construction Tech programs. This building will eventually be removed - possibly more than ten years from now - as part of a major project that will not start in the near future.	No	Yes	50	No
Peninsula College	Add security cameras to buildings and parking	Yes	Yes	Multiple	No
Peninsula College	Build a counseling/meeting space off the Multi-purpose room for advising and meetings.	No	Yes	47	No
Peninsula College	Enclose the carport - old teller drive up - with fence or constructed walls to park the Natural Resource van and boat, and the portable welding program truck and trailer.	Yes	Yes	47	No
Peninsula College	The theater lighting system had non-UL fixtures that were removed for safety reasons. They were from 2012. Other components are similar vintage or surplus from Port Angeles high school.	No	Yes	61	No
Peninsula College	Add a floor to ceiling rolling gate that moves side to side. The space to be enclosed is curved.	No	Yes	62	No
Peninsula College	Change the lobby reception area so the workspace is ADA compliant.	No	Yes	62	No
Peninsula College	Make more individual test spaces in the D212 room.	No	Yes	62	No
Peninsula College	Build a sound barrier wall between the Test Center and the hallway.	No	Yes	62	No
Pierce College	Remodel the International House and upgrade the building systems.	No	Yes	27	Yes
Pierce College	Remodel the first floor classrooms from lab space to general classroom space.	No	Yes	32	Yes
Renton Technical College	Renovation of 4 bathrooms in Building L.	No	Yes	40	Yes
Seattle Central College	The project will include the full replacement of two elevators, while remaining funds will be used to address and stabilize other elevators across campus that are currently in disrepair.	No	Yes	Multiple	Not when 45+
Shoreline Community College	This project will execute a comprehensive wayfinding and signage renovation featuring a unique Lushootseed naming protocol developed in partnership with local tribal representatives to honor indigenous culture. By replacing obsolete maps and mismatched markers with this culturally significant, unified navigation system, Shoreline will eliminate student confusion and distinguish itself as a regional leader in tribal engagement and campus identity.	Yes	No	Site	No
Skagit Valley College	Fire Apparatus Building — Phase III completes a partially delivered capital investment impacted by inflation. Supports full program functionality and removes operational constraints impacting other programs.	Yes	Yes	3	No
Skagit Valley College	Remodel our Ford Hall building to create dedicated, high-tech space for our IT program which will foster a modern collaborative working environment.	No	Yes	39	Yes
Skagit Valley College	Machining Technology Expansion (Workforce Capacity) - Expands program capacity (~25% increase) and supports workforce-aligned training in a space-constrained program without a near-term major capital solution.	No	Yes	Multiple	No

Skagit Valley College	This project will include classroom technology and learning environment upgrades (Student Access & Modality) – Modernizes 36 classrooms to support hybrid, remote, and in-person learning, improving access for underserved and geographically constrained students.	No	Yes	Multiple	Not when 45+
Skagit Valley College	Relocate the trash compactor and recycling center that serves the Mount Vernon Campus.	Yes	No	Site	No
South Puget Sound Community College	Replace 19 Water Supplied Heat Pumps that are 25 + years old and failing	No	Yes	26	Yes
South Seattle College	Refinishing part of the old Aubobody spaces to house our Art classes in the near future. The open space is what our art program is looking for to grow.	No	Yes	57	No
South Seattle College	To create student multipurpose space provides a flexible environment that supports learning, collaboration, and community building. By accommodating activities such as studying, group meetings, events, and informal social interaction, it maximizes the use of campus space and adapts to diverse student needs. These spaces encourage engagement beyond the classroom, fostering creativity, teamwork, and a sense of belonging.	No	Yes	32	Yes
Spokane Community College	This project renovates two, existing, adjacent classrooms in Building 19 to support the Heavy Equipment Program by replacing original 1970-era finishes and outdated systems. Improvements will create a modern, durable, and functional learning environment aligned with current instructional practices.	No	Yes	51	No
Spokane Community College	This project will convert an existing research laboratory in SCC Building 27 (Livingston Science and Mathematics) into a fully functional microbiology instructional lab. The renovation will include reconfiguring lab tables, sinks, and equipment to support modern microbiology teaching and increased student capacity.	No	Yes	22	Yes
Spokane Falls Community College	The project renovates underutilized space in SFCC Building 17 to develop a dedicated on-campus child care center. The facility will provide affordable, high-quality care for children of students, faculty, staff, and the broader community.	No	Yes	51	No
Tacoma Community College	This project will improve access to the college by providing better signage and wayfinding around the college.	Yes	No	Site	No
Tacoma Community College	Equity and Diversity Inclusion improvements to the Tacoma campus such as indigenous interpretive signage and plantings.	Yes	No	Site	No
Tacoma Community College	Wet Lab classroom conversion at Tacoma Community College Gig Harbor Campus	No	Yes	32	Yes
Tacoma Community College	Physical Education, Health and Wellness improvements to program area south of Gym, to include track, lighting, other necessary amenities.	Yes	No	Site	No
Tacoma Community College	Tacoma and Gig Harbor campus improvements that support TCC sustainability initiatives and lower the campus carbon footprint.	No	No	Multiple	No
Walla Walla Community College	This project modernizes instructional spaces across workforce program areas through classroom expansions, shop refreshes, electrical upgrades, and facility improvements to better support hands-on workforce training.	No	Yes	Multiple	No
Walla Walla Community College	This project will resurface an existing 33k sq ft instructional parking lot used by multiple workforce programs, including Diesel Technology and John Deere, to support hands-on training, equipment operation, and safety instruction. The current deteriorating surface limits safe, effective use and reduces instructional capacity.	Yes	No	Site	No
Wenatchee Valley College	WVC will look to this funding to ensure our mechanical systems are replaced timely with efficient equipment. We will also use this funding to remodel and adapt instructional, support spaces and more for flexible, multi-modal learning across both campuses.	No	Yes	Multiple	Not when 45+

Whatcom Community College	This project will provided updated instructional space in Kelly, Baker, and Cascade. These upgrades will greatly improve the physical teaching environment in several classrooms and address programmatic adjustments needed to facilitate the backfill plan for space vacated by the completion of the Technology & Engineering Center (TEC).	No	Yes	Multiple	Yes
Yakima Valley College	Yakima Valley College (YVC) proposes the remodel of two traditional restrooms (room #s 112 & 114) in the Main Building on the Grandview Campus, converting them into a gender-neutral universally accessible restroom to better serve students, employees, and campus visitors. The project will consist of a transformation of the two restrooms into one and will include a new layout, interior walls removal and modifications, creating multiple stalls, new installations of [...]	No	Yes	37	Yes
Yakima Valley College	This Deccio lighting replacement and upgrade project replaces aging skylights on the second floor of the Deccio Building and completes a comprehensive renovation and LED upgrade of interior lighting throughout the facility, including classrooms, hallways, lobbies, offices, and workspaces. The upgrades will improve energy efficiency, lighting quality, and the overall instructional environment within the existing building footprint.	No	Yes	25	Yes
Yakima Valley College	Yakima Valley College (YVC) proposes the remodeling of an existing room in the HUB (room #182) currently underutilized and used for storage and closet in the HUB building into a gender-neutral universally accessible restroom to better serve students, employees, and campus visitors. The project will consist of minor interior modifications and/or renovation, including tearing down of an interior wall, creating partitions, signage and plumbing and fixture [...]	No	Yes	70	No
Yakima Valley College	This request seeks funding to replace the existing elevator in Prior Hall with a new, fully ADA compliant elevator system. The current elevator has exceeded its useful life, experiences repeated service failures, and does not meet current accessibility standards. The project will remove the existing elevator equipment and upgrade the elevator in the building by installing a modern code compliant system to ensure that there is safe and equitable access to the upper [...]	No	Yes	78	No

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,

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

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:** _____

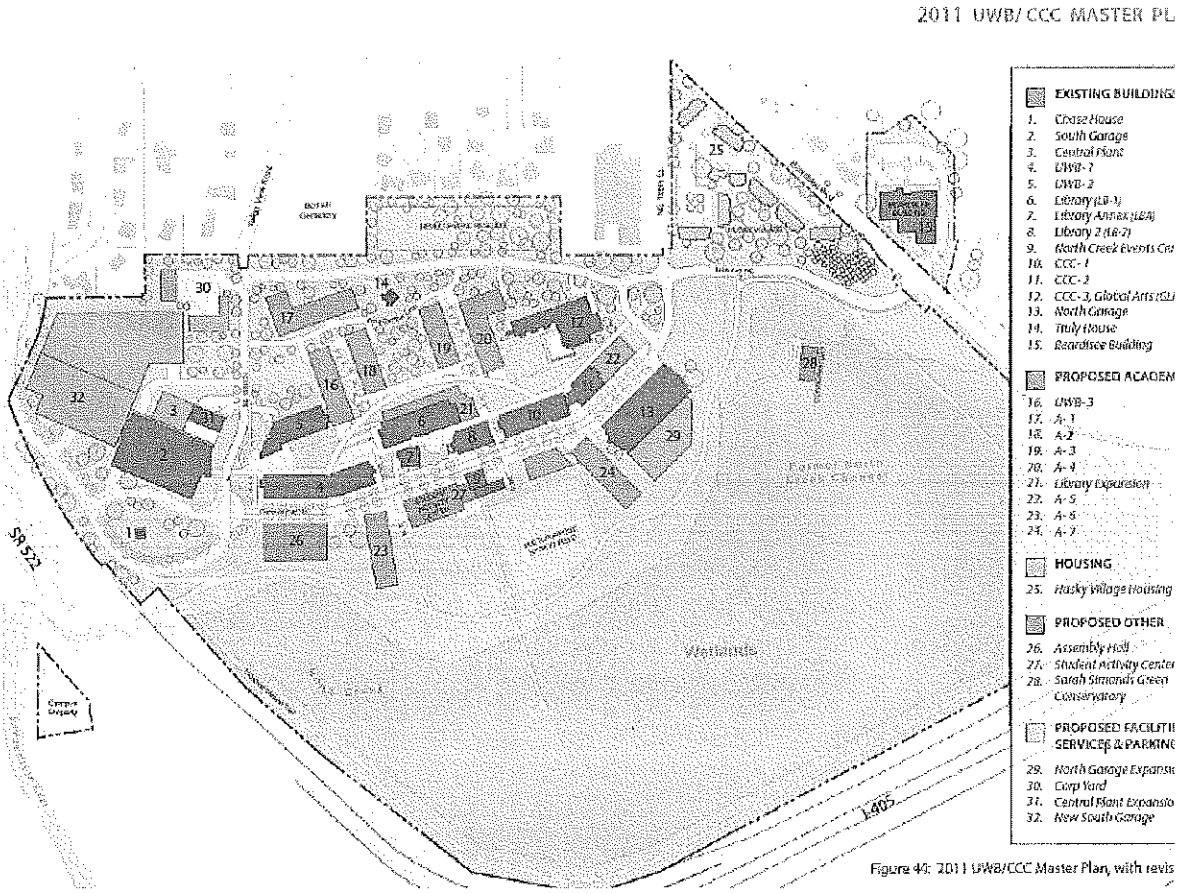


Figure 44: 2011 UWB/CCC Master Plan, with revis

FILE COPY

NPS Form 10-900
(Rev. 8-86)

26N 5E 8

OMB No. 1024-0018

United States Department of the Interior
National Park Service

KI 647

National Register of Historic Places Registration Form

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. ☐ not for publication
city, town: Bothell ☐ vicinity
state: Washington code: WA county: King code: 033 zip code: 98011

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
☒ private	☒ building(s)	1	1	buildings
☐ public-local	☐ district	—	—	sites
☐ public-State	☐ site	—	—	structures
☐ public-Federal	☐ structure	—	—	objects
	☐ object	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)	Period of Significance	Significant Dates
Architecture	c. 1885-1895	1889-1895
Health/Medicine		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. Chased 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, 1982.
Stickney, Amy Eunice, and Lucile McDonald. Squak Slough. Seattle: Evergreen Printing Co., 1977.

☐ See continuation sheet

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 #

Primary location of additional data:
- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

10. Geographical Data

Acreage of property less than one

UTM References

	Zone	Easting	Northing
A	10	560780	5289440
B			
C			
D			

☐ 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.

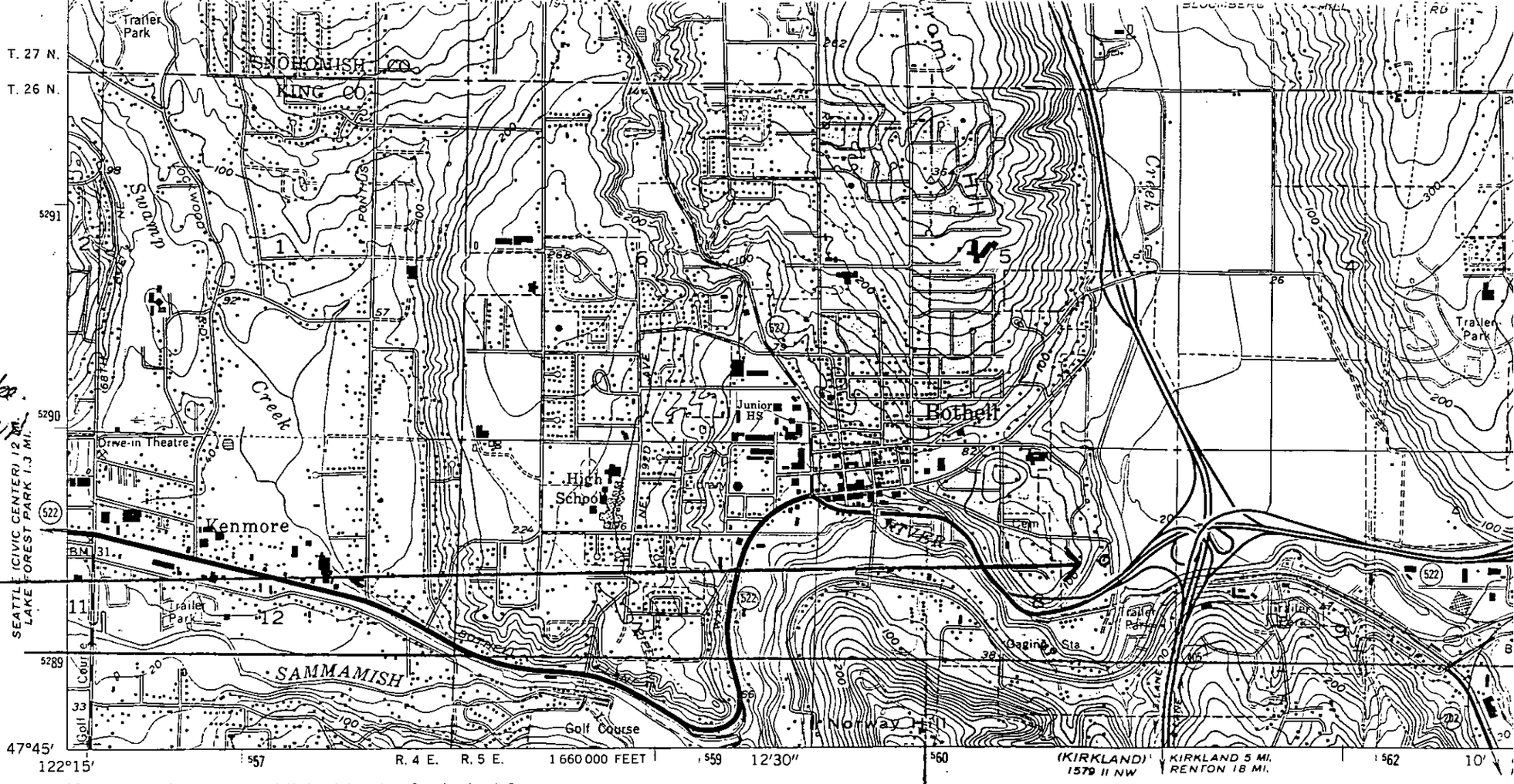
☐ See continuation sheet

11. Form Prepared By

Name/title	Robert D. Garwood, edited by L. Garfield		
organization	City of Bothell	date	June 29, 1989
street & number	18305 101st N.E.	telephone	(206) 486-8152
city or town	Bothell	state	Washington zip code 98011

*U.S.GPO:1988-0-223-918

Dr. Reuben Chase Hse.
Bothell, King Co., WA
UTM References:
10/560780/5289440



Mapped, edited, and published by the Geological Survey

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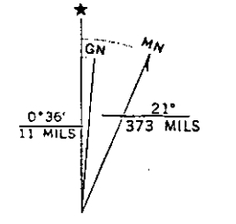
Topography by photogrammetric methods from aerial photographs taken 1952. Field checked 1953

Polyconic projection. 10,000-foot grid ticks based on Washington coordinate system, north zone. 1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue, 1927 North American Datum. To place on the predicted North American Datum 1983, move the projection lines 23 meters north and 93 meters east as shown by dashed corner ticks

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



UTM GRID AND 1981 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

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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

NADB
Document No 1334426

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

Prepared for

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By

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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-m^2 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 background[1] 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.

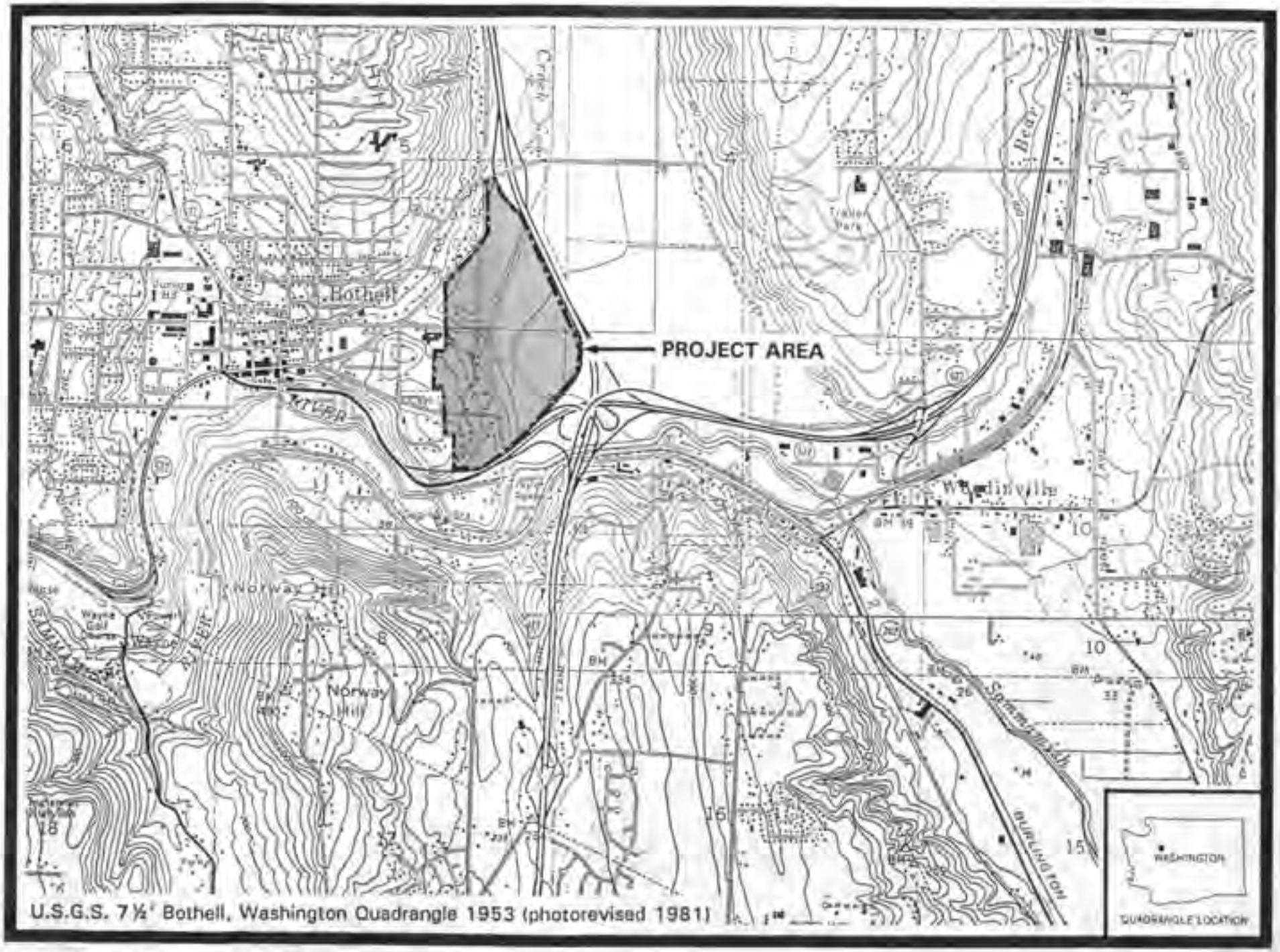

Figure 1-1 Location of Project Area

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 km^2. 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.

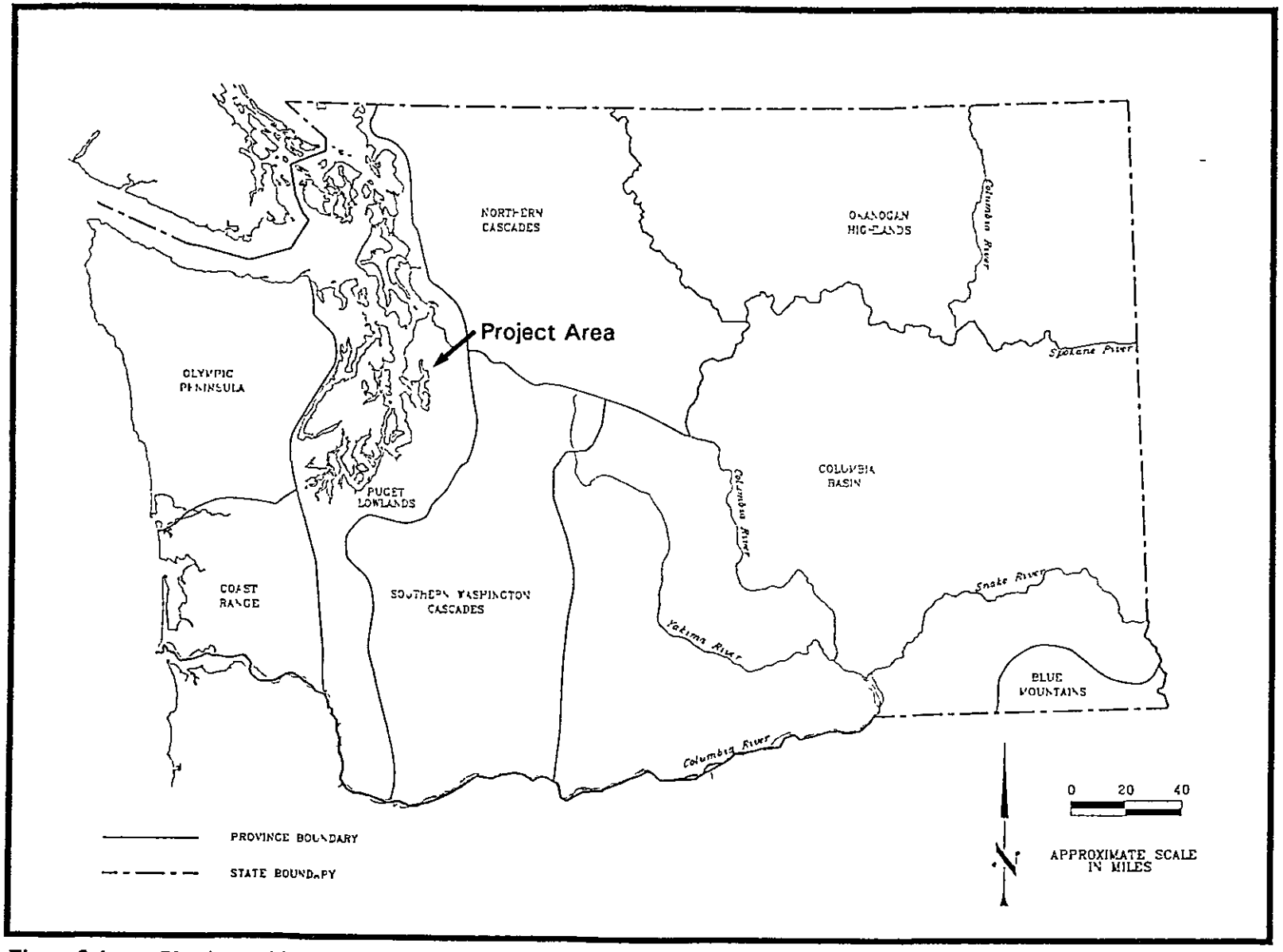

Figure 2-1 Physiographic Provinces in Washington State (based on Franklin and Dyrness 1973; Rosenfeld 1993)

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 macroclime 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.
Kidd (1964)			
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
Current			
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). TheDuwamish 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

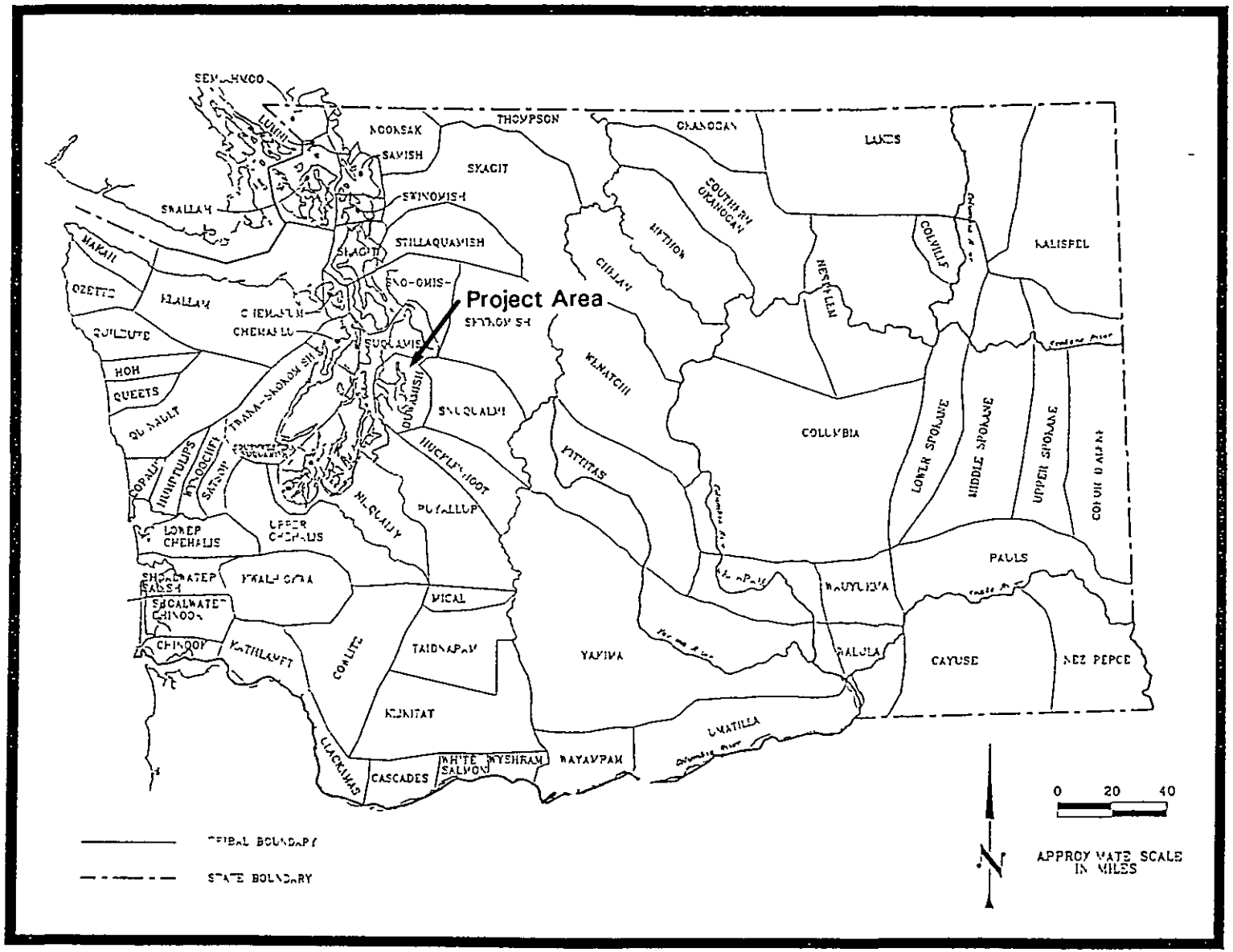

Figure 3-1 Ethnographic Territories in Washington State (based on Suttles 1987 and Ray 1936)

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, *Ctcel*. 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 lumbering[2].

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

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[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-m^2 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 OAHP, HRA defines a *site* as a cultural deposit exhibiting a density of ten or more artifacts per 10-m^2. 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:

X Describes the objectives & methods
X Summarizes the results of the survey
X Reports where the survey records and data are stored
Has a Research Design that:
X Details survey objectives
X Details specific methods
___ Details expected results
X Details area surveyed
X 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: _____

LEGEND

Scale: 1" = 200'

Project Area Boundary

Unsurveyed

Shovel Scrape Survey Area

Subsurface Survey Area

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,

Terence Hsiao
Vice President of Administrative Services

CASCADIA COLLEGE
BOTHELL

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,

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,

Terence Hsiao
Vice President of Administrative Services

CASCADIA COLLEGE
BOTHELL

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.

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Respectfully,

Terence Hsiao
Vice President of Administrative Services

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

Mary 23, 2022

Suzanne Gilbert
Department of Enterprise Services
PO Box 41476
Olympia, Washington98504

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,

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):
☐ ARCHY ☐ BEU

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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

Property Name: *if applicable* Cascadia College

Project Address: 18345 Campus Way NE

Provide 1-2 sentence summary of the project.

construction of new Student Services building on Cascadia College campus.

City / State / Zip: Bothell, WA 98011 County: King Township / Range / Section: *leave blank if unsure* T26NR5E/Sec 8

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): ☑ NEW CONSTRUCTION ☐ DEMOLITION ☑ GROUND DISTURBANCE ☐ REHABILITATION / RENOVATION ☐ ACQUISITION

Are any buildings 45 years or older going to be impacted in any of the above ways by this project? ○ YES ◉ NO ○ NOT SURE

☐ 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? ○ YES ◉ NO ○ NOT SURE If Yes, what Federal Agency?

Have you already received a grant? ○ YES ○ NO, WE ARE APPLYING NOW ○ NO, WE HAVE NOT APPLIED YET ◉ 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? ☑

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)

☐ **EXEMPT** from GEO 21-02 review.

☐ The project will have an **ADVERSE IMPACT** on historic properties.

☐ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

☐ DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

DAHP REVIEWER

☐ The project will have **NO ADVERSE IMPACT** on historic properties.

☐ SURVEY REQUIRED
☐ MONITORING REQUIRED

☐ INADVERTENT DISCOVERY PLAN REQUIRED

DATE

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.**

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

SECTION 5: ATTACHMENTS

Please email completed form and all attachments to:
2102@dahp.wa.gov

- [x] 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.*
- [ ] 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

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.

Instructions: Please attach a MAP clearly showing the project area. Please click here for tutorial on creating a map if you don't have one clearly showing the project area.

SECTION 7: MAP / Area of Potential Effect

CLICK IN THE BOX ABOVE TO ADD A MAP
MAP MUST BE IN JPG FORMAT

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,

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
N
SR 522
Campus Entrance
South Campus Way
SITE OF CC5
The Gateway Building
Campus View Apartments
Beardslee Blvd
NE 185th St
UWB parking only
Husky Hall
Husky Village Student Housing
UWBB
110th Ave NE
NE 180th St
Surface Parking
Truly House
Campus Safety (Lower Level)
Bookstore
Mobius Hall
CC3
CC2
CC1
Discovery Hall (DISC)
Commons Hall (UW2)
Physical Plant
South Parking Garage
LB1
Library
LB2
(LBA)
North Parking Garage
Beardslee Blvd Campus Entrance
TO BEARDSLEE CROSSING
Sarah Simonds Green Conservatory
Founders Hall (UW1)
Campus Way NE
Chase House
Subway Deli
ARC
Activities & Recreation Center
Outdoor Sports Complex
Wetland Buffer Zone
North Creek Trail
To the Burke-Gilman Trail and Sammamish River Trail
Wetland Buffer Zone
Viewing Platform
North Creek
Wetlands
522
405
113
Legend:
UW Bothell
Shared Building
Cascadia CC
Accessible parking
Restrooms
Smoking area
Elevators
Public Pay Parking
Transit Station

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,

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,

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
N
SR 522
Campus Entrance
South Campus Way
SITE OF CC5
The Gateway Building
UWB parking only
Husky Hall
NE 185th St
Campus View Apartments
Beardslee Blvd
UWBB
Husky Village Student Housing
110th Ave NE
NE 180th St
Surface Parking
Truly House
Campus Safety (Lower Level)
Bookstore
Mobius Hall
CC3
CC2
CC1
Discovery Hall (DISC)
Commons Hall (UW2)
Physical Plant
South Parking Garage
LB1
Library
LB2
(LBA)
Founders Hall (UW1)
Campus Way NE
Subway Deli
ARC
Activities & Recreation Center
Outdoor Sports Complex
North Parking Garage
Wetland Buffer Zone
Beardslee Blvd Campus Entrance
TO BEARDSLEE CROSSING
Sarah Simonds Green Conservatory
Chase House
North Creek Trail
To the Burke-Gilman Trail and Sammamish River Trail
Wetland Buffer Zone
Viewing Platform
North Creek
Wetlands
522
405
117
Legend:
UW Bothell
Shared Building
Cascadia CC
Accessible parking
Restrooms
Smoking area
Elevators
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 perferred 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,

Eric W. Murray

Dr. Eric Murray
President, Cascadia College

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

CAMPUS MAP
CASCADIA COLLEGE
& UNIVERSITY of WASHINGTON | BOTHELL
N
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Commons Hall (UW2)
Physical Plant
South Parking Garage
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(LBA)
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Legend:
UW Bothell
Shared Building
Cascadia CC
Accessible parking
Restrooms
Smoking area
Elevators
Public Pay Parking
Transit Station

CASCADIA COLLEGE
BOTHELL

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,

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

CONFIDENTIALITY NOTICE: This mail and any attachments are for the sole use of the intended recipient(s) and contains information that may be confidential and/or legally privileged. If you have received this email in error, please notify the sender by reply email and delete the message. Any disclosure, copying, distribution or use of this communication by someone other than the intended recipient is prohibited.

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,

Eric W. Murray

Dr. Eric Murray
President, Cascadia College

Encl: Campus Map
Cc: Dennis Lewarch, THPO

CAMPUS MAP
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UW Bothell
Shared Building
Cascadia CC
Accessible parking
Restrooms
Smoking area
Elevators
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

haʔɬ 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

tix̌ix̌dubut čəxʷ (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

CASCADIA COLLEGE
BOTHELL

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,

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
N
SR 522
Campus Entrance
South Campus Way
SITE OF CC5
The Gateway Building
Campus View Apartments
Beardslee Blvd
NE 185th St
UWB parking only
Husky Hall
Husky Village Student Housing
UWBB
110th Ave NE
NE 180th St
Surface Parking
Truly House
Campus Safety (Lower Level)
Bookstore
Mobius Hall
CC3
CC2
CC1
Discovery Hall (DISC)
Commons Hall (UW2)
Physical Plant
South Parking Garage
LB1
Library
LB2
(LBA)
North Parking Garage
Beardslee Blvd Campus Entrance
TO BEARDSLEE CROSSING
Sarah Simonds Green Conservatory
Founders Hall (UW1)
Campus Way NE
Chase House
Subway Deli
ARC
Activities & Recreation Center
Outdoor Sports Complex
Wetland Buffer Zone
North Creek Trail
To the Burke-Gilman Trail and Sammamish River Trail
Wetland Buffer Zone
Viewing Platform
North Creek
Wetlands
522
405
130
Legend:
UW Bothell
Shared Building
Cascadia CC
Accessible parking
Restrooms
Smoking area
Elevators
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,

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

August 12, 2026

Floyd Plemmons
Grays Harbor College
1620 Edward P Smith Dr
Aberdeen, WA 98520

In future correspondence please refer to:
Project Tracking Code: 2026-08-05415
Property: GHC Lake Swano Dam Removal Project
Re: No Historic Resources Impacted

Dear Floyd Plemmons:

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

August 12, 2026

Floyd Plemmons
Grays Harbor College
1620 Edward P Smith Dr
Aberdeen, WA 98520

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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

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 severs 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

EDMONDS COMMUNITY COLLEGE

20000 68th Ave. W
Lynnwood, WA 98036-5999
425.640.1459 | edcc.edu

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

EDMONDS COLLEGE

20000 68th Ave. W.
Lynnwood, WA 98036-5999
425.640.1400 | edmonds.edu

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

Edmonds College does not discriminate on the basis of race; color; religion; national origin; sex; disability; sexual orientation; age; citizenship, marital, or veteran status; or genetic information in its programs and activities.

EDMONDS COLLEGE

20000 68th Ave. W.
Lynnwood, WA 98036-5999
425.640.1400 | edmonds.edu

April 4, 2022

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

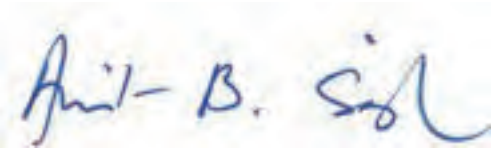
Dear Leonard Forsman,

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

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EDMONDS COLLEGE

20000 68th Ave. W.
Lynnwood, WA 98036-5999
425.640.1400 | edmonds.edu

April 4, 2022

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

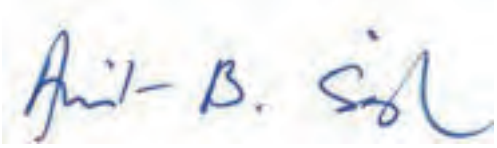
Dear Nino Maltos,

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

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EDMONDS COLLEGE

20000 68th Ave. W.
Lynnwood, WA 98036-5999
425.640.1400 | edmonds.edu

April 4, 2022

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

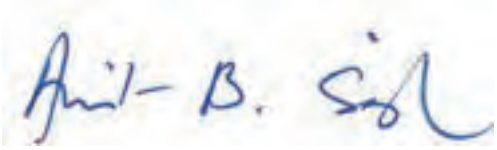
Dear Robert de los Angeles,

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

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EDMONDS COLLEGE

Chris Szarek <chris.szarek@edmonds.edu>

Fwd: triton learning commons

1 message

Amit Singh <amit.singh@edmonds.edu> Tue, Apr 12, 2022 at 2:04 PM
To: Chris Szarek <chris.szarek@edmonds.edu>

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

EDMONDS COLLEGE

20000 68th Ave. W.
Lynnwood, WA 98036-5999
425.640.1400 | edmonds.edu

April 4, 2022

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

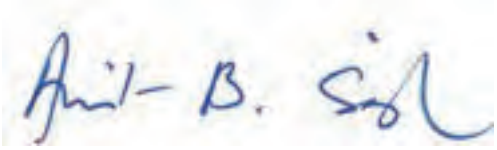
Dear Jaison Elkins,

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

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EDMONDS COLLEGE

20000 68th Ave. W.
Lynnwood, WA 98036-5999
425.640.1400 | edmonds.edu

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

Edmonds College does not discriminate on the basis of race; color; religion; national origin; sex; disability; sexual orientation; age; citizenship, marital, or veteran status; or genetic information in its programs and activities.

EDMONDS COLLEGE

20000 68th Ave. W.
Lynnwood, WA 98036-5999
425.640.1400 | edmonds.edu

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.

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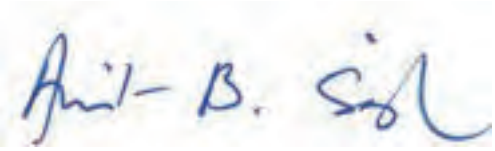

Amit B. Singh, PhD
President

Back to Table of Contents

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

November 27, 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: 2017-11-08343
Property: Renton Technical College New Health Sciences Center
Re: Determined Eligible

Dear Mr. Doty:

Renton Technical College (RTC) recently contacted the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the proposed Health Sciences Center. We have reviewed the information sent to us by Stefanie Fuller of Enterprise Services (DES). This review was conducted on behalf of the SHPO by Deputy SHPO, Greg Griffith; State Archaeologist, Dr. Rob Whitlam; and myself.

It is our opinion that the historic property (ID#537641) acquired by the RTC for the project is eligible to the National Register of Historic Places. Mr. Griffith has informed Ms. Fuller that we are interested in this property as an example of intact mid-20th century modern architecture as well as King County public health efforts in the 1960s. We look forward to further consultation regarding the determination of the project effect on National Register eligible property in the area of potential impact. To continue consultation, please have DES fill out an EZ-3 form.

Furthermore, Dr. Rob Whitlam has conducted a preliminary review of the site at that location and has concluded that the State Board and DES must alert their contractors to standard inadvertent discovery protocols, due to the probability of archaeological resources being present while preparing the site.

Please provide us any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of Governors Executive Order 05-05 (GEO 05-05). These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to GEO 05-05. Should additional information become available, our assessment may be revised. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me (360) 586-3533 or russell.holter@dahp.wa.gov.

Sincerely,

Russell Holter
Project Compliance Reviewer
Cc: Stefanie Fuller (DES)

DAHP USE ONLY
Date Received:
DAHP Log #:
Reviewer(s):
☐ ARCHY ☐ BEU

dahp
protect the past, shape the future
DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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.*

SECTION 1: PROJECT INFORMATION

Project Title: Health Sciences Center

Property Name: *if applicable* Renton Technical College

Project Address: 3000 NE 4th St

City / State / Zip: Renton, WA 98056 County: King Township / Range / Section: *leave blank if unsure*

Provide 1-2 sentence summary of the project.

Construct a new building for the Health Sciences programs. Project is a proposed 3-story, 57,000SF building on a parcel adjacent to the main campus of Renton Technical College. The building will contain classrooms, skills labs and faculty offices.

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): ☑ NEW CONSTRUCTION ☑ DEMOLITION ☑ GROUND DISTURBANCE ☐ REHABILITATION / RENOVATION ☐ ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old? ☐ YES ☐ NO ☐ NOT SURE *Contact DAHP

☐ Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register? ☑ YES ☐ NO ☐ NOT SURE

Is the building, structure or site already recorded in WISAARD? ☑ YES ☐ NO [!] See Note ☐ NOT SURE *Contact DAHP

If Yes, what is the Property ID # or Site #? 537641

☐ **[!] If the resource is not recorded in WISAARD, please contact DAHP Staff.** ***Go to www.dahp.wa.gov/wisaard for more information. Check the box when complete.***

Are there any Federal funds, lands, permits, or licenses involved in/required by this project? ☐ YES ☐ NO ☐ NOT SURE If Yes, what Federal Agency?

What is the nature of your request? (Check all that apply) ☑ PREDESIGN ☐ DESIGN ☐ CONSTRUCTION ☐ APPLYING FOR GRANT / LOAN ☐ TRYING TO GET UNDER CONTRACT ☐ NOT SURE

SECTION 3: STATE AGENCY INFORMATION

State Agency: Washington State DES E&AS Grant / Loan Program Name: ☑ Direct Appropriation?

Contact Person: Eric Lara Phone: 360-485-9458 e-mail: Eric.Lara@des.wa.gov

Funding biennium? 2023-2025 Requested grant / loan amount: $43,500,000.00 Total project amount: $43,500,000.00

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Mary Jo Lux Submitter Organization: SSW Architects

Submitter Address: 901 5th Ave, No. 3100 City / State / Zip: Seattle, WA 98164

Submitter Phone: 206-812-0444 Submitter e-mail: lux@sswarchitects.com

SECTION 5: ATTACHMENTS

Please email completed form and all attachments to:
2102@dahp.wa.gov

☑ MAP / APE - 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 on Page 2 for 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.*

DAHP DETERMINATION (DAHP USE ONLY)

☐ **EXEMPT** from GEO 21-02 review.

☐ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

☐ The project will have **NO ADVERSE IMPACT** on historic properties.

☐ The project will have an **ADVERSE IMPACT** on historic properties.

☐ DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

☐ SURVEY REQUIRED ☐ IDP REQUIRED

☐ MONITORING REQUIRED

DAHP REVIEWER

DATE

revised April 2021

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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 6: ADD'L PROJECT INFORMATION

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 fill 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 such as plans, specifications, and photographs. An historic property inventory form may need to completed by a qualified cultural resource professional.

Provide a detailed description of the proposed project:

The Health Sciences Center project is a proposed 3-story, 57,000SF building built on grade on a previously developed property adjacent to the main campus of Renton Technical College. The programs that will be supported in this new building are primarily in Building B, a building which is too small and not intended for skills labs. Additional classes are spread through multiple campus buildings and are currently functioning in outdated spaces that are not suitable to modern instruction of these types of programs. This new building will locate the college's health science programs together in one building and provide teaching space that aligns with modern health care technology. The building will contain classrooms, skills labs and faculty offices. The project will include utility upgrades and site amenities such as paving, landscaping and additional campus parking.

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

The proposed site is located adjacent to the south end of the Renton Technical College main campus. This parcel was purchased by the college several years ago with the intent to expand their campus and provide needed space for modern teaching facilities. The site has (1) existing building - a small, former medical office building, built in the 1960s - which cannot support the needs of the college in its current size and condition. The land around the building is landscaped, developed, and maintained by surface water collection systems.

For this project, the existing office building and on-site parking will be demolished. The building will be inspected for hazardous materials and any materials found will be abated before demolition. As this parcel is separate from the college's main campus, vehicle and pedestrian access to campus during demolition and construction will not be impacted. The portion of Jefferson Avenue NE that runs through to parcel will remain open during construction.

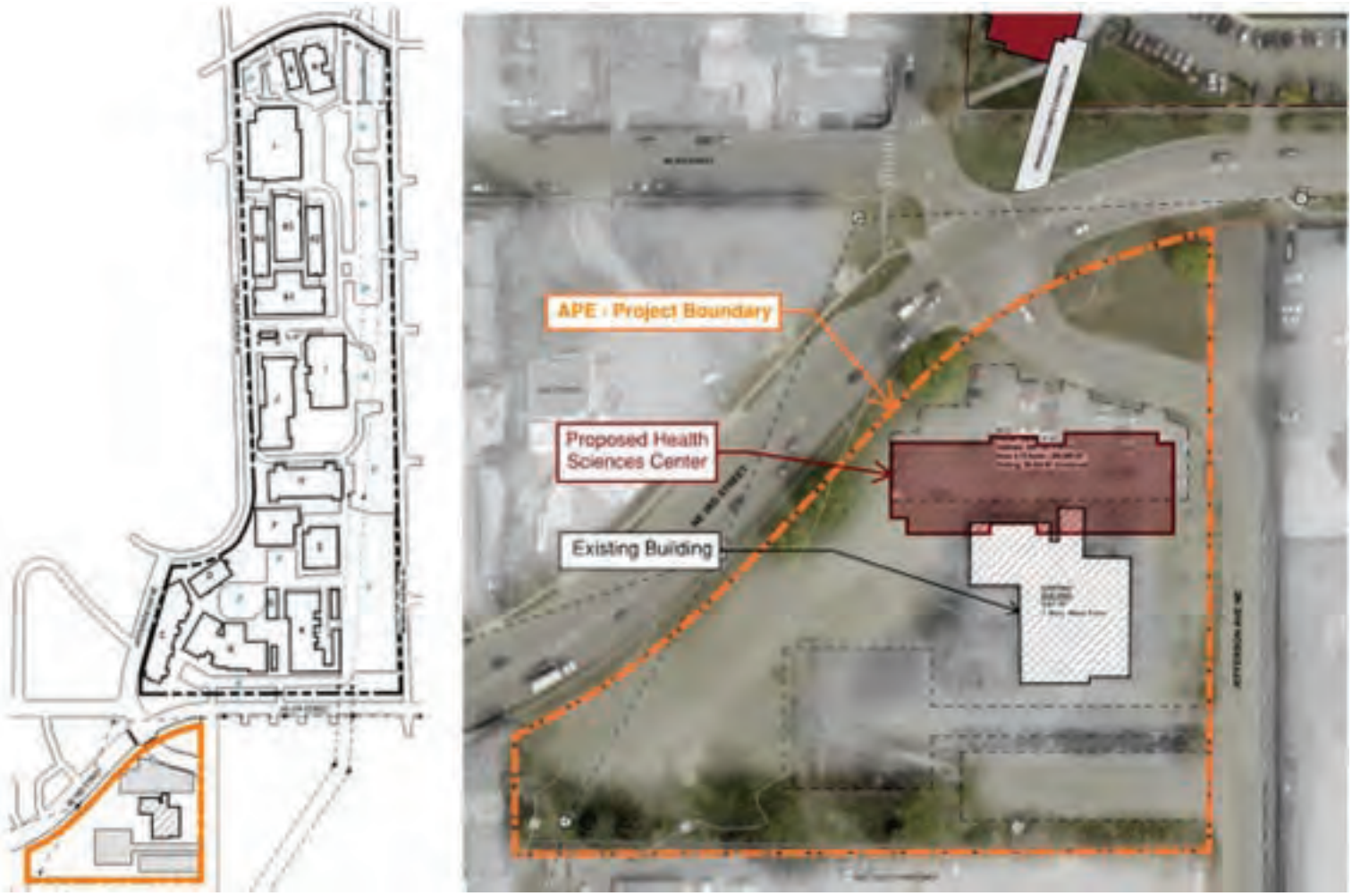
If there are ground disturbing activities proposed, describe them *including the approximate depth of ground disturbance*:

The ground will be disturbed for existing building and hardscape demolition and to make room for new utilities, water management, hardscaping (sidewalks, parking, etc.) and building structure at a depth of approximately 6-8', but may vary depending on design, utility locations and soil conditions. Areas of demolition not within footprint of Health Sciences Center or project-related hardscape will include landscaping and site restoration.

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

Instructions: Please attach a MAP of the project area. (Use WISAARD with USA Topo Basemap background. Click HERE for Snipping Tool Tutorial. Draw an outline of the Area of Potential Effect (APE) that clearly delineates the project boundary.

SECTION 7: MAP / Area of Potential Effect



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

November 27, 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: 2017-11-08343
Property: Renton Technical College New Health Sciences Center
Re: Determined Eligible

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It is our opinion that the historic property (ID#537641) acquired by the RTC for the project is eligible to the National Register of Historic Places. Mr. Griffith has informed Ms. Fuller that we are interested in this property as an example of intact mid-20th century modern architecture as well as King County public health efforts in the 1960s. We look forward to further consultation regarding the determination of the project effect on National Register eligible property in the area of potential impact. To continue consultation, please have DES fill out an EZ-3 form.

Furthermore, Dr. Rob Whitlam has conducted a preliminary review of the site at that location and has concluded that the State Board and DES must alert their contractors to standard inadvertent discovery protocols, due to the probability of archaeological resources being present while preparing the site.

Please provide us any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of Governors Executive Order 05-05 (GEO 05-05). These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to GEO 05-05. Should additional information become available, our assessment may be revised. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me (360) 586-3533 or russell.holter@dahp.wa.gov.

Sincerely,

Russell Holter
Project Compliance Reviewer
Cc: Stefanie Fuller (DES)

Subject: FW: Renton Technical College - Health Sciences Center DAHP notification

From: Borth, Holly (DAHP) <holly.borth@dahp.wa.gov>
Sent: Thursday, July 7, 2022 11:35 AM
To: Mary Jo Lux <lux@sswarchitects.com>
Subject: RE: Renton Technical College - Health Sciences Center DAHP notification

Hi Mary Jo, since we marked off "No Historic Properties Impacted," that decision applies to all phases of the project. we would only ever need to be consulted again if the scope of work changes. You should be good to go on our end, but if you are ever told something different from DES, we can accommodate whatever you need!

Holly Borth, M.S. | Built Environment Compliance Reviewer
360.890.0174 (c) | holly.borth@dahp.wa.gov
[*she/her/hers*]

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343
P please consider the environment before printing this email

My weekly hours are 8am – 4:30pm, Mon-Fri

From: Mary Jo Lux <lux@sswarchitects.com>
Sent: Tuesday, June 28, 2022 8:40 AM
To: Borth, Holly (DAHP) <holly.borth@dahp.wa.gov>
Subject: Renton Technical College - Health Sciences Center DAHP notification

External Email

Good morning Holly,

Please find attached our EZ-1 Project Review form outlining the details of our project at Renton Technical College. It is my understand DAHP has previously reviewed this project as part of the PRR funding process and that there are associated requirements as the project moves forward. We are now working on the Pre-Design and the college intends to go forward with the project. We are notifying DAHP in accordance with GEO 21-02 and request to confirm DAHP requirements and recommendations. We would like to establish communication with the appropriate representatives as we prepare to take the next step forward to work with DAHP as we begin the design phase of the project.

If you have any questions, I can be reached at this email or by phone at 206-285-4252.

Thank you,

Mary Jo Lux AIA, Principal
Schreiber Starling Whitehead Architects
901 Fifth Avenue, Suite 3100

Seattle, WA 98164

Please note I am working both in office and remotely. I am available by email and at the number below.
Cell: 206 285 4252

RTC RENTON TECHNICAL COLLEGE

3000 NE 4th St.
Renton, WA 98056-4123

(425) 235-2352
RTC.EDU

June 25, 2022

The Honorable Jaison Elkins, Chair
Muckleshoot Indian Tribe
39015 172nd Avenue SE
Auburn, WA 98092

Subject: **Health Sciences Center**
Renton Technical College

Mr. Elkins,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

The following pages include campus plans showing the extent of proposed site development and buildings planned for replacement.

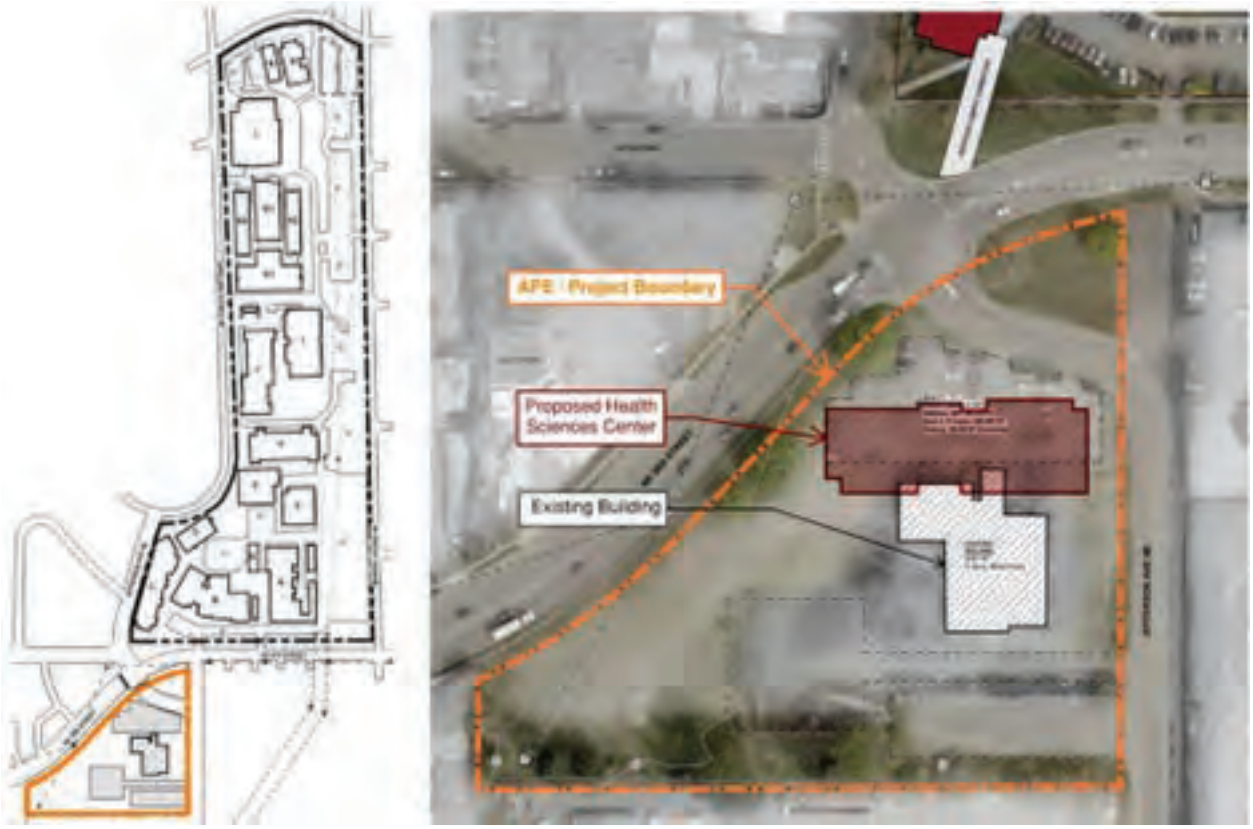
We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

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

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 235-5846 or by e-mail at jacob.jackson@rtc.edu.

Respectfully,

Jacob Jackson
Vice President of Administration & Finance



Campus plan and adjacent parcel, with existing building to be demolished and proposed Health Sciences Center footprint, and extent of site to be redeveloped.

Anticipated location of the Health Sciences Center building and extent of site to be redeveloped.

RENTON TECHNICAL COLLEGE

3000 NE 4th St.
Renton, WA 98056-4123 | (425) 235-2352
RTC.EDU

June 25, 2022

The Honorable Tom Wooten, Chairman
Samish Indian Nation
2918 Commercial Ave.
Anacortes, WA 98221

Subject: **Health Sciences Center**
Renton Technical College

Mr. Wooten,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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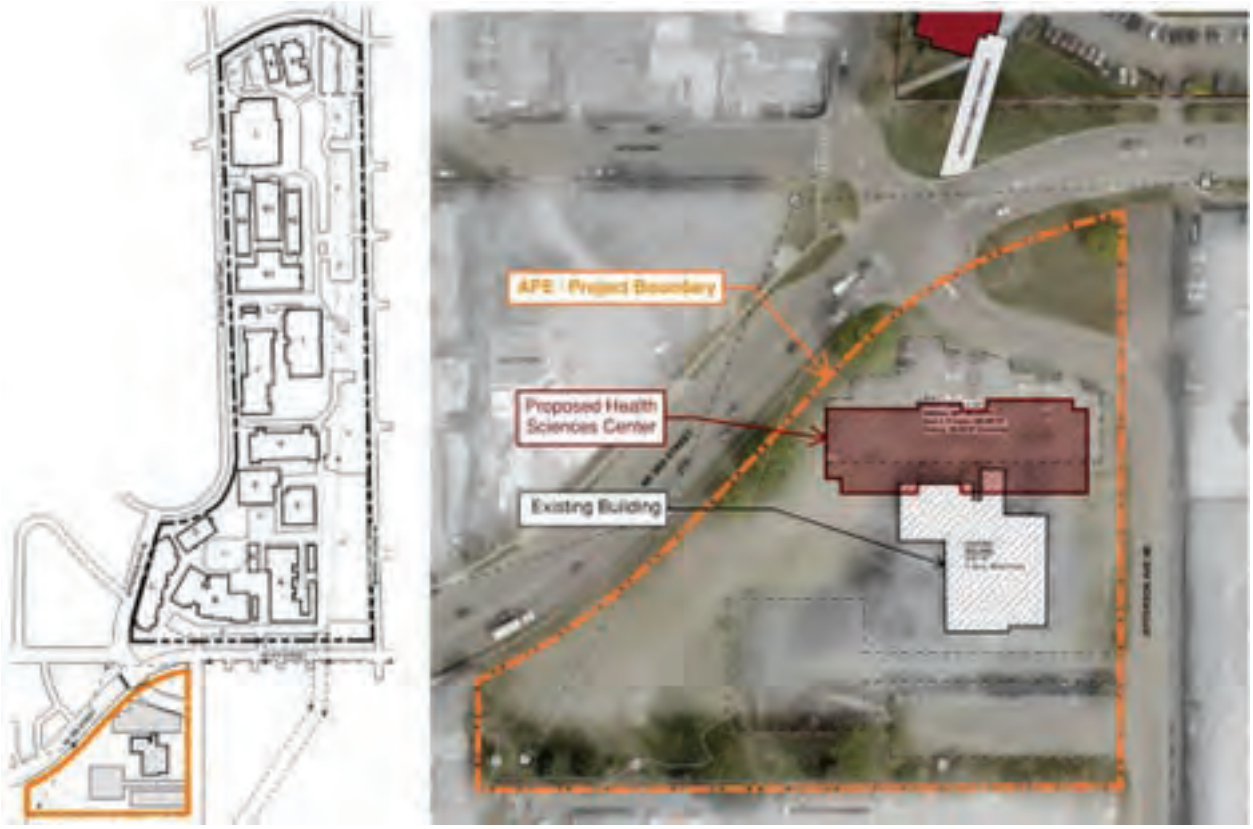

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Renton, WA 98056-4123

(425) 235-2352
RTC.EDU

June 25, 2022

The Honorable Robert de los Angeles
Snoqualmie Indian Tribe
P O Box 969
Snoqualmie, WA 98065

Subject: **Health Sciences Center**
Renton Technical College

Mr. 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 Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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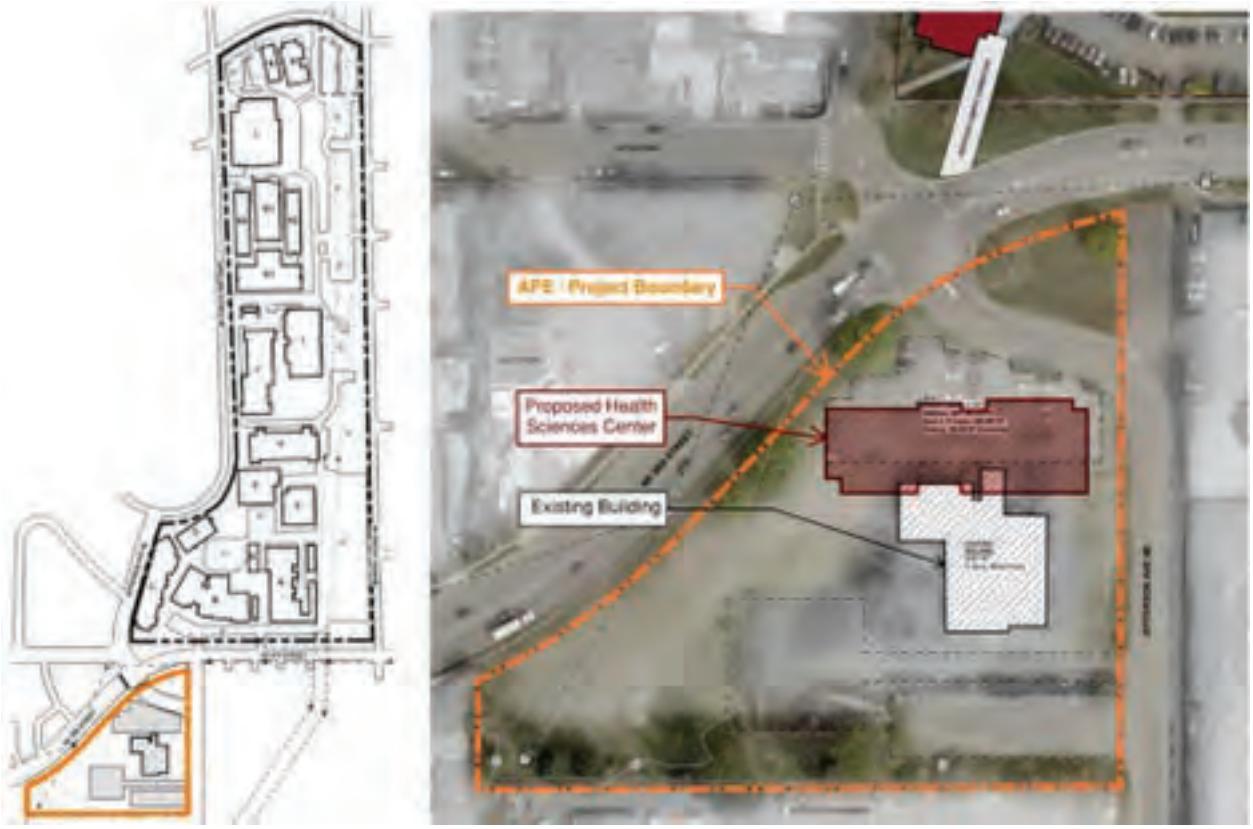

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RENTON TECHNICAL COLLEGE

3000 NE 4th St.
Renton, WA 98056-4123

(425) 235-2352
RTC.EDU

June 25, 2022

The Honorable Kristopher Peters, Chair
Squaxin Island Tribe
200 SE Billy Frank Jr. Way
Shelton, WA 98584-9200

Subject: **Health Sciences Center**
Renton Technical College

Mr. 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 Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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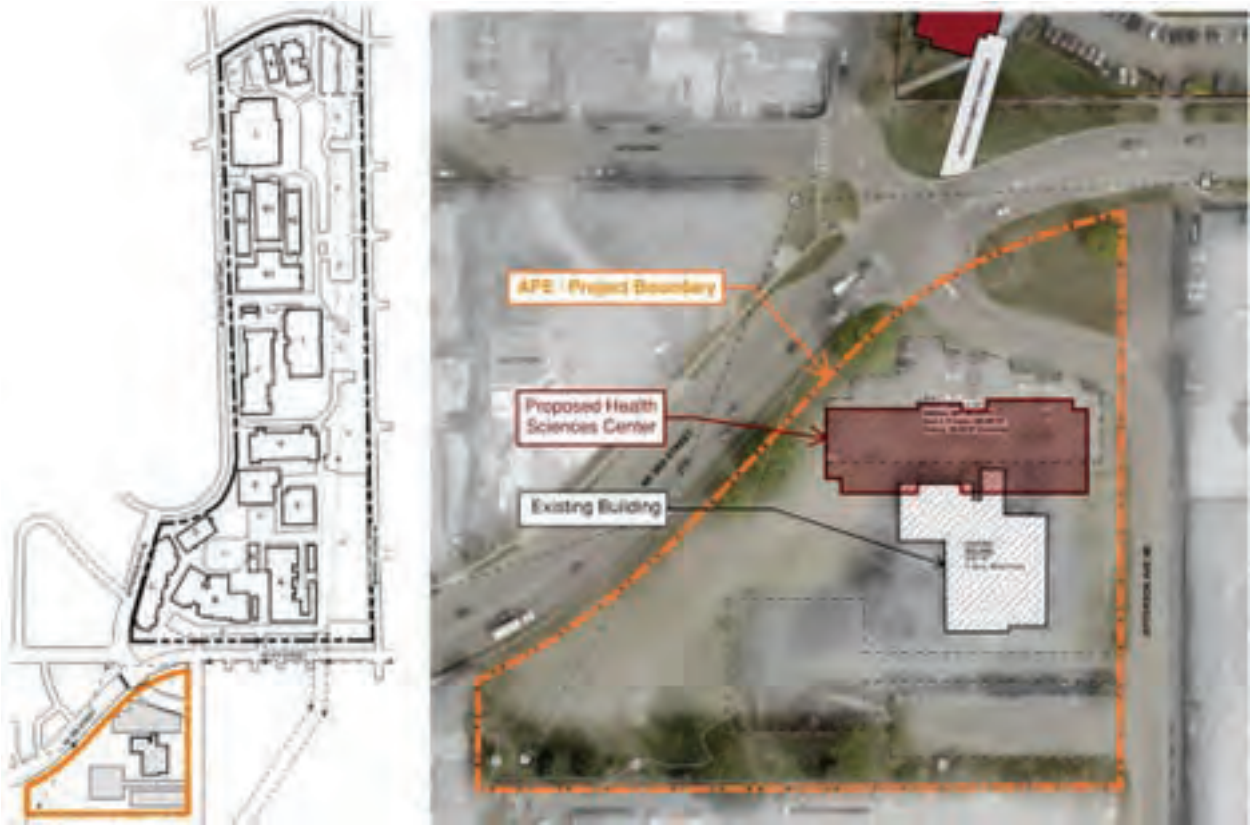

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Renton, WA 98056-4123

(425) 235-2352
RTC.EDU

June 25, 2022

The Honorable Eric White, Chairman
Stillaguamish Tribe of Indians
3310 Smokey Point Drive
PO Box 277
Arlington, WA 98223-0277

Subject: **Health Sciences Center**
Renton Technical College

Mr. 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 Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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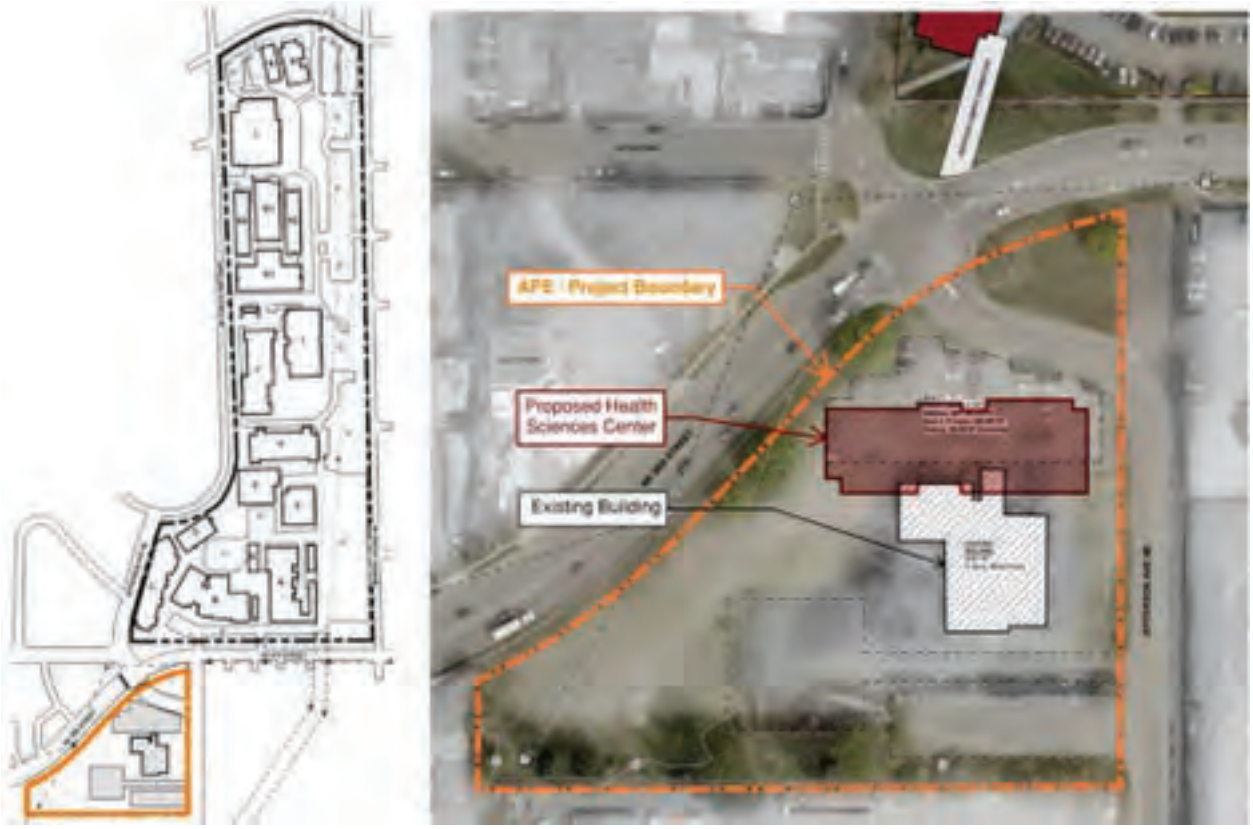

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Renton, WA 98056-4123

(425) 235-2352
RTC.EDU

June 25, 2022

The Honorable Leonard Forsman, Chair
Suquamish Tribe
PO Box 498
Suquamish, WA 98392-0498

Subject: **Health Sciences Center**
Renton Technical College

Mr. Forsman,

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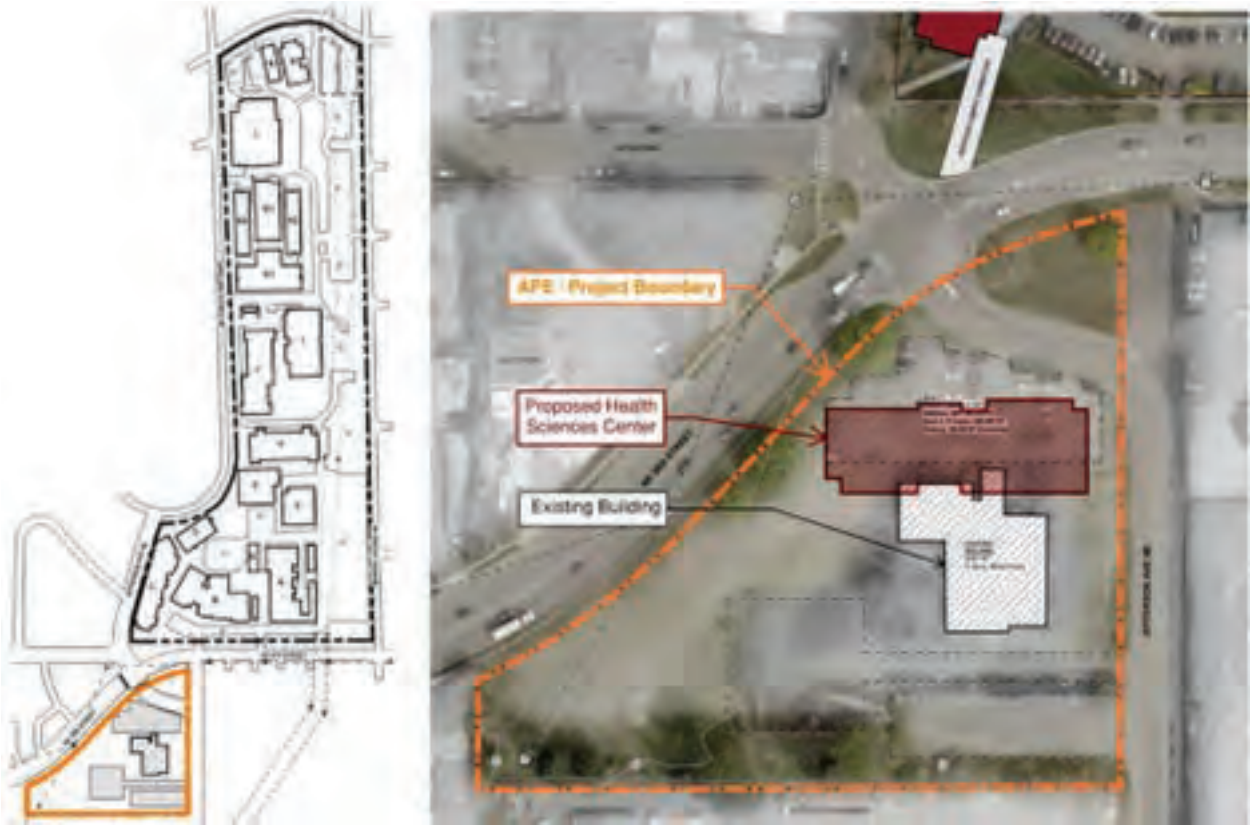

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RTC.EDU

June 25, 2022

The Honorable Teri Gobin, Chairwoman
Tulalip Tribes
6406 Marine Drive
Tulalip, WA 98271

Subject: **Health Sciences Center**
Renton Technical College

Ms. 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 Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

The following pages include campus plans showing the extent of proposed site development and buildings planned for replacement.

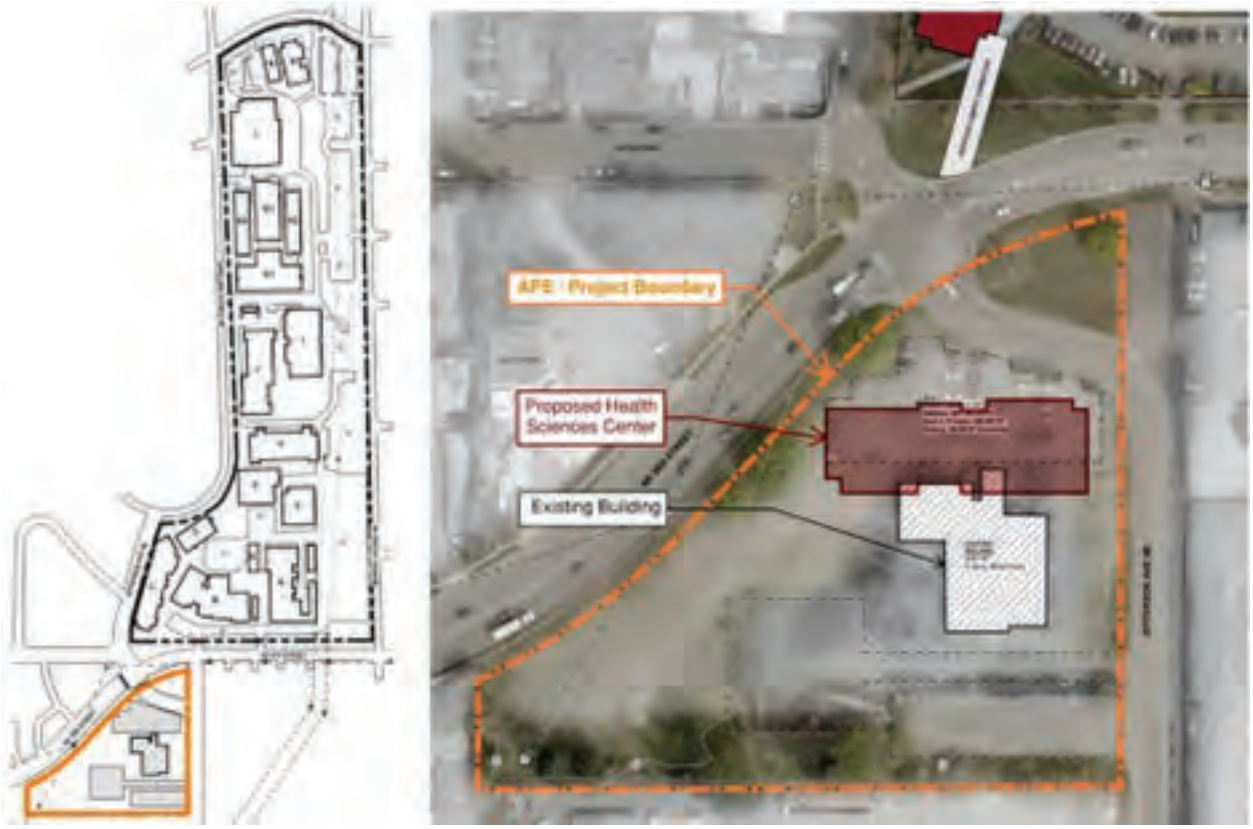
We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

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

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 235-5846 or by e-mail at jacob.jackson@rtc.edu.

Respectfully,

Jacob Jackson
Vice President of Administration & Finance



Campus plan and adjacent parcel, with existing building to be demolished and proposed Health Sciences Center footprint, and extent of site to be redeveloped.

Anticipated location of the Health Sciences Center building and extent of site to be redeveloped.

6.4 DAHP AND TRIBAL REVIEW OF PROPOSED PROJECT

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

December 11, 2015

Ms. Eve Magyar
Capital Project Manager
Bellingham Technical College
emagyar@btc.edu

In future correspondence please refer to:
Log: 121115-01-WBCTC
Property: Building J, Bellingham Technical College, 3028 Lindbergh Avenue, Bellingham
Re: Proposed Demolition

Dear Ms. Magyar:

Thank you for providing the Washington State Department of Archaeology and Historic Preservation (DAHP) with the EZ 1 form for Building J at the Bellingham Technical College (BTC) campus. From your message, we understand that BTC is applying for funding to demolish the Building J for construction of a new building on the same site. The EZ 1 form has been reviewed on behalf of the State Historic Preservation Officer (SHP) under the auspices of the Governor's Executive Order 0505. Our comments are based upon documentation provided with the form.

In response, it is our opinion that Building J is not eligible for listing in the National Register of Historic Places. Built in 1977, the building has not yet reached the 50 year age threshold for National Register eligibility. While we do not consider Building J historically and/or architecturally significant at this date, we recommend that as BTC and other community colleges and vocational schools across the state approach 50 years in age, that a comprehensive historic property inventory be conducted of campus buildings and landscapes. This recording (in DAHP's electronic database) of the campus will provide for a streamlined and efficient review of all future proposals such as the current application affecting Building J. The inventory also assists DAHP in evaluating historical and architectural significance of the facilities. Feel free to contact me if you would like to discuss an inventory at BTC.

As a result of our opinion about Building J, further contact with DAHP on this matter is not necessary. However, should the project scope of work and/or location change significantly, please contact DAHP once again for further review. Also, should any ground disturbing activity associated with demolition and/or new construction discover archaeological resources, please halt work in the immediate area of discovery and contact interested and affected Tribes and DAHP for further consultation.

Bellingham TECHNICAL COLLEGE

December 1, 2017

Lummi Indian Business Council
Attn: Jeremiah Julius, Chairman
2616 Kwina Road
Bellingham, WA, 98226

RE: Notice of Building Demolition and Construction at Bellingham Technical College

Dear Chairman Julius,

Pursuant to Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Bellingham Technical College's intent to replace our Engineering Building "J" located on our campus at 3028 Lindbergh Avenue, Bellingham. The College is seeking funding to begin design of the new engineering building in July 2019, with the hope of beginning construction in the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) to confirm that Building "J" is not eligible for listing in the National Register of Historic Places, and the college is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (360) 752-8313 or e-mail me at cstiteler@btc.edu as soon as possible. This is the same project and intent that we sent in December of 2015.

Sincerely,

Chad Stiteler
Vice President, Administrative Services

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at 360-586-3073 or greg.griffith@dahp.wa.gov.

Sincerely,

Gregory Griffith
Deputy State Historic Preservation Officer

C: Jackie Lynch, Bellingham Historic Preservation
George Swanaset Jr., Nooksack Tribe THPO
Lena Tso, Lummi Nation THPO

Bellingham TECHNICAL COLLEGE

December 1, 2017

Nooksack Indian Tribal Council
Attn: Bob Kelly, Chairman
4979 Mount Baker Hwy, Ste. F
Deming, WA 98244

RE: Notice of Building Demolition and Construction at Bellingham Technical College

Dear Chairman Kelly,

Pursuant to Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Bellingham Technical College's intent to replace our Engineering Building "J" located on our campus at 3028 Lindbergh Avenue, Bellingham. The College is seeking funding to begin design of the new engineering building in July 2019, with the hope of beginning construction in the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) to confirm that Building "J" is not eligible for listing in the National Register of Historic Places, and the college is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (360) 752-8313 or e-mail me at cstiteler@btc.edu as soon as possible. This is the same project and intent that we sent in December of 2015.

Sincerely,

Chad Stiteler
Vice President, Administrative Services

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

December 20, 2017

Mr. Steve Ward, Vice President
Finance and Administration
Centralia College
600 Centralia College Blvd.
Centralia, Washington 98531

In future correspondence please refer to:
Project Tracking Code: 2017-12-08650
Property: Six Residences in Centralia
Re: Centralia College Properties Evaluation for a Capital Project

Dear Mr. Ward:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced properties. We understand that these 6 residences are proposed for demolition in anticipation of construction of a new building on the Centralia College campus. This action is being reviewed on behalf of the State Historic Preservation Officer (SHPO) pursuant to Governor's Executive Order 0505.

In response, we have reviewed the six residences for eligibility to the National Register of Historic Places. As a result of our review, we issue the following eligibility opinions for each building:

Address	Property ID#	NR Eligibility
407 South Rock Street	713569	not eligible
409 South Rock Street	713570	not eligible
408 South Oak Street	713572	not eligible
512 South Pear Street	713571	not eligible
504-506 South Pear Street (same parcel)	713573	eligible

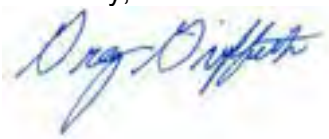
As a result of our review, it is our opinion that the two residences at 504 &504 South Pear Street are eligible under National Register criterion C. This opinion is based upon your documentation and photographs indicating that the two mirror-image bungalows represent good and intact example of early 20th century residential architecture built as rental properties during the prosperous 1920s for working and middle-class households. Also, the mirror-image homes of brick construction are rare and remarkably intact examples of this property type in southwest Washington.

In view of apparent National Register eligibility, we recommend that the College explore alternatives to demolition such as moving to another location; offering them to someone else for moving off-site; or incorporating the homes into the design/site plan of the new facility. If a preservation alternative for the homes is not pursued by the College, we recommend that specific measures be identified and memorialized in a memorandum of understanding (MOU) signed by the College, the SHPO, and other interested parties. The agreed upon measures would serve to mitigate the loss of the residences.

Finally, please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: http://www.dahp.wa.gov/programs/shpo-compliance. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed guidelines including requirements for survey reports. You can view or download a copy from our website.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at greg.griffith@dahp.wa.gov or 360-586-3073.

Sincerely,



Gregory Griffith
Deputy State Historic Preservation Officer

C: Wayne Doty, State Board of Community & Technical Colleges

Description and History of

407 S. King

Centralia, WA

DAHP Project 2022-01-00106

Resource #604137

Prepared by

Shanna Stevenson

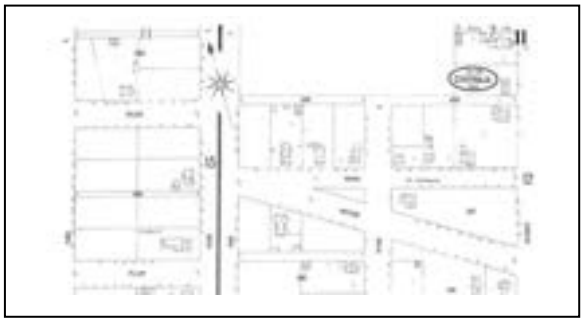
Dba/Heritage Services

Olympia

January 10, 2022

407 S. King

History



The house is part of the Washington Addition to Centralia platted by 1890 by George Washington. By 1893 there is a $200 improvement on the property when it was owned by Simeon R. Haynes (Haines) according to Lewis County Assessment Rolls. The 1892 census of Centralia lists Haynes as a carpenter. The 1901 Sanborn Map of Centralia (the earliest available for this area) shows the current house with a full width front porch across the one story wing. It was one of two houses on the block in 1901 along with a structure at 415 S. King. In the early nineteen teens, the Puget Sound & Willapa Bay Railroad came through Centralia to the west of the property. (By 1918, it was part of the Chicago, Milwaukee & St. Paul Railroad.)

According to Lewis County Auditor records, the house had numerous owners before the early 1920s. The property was purchased by Arthur and Susan Croushorn Rowswell in 1923. The Rowswells came from Illinois to Centralia. Rowswell was a deputy sheriff for Lewis County. The Rowswells were charter members of the local First Baptist Church. Arthur died in 1958 and Susan lived on in the house until her death in 1977. Family members owned the home until it was sold that same year. The 2022 owners purchased the house in 1979.

Description:

The house is a Pioneer style popular around the turn of the 20th century in a two-story upright and one-story wing form.

Facing east on King Street adjacent to an alley mid-block, the house is clad with clapboard on a concrete block foundation. The house has composition roof with a fascia board under the eaves. The south side upright, two-story portion has a front gable roof with a center sash window on the second floor and two sash windows on the first floor. The windows of the

house are all replacement vinyl and most have non-operable decorative shutters. The windows have plain surrounds with a slight ledge across the top. There are added decorative pendants in the gable ends. The entry, at the intersection of the upright and wing, is reached by a flight of concrete steps and landing. It is sheltered by a shed roof (a replacement of the original full width porch as shown on Sanborn maps) supported a square wooden post. There appears to be replacement clapboard at the entry which has a newer door and storm door. The front façade wing has two sash windows. The side-gable wing also has a decorative element at the apex of the gable.

There are two first floor windows on the south side of the house and a small, rectangular window under the eaves at the rear of the second floor. The west side of the two story upright projects outward and is clad with drop siding. There are single offset sash windows on both the first and second floors.

The rear entry is reached from concrete steps and is sheltered by a wide shed-roofed porch with a hipped section flush with the north side of the house. There are two small sash windows under the shed roof. The back of the house is clad with wood board and batten. The entry has a newer door and storm door.

The north side of the house has paired sash windows.

There is a small gable-roofed out building to the rear of the house with a composition roof, broad eves and a fascia board. It has an offset entry on the north side and window on the south side. The building is clad in drop siding.

There are two newer outbuildings on the property to the rear of the house. One is a garage with an attached carport clad in T-111 siding and the other is a small shed with a metal roof clad in clapboard.

According to the current owner, the house had two doors from the front porch, one of which has been filled in.

One of the outbuildings was likely a stable which featured the original stalls. There is also a root cellar on the property and one of the outbuildings, according to the owner, may have been a blacksmith shop. There are also remnants of the original orchard on the property

Sources:

Numerical Index of Block 72 of Washington Addition to Centralia at State Archives.
Lewis County Auditor Records online.
Lewis County Assessor Records online.
Lewis County Assessor Property record cards at State Archives.
1892 Census of Centralia accessed through Washington Digital Archives.
Lewis County Assessment Rolls accessed through Family Search website for 1891, 1892 and 1893.
Lewis County Assessment Rolls 1895-1920 at State Archives.
Sanborn Fire Insurance maps of Centralia for 1901, 1908, 1924 and 1945 accessed through Timberland Regional Library reference databases online.
"Retired Law Officer Dies," Obituary for Arthur Rowswell, *Centralia Daily Chronicle*, June 7, 1958, pg. 1.
"Birthday reception Sunday will honor Susan Rowswell," *Centralia Daily Chronicle*, May 31, 1977, pg. 2.
Obituary for Susan Rowswell *Centralia Daily Chronicle*, November 28, 1977, pg. 3.
Telephone interview with Michael Rowswell, December 28, 2021.
Telephone interview with Jeanne Howard January 2, 2022.
Chicago, Milwaukee & St. Paul Railroad Company—History of the Lines West of Mobridge, South Dakota by Valuation Sections and Subsidiary Companies. Chicago, Illinois: Valuation Department of the Chicago, Milwaukee & St. Paul Railroad Company, 1915-16. Revised 1925.

407 S. King Chain of Title for Lot 2 Block 72 of Washington Addition to Centralia

George and Charity Washington to Simeon and Catherine Haynes, 1890, Book Z, page 12.
Simeon and Catherine Haynes to Donald B. and Agnes McBride, 1895, Book 45, page 105.
Donald B. and Agnes McBride to Jay Agnew, 1901, Book 62, page 147. (Agnew also bought Lot 1).
Jay and Mabel Agnew to W. A. and Edna Roney, 1905, Book 81, page 276.
W. A. and Edna Roney to Lucy Hogue, 1910, Book 109, page 11.
Lucy Hogue to Henry Brautigam, 1916, Book 144, page 375.
Henry Brautigam to Aaron and Belle Nixon, 1919, Book 145, page 384.
Aaron and Belle Nixon to Bertha and A. P. French 1919-1920 (deeded back to Nixon) Book 145, page 557, Book 157, page 22.
Aaron and Belle Nixon to Steele & Born Realty Co, 1920 Book 158, page 43.
Steele & Born Realty Co to Nathan S. Treat, 1921, Book 161, page 515.
Nathan and Emma Treat to Arthur and Susan Roswell 1923, Book 170, page 73 (property is now only Lot 2).
Arthur and Susan Roswell, 1955, to Mary L. Martin and George Roswell, Book 376 page 305.
Mary L. Martin and George Roswell to Paul and Mary Lockner, 1977, Book 153, page 622.
Paul and Mary Lockner to Jeanne and Lon Howard, 1979, Book 191, page 226.

Description and History of

415 S. King

Centralia, WA

DAHP Project 2022-01-00106

Resource #604165

Prepared by

Shanna Stevenson

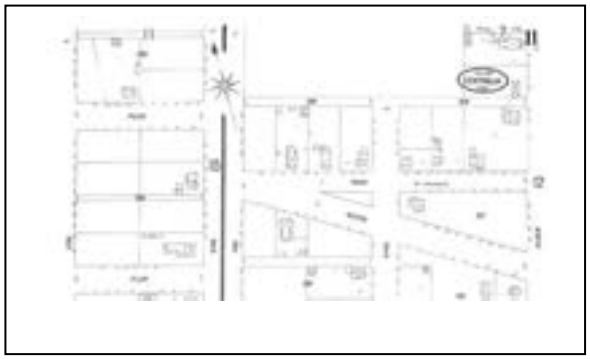
Dba/Heritage Services

Olympia

January 10, 2022

415 S. King Street Narrative

Historical Information:



The house is part of the Washington Addition to Centralia, platted by 1890 by George Washington. By 1891, according to Lewis County Assessor Records, there is a $1000 improvement on the property which indicates the original house was built by that time, owned by George and Sarah Noble. George Noble is listed as a contractor in the 1892 census of Centralia. The property was foreclosed by the Lewis County Sheriff (likely for taxes during an economic downturn) from Sarah A. Noble and purchased in 1893 at a Sheriff's sale by Pioneer Building and Loan Association for $1302.63. The house is shown on the 1901 Sanborn Map (the earliest available for this area of Centralia) as an irregularly shaped two story structure with a wood shed on the property. In the early nineteen teens the Puget Sound & Willapa Bay Railroad came through Centralia to the west of the property. (By 1918, it was part of the Chicago, Milwaukee & St. Paul Railroad.)

The house went through many ownerships as evidenced by the Lewis County Auditor's Records.

Lewis County Assessor Cards, State Archives

F. A. and Nancy Shamp bought the existing house in 1953 from Frank and Beulah Rehak who owned a local nursing home. In 1960, the Shamps took out a building permit to alter the house from a two story to one story brick ranch- style home adding additional bedrooms, although the house, according to the family was not completed for some time. Some of the original building fabric remains in the house. The design and construction work was done by the Shamps. The Shamps moved in 1963 to Federal Way and the house was vacant until Darlene Shamp Page and George Page moved there in the late 1960s. It was again vacant from 1972 to 1990 when the Pages returned to live in the house and did

a major remodel and continued to make changes over the life of the building. The Pages sold the property to Centralia College in 2021.

F. A. Shamp had a roofing business which he ran from the house in the 1950s and was also a minister in the Assemblies of God Church in Bucoda and Rochester.

Description:

The house is a large U-shaped Ranch style home with attached garage on the west end. The house faces south with California Roman brick veneer on the south and east sides and vertical wood T-111 cladding on the other facades. The house has a poured concrete foundation.

The low hipped roof has metal cladding and is broken by a brick chimney on the east side of the hip as well as by several other metal pipes. There is also a large rectangular skylight on the south slope of the roof. The pitch of the roof was altered in the 1990s to accommodate the installation of the sunroom. The wide eaves are typical of the Ranch style.

The center of the front of the house is a glassed-in atrium sunroom (a later addition) with rectangular glass panels on the roof and eight vertical glass panels on the front which was installed in the 1990s on what was formerly the patio.

Adjacent to the atrium on the east side is a large picture window and next to the window is an angled entry which has rounded concrete steps. There is a rectangular sliding glass window on the east side of the front façade. The windows are replacement metal-clad wood windows. The entry doors are also newer.

The west side of the garage has vertical wood T-111 cladding and a newer metal sliding glass window. Towards the rear is what appears to be the original entry door of the 19th century house. The

paneled door has a glass upper section which has colored glass panes surrounding it.

On the rear of the house, the garage is set back from the main house which allows for an infill wood deck and there are sliding glass doors from the main house onto the deck. This façade has vertical wood T-111 cladding. There are five sliding windows with plain surrounds along the back of the house, one of which is a newer vinyl window.

The east side of the house is clad with the California Roman brick veneer. The front part has wood-frame French doors, installed in the 1990s, which open onto a wooden deck and arbor (changed from an earlier configuration). This side of the house has one small rectangular window and two sliding windows with brick sills.

An older wooden gable-roofed building is on the west side of the house which is a garden area. The building has horizontal wood cladding and bracketed eaves. There is a covered area on the west side of the building and the building has newer sliding glass windows on this façade. There is a covered opening on the south side and the building has multi-pane windows on the east side with an entry door and is surrounded by decking.

Sources:

Numerical Index of Block 72 of Washington Addition to Centralia at State Archives.

Lewis County Auditor Records online.
Lewis County Assessor Records online.
Lewis County Assessor Record cards at State Archives.
1892 Census of Centralia accessed through Washington Digital Archives.
Lewis County Assessment Rolls accessed through Family Search website for 1891, 1892 and 1893.
Lewis County Assessment Rolls 1895-1920 at State Archives.
Sanborn Fire Insurance maps of Centralia for 1901, 1908, 1924 and 1945 accessed through Timberland Regional Library reference databases online.
Obituary for Fred A. Shamp, Sr., *Centralia Daily Chronicle*, December 30, 1974, pg. 13.
"Area Construction Has Year-End Rise," *Centralia Daily Chronicle*, January 2, 1960, pg. 2. The article has a listing for permit for $7000 for F. A. Shamp to construct a single family residence at 415 S. King and $1000 permit for new electric service at that address.
Chicago, Milwaukee & St. Paul Railroad Company—History of the Lines West of Mobridge, South Dakota by Valuation Sections and Subsidiary Companies. Chicago, Illinois: Valuation Department of the Chicago, Milwaukee & St. Paul Railroad Company, 1915-16. Revised 1925.
Telephone interviews with Reverend George Page, December 31, 2021 and January 6, 2022.

<u>Chain of Title for Lot 4 Block 72 of Washington Addition to Centralia</u>

George Washington to J. R. Russell 1890 Book W, page 549.
J. R. and Addie Russell to Sarah Noble 1890 Book X, page 479.
Lewis County Sheriff to Pioneer Building and Loan Association 1893 Book 41, page 168.
Pioneer Savings and Loan to Grace E. Munn 1897 Book 51, pg. 113.
Grace and Edwin Munn to J. N. Wyatt 1903 Book 73, pg. 365.
J. N. and Sarah Wyatt to Stephen Gardner Book 94, page 162.
Stephen and Maggie Gardner to R. G. Ommen 1908 Book 103, page 189.
R. G. and Nellie Ommen to James Carrithers 1910 Book 109, page 58.
J. T. and Sarah Carrithers to Nels Peterson 1915 Book 127, page 269.
Nels Peterson to M. J. Vaughn 1916 Book 137, page 190.
M. J. and Grace Vaughan to Frank Hopkins 1916 Book 137, pg. 206.
Frank and Nettie Hopkins to Lewis County Savings & Loan 1931 Book 211, page 85.
Lewis County Savings and Loan to Lewis Rehak 1946 Book 312, page 117.
Lewis and Delores Rehak to Beulah Rehak 1952 Book 356, page 293.

Beulah and Frank Rehak to F. A. and Nancy Shamp 1953 Book 365, page 20.
Nancy Shamp to George and Darlene Shamp Page 1992 Book 530, page 380.
George Page and Sandra O'Shaughnessy to Centralia College 2021, #3567836.

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

January 20, 2022

Mr. Bill Sloane
msgs arhictects

In future correspondence please refer to:
Project Tracking Code: 2022-01-00106
Re: Centralia College Documentation 2022

Dear Mr. Sloane:

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. Our review is based upon documentation contained in your communication.

The following historic resources are not eligible for listing in the National Register of Historic Places:

- Property ID: 604137 Residence 407 S King St, Centralia
- Property ID: 604165 Residence 415 S King St, Centralia

Based upon the photographs and information provided, it appears both buildings have incurred modifications to their plan, siding, and/or windows that detract from their historic integrity of design, materials, workmanship, and feeling. This low level of integrity prevents either building from physically conveying any potential historical associations of significance they may have. Therefore, they are not eligible for listing in the NRHP.

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

Description and History of

411 S. King

Centralia, WA

DAHP Project 2019-01-00537

Property # 718331

Prepared by

Shanna Stevenson

Dba/Heritage Services

Olympia

February 13, 2019

411 S. King Description

Front Façade.

This one-and one-half story front gable house faces east. The house is set on a concrete foundation and has wood shingle cladding in the gable ends and clapboard cladding. It has a composition roof. The foundation has flared wood shingle cladding at the base. The Craftsman style house has wide, bracketed eaves with a fascia board. The ends of the brackets all have a distinctive notched feature.

The house has all original wood windows. The front facade has a shed roof porch. It has a with a center gable with matching detailing to the main roofline. The front of the gable end has clapboard cladding. The three-quarter width porch is centered on the front façade, reached by a low flight of concrete steps, and is supported by tapered posts supported by lower, square, wooden pilasters with an incised element. The porch railing has narrow square balusters. The south side of the porch is enclosed with a multi-pane glass curtain. Centered over the porch are paired sash windows with narrow upper sections with vertical mullions in the gable end.

The central front door appears to be an original wooden door with brass knocker and has an outer, newer metal grill safety door. The front entry is flanked by tripartite windows which have narrow vertical mullions in the upper sections.

A large red-brick chimney with square shoulders extends through the roofline in the front part of the south facade. There is large shed-roof dormer on this facade with three square windows.

South Façade.

Rear Façade.

Below the dormer is a rectangular bay with tripartite windows matching those on the front facade. There is a one-over-one smaller sash window on the rear of this facade.

The rear of the house has paired wooden sash windows with vertically-divided top mullions in the gable end. There is a shed roof extension with a metal pipe in the roof on the south side of the rear with a newer entry door reached from a newer ramp. There is another sash window to the north side with detailing to match the upper windows. There is an entry door on the

Northeast Façade.

north side of this extension.

The north side of the house has a series of original wooden windows including square, one-over-one sash, and sash with upper vertical mullions.

Downstairs Interior.

Most of the interior has been clad with wooden paneling over the original surfaces except for a front room and bedrooms. There is a remodeled kitchen as well. A brick fireplace and hearth remains. The upstairs is reached by a steep interior stairway and mostly has the same paneling. There is one bedroom and an open space there. The house has three bedrooms and one bathroom.

Upstairs Interior.

Set on a large lot, there are several newer outbuildings to the rear of the property. Notable in the front landscaping is a mature monkey puzzle tree.

1924 Sanborn Map.

History:

According to Lewis County Assessor Records, there was no improvement on the property in 1920 but by 1925 there is a $700 improvement when the property is owned by George and Katharine McGee.[1] The 1924 Sanborn map shows the house as well.[2] The 1925-26 Polk City Directory for Centralia shows George and Katherine [Katharine] McGee living at 411 S. King.[3] McGee operated a butcher shop at 115 Main Street.

1925-26 Centralia City Directory.

The McGees moved to Longview and George McGee died there in 1944.[4] Longtime owners were Curtis and Betty Idecker who purchased the property in the 1960s and owned it for more than 50 years. According to their son, Steve Idecker, they installed the interior

[1] Lewis County Assessor Records.
[2] Sanborn Map accessed through Timberland Library.
[3] Polk City Directory.
[4] Washington State Digital Archives Death Records.

Betty Idecker from https://www.newellhoerlings.com/notices/Betty-Ideker

paneling, built the current fireplace and planted the monkey tree on the property. Curtis Idecker worked in local mills including Agnew's mill. Curtis and Betty Idecker were married in South Dakota before coming to Centralia. The Ideckers also built the outbuildings before the property was sold to Centralia College in 2018.[5] Betty Idecker died in 2018.[6]

Chain of Title:

Block 72 Lot 3 Washington Plat of Centralia 411 S. King

George Washington to Public, September 23, 1890 Plat, Volume 3, page 28.

Washington to Sarah Peters, June 29, 1892 Volume 33, pg. 460.

Peters to August Stebbins, October 20 1892 Volume 39, pg. 425.

Sheriff's deed to Ethel M. Beal, April 12, 1919 Volume 148, pg. 502.

Beal to Neal Ryckman, March 8, 1922 Volume 163, pg. 402.

Ryckman to George and Katharine McGee, Volume 170, pg. 272.

McGee to A. W. Kaija, September 17, 1941, Volume 254, pg. 519.

Kaija to Dayton Garrison, November 25, 1944, AFN 395267

Garrison to A. A. Carlson, August 3, 1945, Volume 295, pg. 191.

Carlson to Gordon Brines, April 29, 1948, Volume 329, pg. 493.

Brines to Richard Barner, February 17, 1958, Volume 393, pg. 254.

Barner to Raymond Reynoldson, September 26, 1963 Volume 429, pg. 603.

[5] Telephone interview with Steve Idecker, February 7, 2019.
[6] http://www.tributes.com/obituary/show/Betty-Vivian-Ideker-106524060 and https://www.newellhoerlings.com/notices/Betty-Ideker

Reynoldson to Curtis Idecker, June 29, 1964, Volume 434, pg. 214.

Idecker to Centralia College, December 31, 2018, AFN 3495922.

Bibliography:

http://www.tributes.com/obituary/show/Betty-Vivian-Ideker-106524060
https://www.newellhoerlings.com/notices/Betty-Ideker
Lewis County Assessor Records.
Lewis County Auditor Records.
Numerical Index for Block 72 Washington Plat at State Archives.
Polk City Directories.
Sanborn Maps Accessed through Timberland Library.
Telephone interview with Steve Idecker, February 7, 2019.
Washington State Digital Archives Death Records.

Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

Location

Address: 411 S King St, Centralia, WA, 98531, USA

Geographic Areas: Centralia Certified Local Government, Lewis County, T14R02W44, CENTRALIA Quadrangle

Information

Number of stories: 1.50

Construction Dates:

Construction Type	Year	Circa
Built Date	1924	☑

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company

Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2019-01-00537, , Centralia College House Documentation 2019	2/11/2019	Determined Not Eligible	Holly Borth, 2/20/2019

Photos

IMG_0998.JPG

IMG_1039.JPG

IMG_1031.JPG

IMG_1007.JPG

IMG_1004.JPG

IMG_1002.JPG

Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

Inventory Details - 2/11/2019

Common name: 411 S. King House

Date recorded: 2/11/2019

Field Recorder: Shanna Stevenson

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Cladding	Wood - Shingle
Plan	Rectangle
Structural System	Wood - Balloon Frame
Foundation	Concrete - Block

Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Craftsman

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: According to Lewis County Assessor Records, there was no improvement on the property in 1920 but by 1925 there is a $700 improvement when the property is owned by George and Katharine McGee. The 1924 Sanborn Centralia map shows the house as well. The 1925-26 Polk City Directory for Centralia shows George and Katherine [Katharine] McGee living at 411 S. King. McGee operated a butcher shop at 115 Main Street in Centralia.

The McGee's moved to Longview and George McGee died there in 1944. Longtime owners were Curtis and Betty Idecker who purchased the property in the 1960s and owned it for more than 50 years. According to a family member, they installed the interior paneling, built the current fireplace and planted the monkey puzzle tree on the property. Curtis Idecker worked in local lumber mills including Agnew's mill. Curtis and Betty Idecker were married in South Dakota before coming to Centralia. The Ideckers also built the outbuildings before the property was sold to Centralia College in 2018. Betty Idecker died in 2018.

Physical description:

This one-and one-half story front gable house faces east. The house is set on a concrete foundation and has wood shingle cladding in the gable ends and clapboard cladding. It has a composition roof. The foundation has a flared wood shingle cladding at the base. The Craftsman style house has wide, bracketed eaves with a fascia board. The ends of the brackets all have a distinctive notched feature.

The house has all original wood windows. The front facade has a shed roof porch with a center gable with matching detailing to the main roofline. The front of the gable end has clapboard cladding. The porch is centered on the front façade, reached by a low flight of concrete steps, and is supported by tapered posts supported by lower, square, wooden pilasters with an incised element. The porch railing has narrow square balusters. The south side of the porch is enclosed with a multi pane glass curtain. Centered over the porch in the gable end are paired sash windows with narrow upper sections with vertical mullions.

The central front door appears to be an original wooden door with brass knocker and has an outer, newer metal grill safety door. The front door is flanked by tripartite windows which have narrow vertical mullions in the upper sections.

A large red-brick chimney with square shoulders extends through the roofline in the front part of the south facade. There is large shed-roof dormer on this facade with three square windows.

Below the dormer is a rectangular bay with tripartite windows matching those on the front facade. There is a one-over-one sash window on the rear of this facade.

The rear of the house has paired wooden sash windows with vertically divided mullions in the gable end. There is a one-story shed roof extension with a metal pipe in the roof on the south side of the rear with a newer entry door reached from a newer ramp. There is another sash window to the north side with detailing to match the upper windows. There is an entry door on the north side of this extension.

The north side of the house has a series of original wooden windows including square, one-over-one sash, and sash with upper vertical mullions.

Most of the interior has been clad with wooden paneling over the original surfaces except for a front room and bedrooms. There is a remodeled kitchen as well. A brick fireplace and hearth remain. The upstairs is reached by a steep interior stairway and mostly has the same paneling. There is one bedroom and an open space here. The house has three bedrooms and one bathroom.

Set on a large lot, there are several newer outbuildings to the rear of the property. Notable in the front landscaping is a mature monkey puzzle tree.

Bibliography:

http://www.tributes.com/obituary/show/Betty-Vivian-Ideker-106524060
https://www.newellhoerlings.com/notices/Betty-Ideker
Lewis County Assessor Records.
Lewis County Auditor Records.
Numerical Index for Block 72 Washington Plat at State Archives.
Polk City Directories
Sanborn Maps Access through Timberland Library.
Telephone interview with Steve Idecker, February7, 2019.
Washington State Digital Archives Death Records.

TRIBAL CONTACT INFORMATION

DEPARTEMENT OF ARCHAEOLOGICAL & HISTORICAL PRESERVATION (DAHP) CONTACT:

Rob Whitlam
State Historic Preservation Officer
Dept of Archaeology & Historic Preservation
1110 S. Capitol Way, Suite 30
P.O. Box 48343, Olympia, WA 98504-8343
Tel: (360) 890-2615
Email: rob.whitlam@DAHP.wa.gov

Notification to each Tribe shall be initiated during Schematic Design Phase and no later than Design Development completion

TRIBAL CONTACTS:

Cowlitz Indian Tribe
James Gordon, Cultural Resources Technician
Seth Russell, Tribal Historic Preservation Officer
Office: 360-353-9924; Cell: 202-669-4936
Email: srussell@cowlitz.org

Confederated Tribes of the Chehalis Reservation
The Honorable Harry Pickernell, Sr., Chairman
Dan Penn, Tribal Historic Preservation Officer
P.O. Box 536, Oakville, WA 98568
Office: 360-273-5911; Direct: 360-709-1747
Email: dpenn@chehalistribe.org

Confederated Tribes and Bands of the Yakama Nation
The Honorable Delano Saluskin
Kate Valdez, Tribal Historic Preservation Officer
Office: 509-865-1068
Email: kate@yakama.com
Jerry Meninick, Deputy Cultural Resources
Office: 509-865-1068
Email: jerry_meninick@yakama.com

Quinalt Indian Nation
Guy Capoeman, President
Office: 360-276-8211 ext-7309
Guy.Capoeman@quinalt.org
Dave Bingaman, Director
Office: 360-276-8211 ext-7309
dbingaman@quinalt.org

Nisqually Indian Tribe
The Honorable Willie Frank III, Chair
Brad Beah, Tribal Historic Preservation Officer
Office: 360-3456-5221
Email: beach.brad@nisqually-nsn.gov

Squaxin Island Tribe
The Honorable Kristopher Peters, Chair
Rhonda Foster, Tribal Historic Preservation Officer
Email: rfoster@squaxin.us
Shaun Dinubilo, Archaeologist
Email: sdinubilo@squaxin.us

6.4 DAHP and Tribal Review of Proposed Project

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

November 20, 2017

Mr. Jeffrey Warner
ALSC Architects
203 N Washington
Spokane, WA 99201

In future correspondence please refer to:
Project Tracking Code: 2017-11-08246
Property: Spokane Community College Apprenticeship Center
Re: More Information Needed

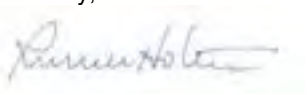
Dear Mr. Warner:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. In response, Archaeologist Matthew Sterner and I have reviewed the materials you provided for this project. In order to complete our review we request historic property inventories be provided for the structure that are, or will be, over fifty years of age at the time the construction activities commences.

Also, we recommend that ground disturbing activities be monitored by an archaeologist at this location due to our predictive model anticipating a very high probability of an archaeological discovery, the proximity to the Spokane River, and the depth of anticipated site excavations.

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 Governor's Executive Order 05-05. Please note the above referenced log number in all future correspondence. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,



Russell Holter
Project Compliance Reviewer
(360) 586-3533
russell.holter@dahp.wa.gov

State of Washington • **Department of Archaeology & Historic Preservation**
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065
www.dahp.wa.gov

6.4 DAHP and Tribal Review of Proposed Project (cont.)

Spokane Tribe of Indians

November 15, 2017

Jeff Warner
Director

RE: Spokane Community College Apprenticeship Center

Mr. Warner:

Thank you for inviting the Spokane Tribe of Indians to be a consulting party is greatly appreciated.

We are hereby in consultation for this project.

We have reviewed you request for the project mention above, we are concerned that the project area potentially contains cultural resources, which would be impacted by the proposed ground disturbing action.

Recommendation: Monitoring on all ground disturbing activity, this is in a high sensitive area.

However if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease.

These comments are based on the information available at the time of this review and on behalf of the Tribal Historic Preservation Officer.

Should additional information become available our assessment may be revised.

Again thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared herritage.

If questions arise, please contact me at (509) 258 – 4315.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer
509/258/4315

integrus ARCHITECTURE

June 8, 2022

Ms. Holly Borth
Preservation Design Reviewer
Washington State Department of Archaeology & Historic Preservation

Mr. Rob Whitlam, Ph.D.
State Archaeologist
Washington State Department of Archaeology & Historic Preservation

RE: Proposed Project at Spokane Community College
SCC Apprenticeship
Integrus Project No. 22217

117 S. Main St., Suite 100
Seattle, WA 98104
206.628.3137 | office
206.628.3138 | fax

10 S. Cedar Street
Spokane, WA 99201
PO Box 1482 (99210)
509.838.8681 | office
509.838.2194 | fax

Ms. Borth and Mr. Whitlam:

This letter is to notify you of a proposed project on the campus of Spokane Community College (SCC). The college intends to submit a predesign for state approval per the Office of Financial Management requirements on June 30th, 2022.

The project will be a single-story building totaling approximately 60,000 GSF. The building will include classrooms, offices, and shop spaces to be used for apprenticeship training programs. Site work will include the addition of an access road to the north of the existing campus Building 28, a gravel lot for Commercial Driver License (CDL) training, parking, landscaping, and outdoor student work areas. A site diagram illustrating this area of work is attached.

All proposed construction will entirely be on vacant, yet previously disturbed ground. Cultural Resource surveys have been completed for two sites nearby and have been attached. Based on the findings in those surveys we do not anticipate any archaeological resources will be uncovered as part of the work.

Project specifications will include requirements for an Inadvertent Discover Plan (IDP) should any artifacts or remains be discovered during excavation.

We look forward to any comments or information you may have about any archaeological, historic, or cultural resources that may affect this project.

Sincerely,
INTEGRUS ARCHITECTURE, P.S.

Dan Snook, AIA
Project Manager

Attachments:
SCC Apprenticeship - Proposed Predesign Siteplan.pdf
19-163 - SCC P-Lot (P2) - STIPP Cultural Survey Report - 19_08-01.pdf
20-046 - SCC P-Lot (P28) - STIPP Cultural Survey Report - 19_11-18.pdf
pc: Becky Barnhart, Kandis Larson, Clinton Brown

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

June 8, 2022

Dan Snook,
Integrus Architecture
10 S. Cedar
Spokane, WA 99201

Re: Spokane Community College Apprenticeship Project
Log No.: 2022-06-03812 -OFM

Dear Dan Snook;

Thank you for contacting our department pursuant to Executive Order 21-02. We have reviewed the materials you provided for the proposed Spokane Community College Apprenticeship Project Spokane, Spokane County, Washington.

We concur with your determination of no cultural resource impacts with the stipulation for an unanticipated discovery plan.

Please provide 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 21-02. Should additional information become available, our assessment may be revised, including information regarding historic properties that have not yet been identified. Thank you for the opportunity to comment and a copy of these comments should be included in subsequent environmental documents.

Sincerely,

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

integrus ARCHITECTURE

June 8, 2022

Mr. Randy Abrahamson
Tribal Historic Preservation Officer
Spokane Tribe of Indians

RE: Proposed Project at Spokane Community College
SCC Apprenticeship
Integrus Project No. 22217

117 S. Main St., Suite 100
Seattle, WA 98104
206.628.3137 | office
206.628.3138 | fax

10 S. Cedar Street
Spokane, WA 99201
PO Box 1482 (99210)
509.838.8681 | office
509.838.2194 | fax

Mr. Abrahamson:

This letter is to notify you of a proposed project on the campus of Spokane Community College (SCC). The college intends to submit a predesign for state approval per the Office of Financial Management requirements on June 30th, 2022.

The project will be a single-story building totaling approximately 60,000 GSF. The building will include classrooms, offices, and shop spaces to be used for apprenticeship training programs. Site work will include the addition of an access road to the north of the existing campus Building 28, a gravel lot for Commercial Driver License (CDL) training, parking, landscaping, and outdoor student work areas. A site diagram illustrating this area of work is attached.

All proposed construction will entirely be on vacant, yet previously disturbed ground. Cultural Resource surveys have been completed for two sites nearby and have been attached. Based on the findings in those surveys we do not anticipate any archaeological resources will be uncovered as part of the work.

Project specifications will include requirements for an Inadvertent Discover Plan (IDP) should any artifacts or remains be discovered during excavation.

We look forward to any comments or information you may have about any archaeological, historic, or cultural resources that may affect this project.

Sincerely,
INTEGRUS ARCHITECTURE, P.S.

Dan Snook, AIA
Project Manager

Attachments:
SCC Apprenticeship - Proposed Predesign Siteplan.pdf
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20-046 - SCC P-Lot (P28) - STIPP Cultural Survey Report - 19_11-18.pdf
pc: Becky Barnhart, Kandis Larson, Clinton Brown

Spokane Tribe of Indians
Tribal Historic Preservation Officer

PO Box 100 Wellpinit WA 99040

June 9, 2022

To: Dan Snook, AIA

RE: Proposed SCC Apprenticeship project

Mr. Snook,

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

After archive research 1. Building 28, 2 outdoor student work areas, 4 landscaping, 5 parking will require an inadvertent discovery plan (IDP) and may procced, however: # 3 project will require cultural monitor present during construction in the 3 commercial driver license (cdl) training area because of the Spokane river right there whenever working around rivers, creeks, and wetlands you have a high probability for cultural resources.

Recommendation: Cultural monitoring and Inadvertent Discovery plan implemented in the scope of work plan.

However, if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease.

Should additional information become available or scope of work change our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer

integrus ARCHITECTURE

June 29, 2022

Jill Maria Wagner, PHD
Tribal Historic Preservation Officer
Coeur d'Alene Tribe

RE: Proposed Project at Spokane Community College
SCC Apprenticeship
Integrus Project No. 22217

117 S. Main St., Suite 100
Seattle, WA 98104
206.628.3137 | office
206.628.3138 | fax

10 S. Cedar Street
Spokane, WA 99201
PO Box 1482 (99210)
509.838.8681 | office
509.838.2194 | fax

Dr Wagner:

This letter is to notify you of a proposed project on the campus of Spokane Community College (SCC). The college intends to submit a predesign for state approval per the Office of Financial Management requirements on June 30th, 2022.

The project will be a single-story building totaling approximately 60,000 GSF. The building will include classrooms, offices, and shop spaces to be used for apprenticeship training programs. Site work will include the addition of an access road to the north of the existing campus Building 28, a gravel lot for Commercial Driver License (CDL) training, parking, landscaping, and outdoor student work areas. A site diagram illustrating this area of work is attached.

All proposed construction will entirely be on vacant, yet previously disturbed ground. Cultural Resource surveys have been completed by the Spokane Tribe Preservation Program for two sites nearby and have been attached. Based on the findings in those surveys we do not anticipate any archaeological resources will be uncovered as part of the work.

Project specifications will include requirements for an Inadvertent Discover Plan (IDP) should any artifacts or remains be discovered during excavation.

We look forward to any comments or information you may have about any archaeological, historic, or cultural resources that may affect this project.

Sincerely,
INTEGRUS ARCHITECTURE, P.S.

Dan Snook, AIA
Project Manager

Attachments:
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19-163 - SCC P-Lot (P2) - STIPP Cultural Survey Report - 19_08-01.pdf
20-046 - SCC P-Lot (P28) - STIPP Cultural Survey Report - 19_11-18.pdf
pc: Becky Barnhart, Kandis Larson, Clinton Brown

integrus ARCHITECTURE

June 29, 2022

Mr. Guy Moura
Tribal Historic Preservation Officer
Confederated Tribes of the Colville Reservation

RE: Proposed Project at Spokane Community College
SCC Apprenticeship
Integrus Project No. 22217

117 S. Main St., Suite 100
Seattle, WA 98104
206.628.3137 | office
206.628.3138 | fax

10 S. Cedar Street
Spokane, WA 99201
PO Box 1482 (99210)
509.838.8681 | office
509.838.2194 | fax

Mr. Moura:

This letter is to notify you of a proposed project on the campus of Spokane Community College (SCC). The college intends to submit a predesign for state approval per the Office of Financial Management requirements on June 30th, 2022.

The project will be a single-story building totaling approximately 60,000 GSF. The building will include classrooms, offices, and shop spaces to be used for apprenticeship training programs. Site work will include the addition of an access road to the north of the existing campus Building 28, a gravel lot for Commercial Driver License (CDL) training, parking, landscaping, and outdoor student work areas. A site diagram illustrating this area of work is attached.

All proposed construction will entirely be on vacant, yet previously disturbed ground. Cultural Resource surveys have been completed by the Spokane Tribe Preservation Program for two sites nearby and have been attached. Based on the findings in those surveys we do not anticipate any archaeological resources will be uncovered as part of the work.

Project specifications will include requirements for an Inadvertent Discover Plan (IDP) should any artifacts or remains be discovered during excavation.

We look forward to any comments or information you may have about any archaeological, historic, or cultural resources that may affect this project.

Sincerely,
INTEGRUS ARCHITECTURE, P.S.

Dan Snook, AIA
Project Manager

Attachments:
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19-163 - SCC P-Lot (P2) - STIPP Cultural Survey Report - 19_08-01.pdf
20-046 - SCC P-Lot (P28) - STIPP Cultural Survey Report - 19_11-18.pdf
pc: Becky Barnhart, Kandis Larson, Clinton Brown

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

October 16, 2017

Mr. Dave Scott, Director
Facilities and Operations
Skagit Valley College
2405 East College Way
Mt. Vernon, Washington 98273

In future correspondence please refer to:
Log: 113015-11-WBCTC
Property: Norwood Cole Library, Skagit Valley College, Mt. Vernon
Re: Proposed Demolition and Replacement

Dear Mr. Scott:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. We understand that your communication is your second contact with DAHP regarding this proposal for which Skagit Valley College proposes to replace the existing Norwood Cole Library with a new library building in 2021. In response, your communication has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under the auspices of Governor's Executive Order 0505.

As communicated to you in 2015, DAHP is of the opinion that the Norwood Cole Library is not eligible for listing in the National Register of Historic Places. We have not seen any new information or received any comments that would change this eligibility opinion. As a result of our sustaining our 2015 opinion about National Register eligibility and concurrence that this proposal will not affect any known significant cultural and historic properties, further contact with DAHP on this project is not necessary. However, in the event that ground disturbing activities for the project discover any archaeological resources, work must stop in the area of discovery and contact made with 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 at 360-586-3073 or greg.griffith@dahp.wa.gov.

Sincerely,

Gregory Griffith
Deputy State Historic Preservation Officer

C: Jackie Ferry, Samish Indian Nation, THPO
Norma Joseph, Sauk-Suiattle Tribe, Cultural Resources Director
Steve Mullen-Moses, Snoqualmie Nation, Archaeology and Historic Preservation
Josephine Peters, Swinomish Indian Tribal Community, Cultural Resources Protection
Scott Schuyler, Upper Skagit Tribe, Cultural Resources
Lena Tso, Lummi Nation THPO
Richard Young, Tulalip Tribe Cultural Resources

Skagit Valley College
Where Learning Comes to Life

PRESIDENT'S OFFICE
2405 East College Way
Mount Vernon, WA 98273-5899

Tel: 360.416.7997
Fax: 360.416.7273
www.skagit.edu

September 13, 2017

Chairman Brian Cladoosby
Swinomish Indian Tribal Community
11404 Moorage Way
La Conner, WA 98257

Dear Chairman Cladoosby,

Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library in July of 2019, with the hope of beginning construction as early as summer of 2021.

The Norwood Cole Library was initially built in 1963 as a 12,500 square foot library. In 1973 a 4,560 square foot media center was added to the southern part of the building. Then in 1993 the entire original library was remodeled and the building grew to its current size of 26,730 square feet.

The Washington State Department of Archeology and Historic Preservation (DAHP) has already determined that the Norwood Cole Library building is not eligible for listing in the National Register of Historic Places. The College is committed to the immediate stoppage of work if any archeological resources are discovered during the course of construction.

The College welcomes any comment or concerns that you might have. Please direct them to me at thomas.keegan@skagit.edu by September 29, 2017.

Thank you,

Dr. Thomas A. Keegan
President

Skagit Valley College
Where Learning Comes to Life

PRESIDENT'S OFFICE
2405 East College Way
Mount Vernon, WA 98273-5899

tel: 360.416.7997
Fax: 360.416.7773
www.skagit.edu

September 13, 2017

Ms. Jennifer Washington
Tribal Chair
Upper Skagit Tribe
25944 Community Plaza Way
Sedro-Woolley, WA 98284

Dear Ms. Washington,

Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library in July of 2019, with the hope of beginning construction as early as summer of 2021.

The Norwood Cole Library was initially built in 1963 as a 12,500 square foot library. In 1973 a 4,560 square foot media center was added to the southern part of the building. Then in 1993 the entire original library was remodeled and the building grew to its current size of 26,730 square feet.

The Washington State Department of Archeology and Historic Preservation (DAHP) has already determined that the Norwood Cole Library building is not eligible for listing in the National Register of Historic Places. The College is committed to the immediate stoppage of work if any archeological resources are discovered during the course of construction.

The College welcomes any comment or concerns that you might have. Please direct them to me at thomas.keegan@skagit.edu by September 29, 2017.

Thank you,

Dr. Thomas A. Keegan
President

Skagit Valley College
Where Learning Comes to Life

PRESIDENT'S OFFICE
2405 East College Way
Mount Vernon, WA 98273-5899

Tel: 360.416.7997
Fax: 360.416.7783
www.skagit.edu

September 13, 2017

Ms. Norma A. Joseph
Tribal Chairman
Sauk-Suiattle Indian Tribe
5318 Chief Brown Lane
Darrington, WA 98241

Dear Ms. Joseph,

Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library in July of 2019, with the hope of beginning construction as early as summer of 2021.

The Norwood Cole Library was initially built in 1963 as a 12,500 square foot library. In 1973 a 4,560 square foot media center was added to the southern part of the building. Then in 1993 the entire original library was remodeled and the building grew to its current size of 26,730 square feet.

The Washington State Department of Archeology and Historic Preservation (DAHP) has already determined that the Norwood Cole Library building is not eligible for listing in the National Register of Historic Places. The College is committed to the immediate stoppage of work if any archeological resources are discovered during the course of construction.

The College welcomes any comment or concerns that you might have. Please direct them to me at thomas.keegan@skagit.edu by September 29, 2017.

Thank you,

Dr. Thomas A. Keegan
President

Skagit Valley College
Where Learning Comes to Life

PRESIDENT'S OFFICE
2405 East College Way
Mount Vernon, WA 98273-5899

tel: 360.416.7777
Fax: 360.416.7778
www.skagit.edu

September 13, 2017

Mr. Tom Wooten
Tribal Chairman
Samish Indian Nation Tribal Council
PO Box 219
Anacortes, WA 98221

Dear Mr. Wooten,

Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library in July of 2019, with the hope of beginning construction as early as summer of 2021.

The Norwood Cole Library was initially built in 1963 as a 12,500 square foot library. In 1973 a 4,560 square foot media center was added to the southern part of the building. Then in 1993 the entire original library was remodeled and the building grew to its current size of 26,730 square feet.

The Washington State Department of Archeology and Historic Preservation (DAHP) has already determined that the Norwood Cole Library building is not eligible for listing in the National Register of Historic Places. The College is committed to the immediate stoppage of work if any archeological resources are discovered during the course of construction.

The College welcomes any comment or concerns that you might have. Please direct them to me at thomas.keegan@skagit.edu by September 29, 2017.

Thank you,

Dr. Thomas A. Keegan
President

Skagit Valley College
Where Learning Comes to Life

PRESIDENT'S OFFICE
2405 East College Way
Mount Vernon, WA 98273-5899

Tel: 360.416.7957
Fax: 360.416.7773
www.skagit.edu

September 13, 2017

Chairman Shawn Yanity
Stillaguamish Tribe of Indians
3310 Smokey Point Drive
Arlington, WA 98223

Dear Chairman Yanity,

Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library in July of 2019, with the hope of beginning construction as early as summer of 2021.

The Norwood Cole Library was initially built in 1963 as a 12,500 square foot library. In 1973 a 4,560 square foot media center was added to the southern part of the building. Then in 1993 the entire original library was remodeled and the building grew to its current size of 26,730 square feet.

The Washington State Department of Archeology and Historic Preservation (DAHP) has already determined that the Norwood Cole Library building is not eligible for listing in the National Register of Historic Places. The College is committed to the immediate stoppage of work if any archeological resources are discovered during the course of construction.

The College welcomes any comment or concerns that you might have. Please direct them to me at thomaskeegan@skagit.edu by September 29, 2017.

Thank you,

Dr. Thomas A. Keegan
President

DAHP USE ONLY	
Date Received:	3/7/2022
DAHP Log #:	2022-03-01886
Reviewer(s):	RW & HB
☑ ARCHY	☑ BEU

dahp — protect the past, shape the future
DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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.*

SECTION 1: PROJECT INFORMATION

Project Title: SVC Commons Building

Property Name: *if applicable* Skagit Valley College

Project Address: 2405 East College Way

Provide 1-2 sentence summary of the project.

Construction of a new 43,000-SF Commons building on the east end of the Skagit Valley College campus.

City / State / Zip: Mount Vernon, WA 98273 County: Skagit Township / Range / Section: *leave blank if unsure* 16/34/04

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): ☑ NEW CONSTRUCTION ☑ DEMOLITION ☑ GROUND DISTURBANCE ☑ REHABILITATION / RENOVATION ☐ ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old? ☑ YES ☐ NO ☐ NOT SURE *Contact DAHP

☐ Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register? ☐ YES ☑ NO ☐ NOT SURE

Is the building, structure or site already recorded in WISAARD? ☐ YES ☑ NO ☐ NOT SURE [!] See Note *Contact DAHP

If Yes, what is the Property ID # or Site #? _____

☐ **[!] If the resource is not recorded in WISAARD, please contact DAHP Staff.** ***Go to www.dahp.wa.gov/wisaard for more information. Check the box when complete.***

Are there any Federal funds, lands, permits, or licenses involved in/required by this project? ☐ YES ☑ NO ☐ NOT SURE If Yes, what Federal Agency?

What is the nature of your request? (Check all that apply) ☑ PREDESIGN ☑ DESIGN ☑ CONSTRUCTION ☐ APPLYING FOR GRANT / LOAN ☐ TRYING TO GET UNDER CONTRACT ☐ NOT SURE

SECTION 3: STATE AGENCY INFORMATION

State Agency: Skagit Valley College Grant / Loan Program Name: ☑ Direct Appropriation?

Contact Person: Tim Wheeler Phone: (360) 416-7751 e-mail: Tim.wheeler@skagit.edu

Funding biennium? 2021-23, 2024-26 Requested grant / loan amount: Total project amount: $22,000,000

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Lexie Costic Submitter Organization: RMC Architects

Submitter Address: 1223 Railroad Ave. City / State / Zip: Bellingham, WA 98225

Submitter Phone: 360-676-7733 Submitter e-mail: lexie.c@rmcarchitects.com

SECTION 5: ATTACHMENTS

Please email completed form and all attachments to: **2102@dahp.wa.gov**

☑ MAP / APE - 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 on Page 2 for 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.*

DAHP DETERMINATION (DAHP USE ONLY)

☐ **EXEMPT** from GEO 21-02 review.

☑ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

☐ The project will have **NO ADVERSE IMPACT** on historic properties.

☐ The project will have an **ADVERSE IMPACT** on historic properties.

☐ DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

☐ SURVEY REQUIRED ☐ IDP REQUIRED

☐ MONITORING REQUIRED

DAHP REVIEWER

3/29/2022

DATE

revised April 2021

DAHP USE ONLY	
Date Received:	4/15/2022
DAHP Log #:	2022-04-02572
Reviewer(s):	H Borth
☐ ARCHY	☑ BEU

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DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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.*

SECTION 1: PROJECT INFORMATION

Project Title: Knutzen Cardinal Center Remodel

Property Name: *if applicable* Skagit Valley College

Project Address: 2405 East College Way

Provide 1-2 sentence summary of the project.

Remodel of approximately 6,200 SF of the Knutzen Cardinal Center on the SVC campus. The existing Culinary Arts program spaces will be reconfigured for administrative offices.

City / State / Zip: Mount Vernon, WA 98273 County: Skagit Township / Range / Section: *leave blank if unsure* 16/34/04

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): ☐ NEW CONSTRUCTION ☐ DEMOLITION ☐ GROUND DISTURBANCE ☑ REHABILITATION / RENOVATION ☐ ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old? ☑ YES ☐ NO ☐ NOT SURE *Contact DAHP

☐ Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register? ☐ YES ☑ NO ☐ NOT SURE

Is the building, structure or site already recorded in WISAARD? ☐ YES ☑ NO ☐ NOT SURE [!] See Note *Contact DAHP

If Yes, what is the Property ID # or Site #? _____

☐ **[!] If the resource is not recorded in WISAARD, please contact DAHP Staff.** ***Go to www.dahp.wa.gov/wisaard for more information. Check the box when complete.***

Are there any Federal funds, lands, permits, or licenses involved in/required by this project? ☐ YES ☑ NO ☐ NOT SURE If Yes, what Federal Agency?

What is the nature of your request? (Check all that apply) ☑ PREDESIGN ☑ DESIGN ☑ CONSTRUCTION ☐ APPLYING FOR GRANT / LOAN ☐ TRYING TO GET UNDER CONTRACT ☐ NOT SURE

SECTION 3: STATE AGENCY INFORMATION

State Agency: Skagit Valley College Grant / Loan Program Name: ☑ Direct Appropriation?

Contact Person: Tim Wheeler Phone: (360) 416-7751 e-mail: Tim.wheeler@skagit.edu

Funding biennium? 2021-23, 2024-26 Requested grant / loan amount: Total project amount: $4,500,000

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Tim Wheeler Submitter Organization: Skagit Valley College

Submitter Address: 2405 E. College Way City / State / Zip: Mount Vernon, WA 98273

Submitter Phone: (360) 416-775 Submitter e-mail: Tim.wheeler@skagit.edu

SECTION 5: ATTACHMENTS

Please email completed form and all attachments to: **2102@dahp.wa.gov**

☑ MAP / APE - 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 on Page 2 for 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.*

DAHP DETERMINATION (DAHP USE ONLY)

☐ **EXEMPT** from GEO 21-02 review.

☑ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

☐ The project will have **NO ADVERSE IMPACT** on historic properties.

☐ The project will have an **ADVERSE IMPACT** on historic properties.

☐ DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

☐ SURVEY REQUIRED ☐ IDP REQUIRED

☐ MONITORING REQUIRED

Hally Borth
DAHP REVIEWER

4/22/2022
DATE

revised April 2021

SVC | SKAGIT VALLEY COLLEGE
Office of the President

2405 East College Way | Mount Vernon, WA 98273-5899 T 360.416.7997 | F 360.416.7773 | www.skagit.edu

February 16, 2022

Confederated Tribes of the Colville Reservation
Attn: Andy Joseph Jr
PO BOX 150
Nespelem, WA 99155

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Andy Joseph Jr,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

The project predesign report is currently underway. Funding for the report has been granted by the state legislature together with funding allocation for project design. Construction of the new facility could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

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

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

If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at Thomas.Keegan@skagit.edu at your earliest convenience.

Respectfully,

Dr. Thomas A. Keegan
President

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Office of the President

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February 16, 2022

Lummi Nation
Attn: Lawrence Solomon
2665 Kwina Road
Bellingham, WA 98226

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Lawrence Solomon,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

The project predesign report is currently underway. Funding for the report has been granted by the state legislature together with funding allocation for project design. Construction of the new facility could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

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Respectfully,

Dr. Thomas A. Keegan
President

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Office of the President

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February 16, 2022

Samish Indian Nation
Attn: Tom Wooten
PO BOX 217
Anacortes, WA 98221

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Tom Wooten,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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Respectfully,

Dr. Thomas A. Keegan
President

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Office of the President

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February 16, 2022

Sauk-Suiattle Indian Tribe
Attn: Norma Joseph
5318 Chief Brown Lane
Darrington, WA 98241

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Norma Joseph,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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Respectfully,

Dr. Thomas A. Keegan
President

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Office of the President

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February 16, 2022

Snoqualmie Indian Tribe
Attn: Robert de Los Angeles
PO BOX 969
Snoqualmie, WA 98065

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Robert de Los Angeles,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

The project predesign report is currently underway. Funding for the report has been granted by the state legislature together with funding allocation for project design. Construction of the new facility could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

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

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If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at Thomas.Keegan@skagit.edu at your earliest convenience.

Respectfully,

Dr. Thomas A. Keegan
President

Community College District 4 serving Skagit, Island, and San Juan counties

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Office of the President

2405 East College Way | Mount Vernon, WA 98273-5899 T 360.416.7997 | F 360.416.7773 | www.skagit.edu

February 16, 2022

Stillaguamish Tribe of Indians
Attn: Eric White
PO BOX 277
Arlington, WA 98223

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Eric White,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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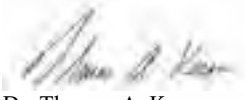
If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at Thomas.Keegan@skagit.edu at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

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Office of the President

2405 East College Way | Mount Vernon, WA 98273-5899 T 360.416.7997 | F 360.416.7773 | www.skagit.edu

February 16, 2022

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

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Steve Edwards,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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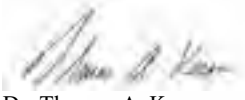
If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at Thomas.Keegan@skagit.edu at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

Community College District 4 serving Skagit, Island, and San Juan counties

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Office of the President
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February 16, 2022

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

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Teri Gobin,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

The project predesign report is currently underway. Funding for the report has been granted by the state legislature together with funding allocation for project design. Construction of the new facility could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

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

If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at Thomas.Keegan@skagit.edu at your earliest convenience.

Respectfully,

Dr. Thomas A. Keegan
President

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Office of the President

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February 16, 2022

Upper Skagit Indian Tribe
Attn: Jennifer Washington
25944 Community Plaza
Sedro Woolley, WA 98284

Subject: Library and Culinary Arts Building
Skagit Valley College

Dear Jennifer Washington,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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

If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at Thomas.Keegan@skagit.edu at your earliest convenience.

Respectfully,

Dr. Thomas A. Keegan
President

April 14, 2026

Jeff Morrow
Yakima Valley College
1100 S 16th Ave
Yakima, WA 98902

In future correspondence please refer to:
Project Tracking Code: 2026-04-02843
Property: Yakima Valley College - Kendall Hall Replacement Project
Re: Not Eligible for National Register of Historic Places

Dear Jeff Morrow:

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 Property ID: 739622 Yakima Valley College - Kendall Hall 1100 S 16th Ave, Yakima, Washington 98902 is not eligible for listing in the National Register of Historic Places. It is also 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):
☐ ARCHY ☐ BEU

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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

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.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: Kendall Hall replacement project

Property Name: *if applicable* Yakima Valley College

Project Address: 1100 S. 16th Ave.

City, State, Zip: Yakima WA. 98902 County: Yakima

Township / Range / Section: *leave blank if unsure*

Provide 1-2 sentence summary of the project.

YVC is replacing our existing Performing arts building with a new building on it's existing footprint. (Building #12 Kendall Hall.)

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): ☑ NEW CONSTRUCTION ☑ DEMOLITION ☑ GROUND DISTURBANCE ☐ REHABILITATION / RENOVATION ☐ ACQUISITION

Are any buildings 45 years or older going to be impacted in any of the above ways by this project? ◉ YES ○ NO ☐ 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): 65 years old.

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? ○ YES ◉ NO If Yes, what Federal Agency?

Have you already received a grant? ○ YES ○ NO, WE ARE APPLYING NOW ◉ NO, WE HAVE NOT APPLIED YET

SECTION 3: STATE AGENCY INFORMATION

State Agency: State of Washington Grant / Loan Program Name: No Grants.

Contact Person: Jeff Morrow Phone: 509.574.4696 e-mail: jmorrow@yvcc.edu

Requested grant / loan amount: N/A Total project amount: $15,000,000

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Jeff Morrow Submitter Organization: Yakima Valley College

Submitter Phone: 509.574.4696 Submitter e-mail: jmorrow@yvcc.edu

DAHP DETERMINATION (DAHP USE ONLY)

☐ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

☐ The project will have **NO ADVERSE IMPACT** on historic properties.

☐ The project will have an **ADVERSE IMPACT** on historic properties.

DAHP REVIEWER

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

revised Dec 2024

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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.

The existing Performing Arts building will be delomished and replaced with a new slightly larger building on the same building footprint.

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

The existing has been the Performing Arts building as a part of the Yakima Valley College campus for 65 years. Located North of Nob Hill Blvd. and S. 15th Ave. in Yakima WA.

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

We would anticipate going approxiomately 5' down to remove any existing foundations and utilities and to install the new foundations and needed utilities for the new building. within the +/- 20,000 s.f. of new building footprint.

Facility Operations Daily Notes – 4.14.2026

Capital Projects: Yakima Campus:

Yakima Valley College is planning to demolish an existing building on our Yakima Campus and re-build the new building on the existing footprint. Attached is the project information that has been sent to the DAHP. If you have any further questions please contact me at jmorrow@yvcc.edu

DAHP USE ONLY
Date Received:
DAHP Log #:
Reviewer(s):
☐ ARCHY ☐ BEU

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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

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.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: AMTEC Remodel

Property Name: *if applicable* Everett Community College

Project Address: 2000 Tower St.

Provide 1-2 sentence summary of the project.

Remodel of existing AMTEC Building at the Everett Campus.

City, State, Zip: Everett, WA 98201

County: Snohomish

Township / Range / Section: *leave blank if unsure*

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): ☐ NEW CONSTRUCTION ☐ DEMOLITION ☐ GROUND DISTURBANCE ☑ REHABILITATION / RENOVATION ☐ ACQUISITION

Are any buildings 45 years or older going to be impacted in any of the above ways by this project? ◉ YES ○ NO

☐ 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): 1974

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? ○ YES ◉ NO If Yes, what Federal Agency?

Have you already received a grant? ○ YES ◉ NO, WE ARE APPLYING NOW ○ NO, WE HAVE NOT APPLIED YET

SECTION 3: STATE AGENCY INFORMATION

State Agency: Everett Community College

Grant / Loan Program Name: State capital grant.

Contact Person: Chris Carson

Phone: 425-388-9915

e-mail: ccarson@everettcc.edu

Requested grant / loan amount: $15 million

Total project amount: $15 million

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Ed McManamna

Submitter Organization: McGranahanPBK (Architect)

Submitter Phone: 360-271-1566

Submitter e-mail: edward.mcmanamna@mcgranahan.com

DAHP DETERMINATION (DAHP USE ONLY)

☐ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

☐ The project will have **NO ADVERSE IMPACT** on historic properties.

☐ The project will have an **ADVERSE IMPACT** on historic properties.

DAHP REVIEWER

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

revised Dec 2024

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 a funding request for interior remodeling of approximately 15,000 SF of the existing AMTEC Building, including envelope upgrades, electrical and mechanical improvements. Exterior work is limited to landscape and facade improvements.

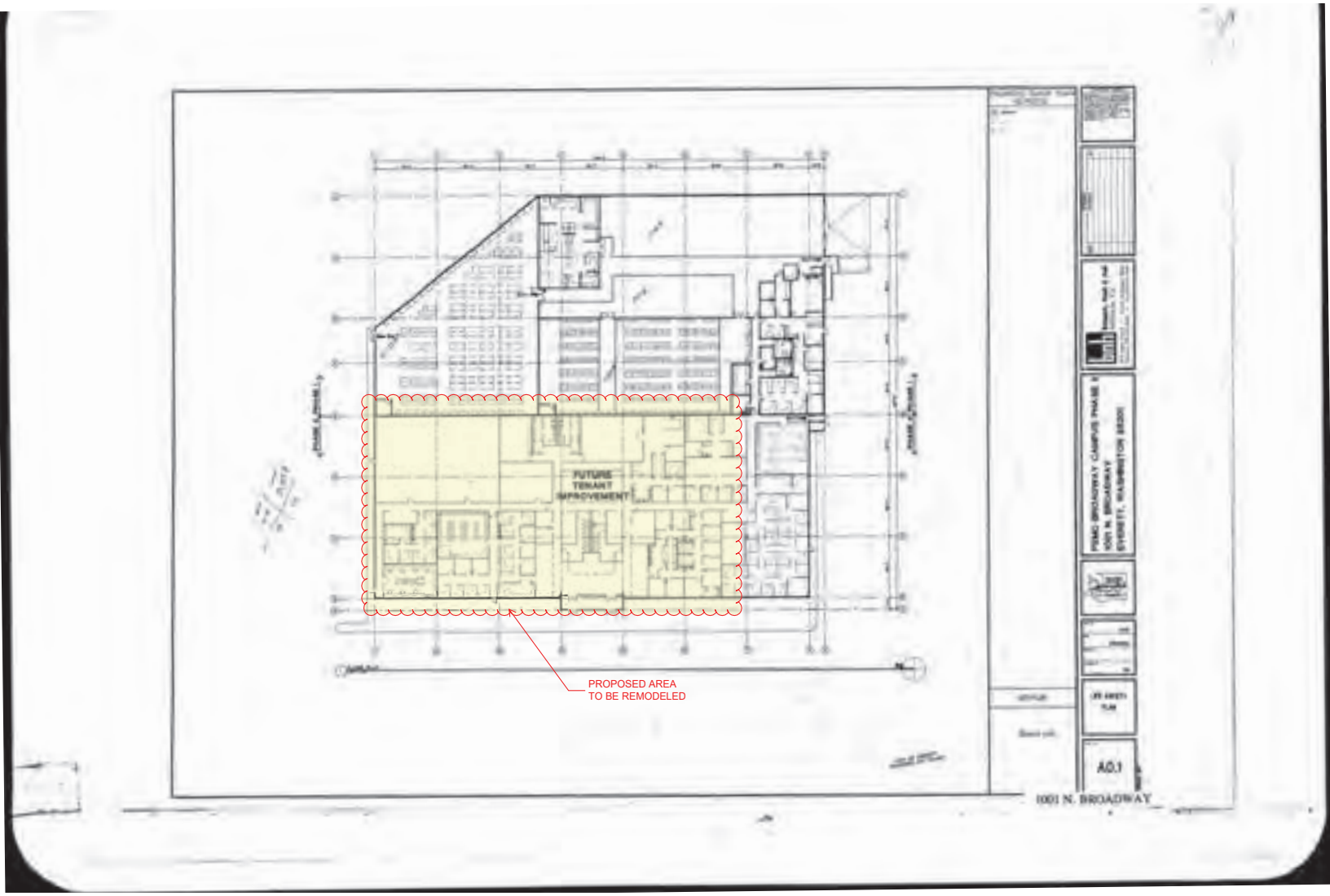
Describe the project site existing conditions and and known history of the project site and building(s).

The existing AMTEC Building was originally built in 1974 and is a concrete tilt-up warehouse currently housing the College's AMTEC programs. It has been remodeled several times over the years, including 2002, 2013, and 2016.

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

Ground disturbing activities are expected to be limited to landscape improvements, and no grading or excavation at the existing parking lots is planned at this time.

Site Map


FUTURE
TENANT
IMPROVEMENT
PROPOSED AREA
TO BE REMODELED
A0.1
1001 N. BROADWAY

SOUTHWEST FACADE

NORTHWEST FACADE

SOUTHEAST FACADE

NORTHEAST FACADE

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

February 25, 2026

Edward McManamna
McGranahanPBK
2111 Pacific Ave, Suite 100
Tacoma, WA 98402

In future correspondence please refer to:
Project Tracking Code: 2026-02-01483
Property: Everett Community College AMTEC Remodel
Re: Not Eligible for National Register of Historic Places

Dear Edward McManamna:

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 Property ID: 739198 Everett Community College - AMTEC Building 2000 Tower St, Everett, Washington, 98201 is not eligible for listing in the National Register of Historic Places. It is also 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

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EvCC AMTEC Remodel Proposal March 11, 2026

The Honorable Jaison Elkins, Chair
Muckleshoot Tribal Council
39015 172nd Ave SE
Auburn, WA 98092

Invitation to comment on Everett Community College's AMTEC Remodel Proposal

Dear Chairperson Elkins,

Everett Community College is pursuing funding from the Washington State Legislature for the following project: remodeling the interior of the Advanced Manufacturing Training & Education Center that houses the college's welding, robotics, composites, and continuing education center. As a condition of this funding, Governor's Executive Order 21-02 requires that we consult with you regarding any cultural impact this may have on the Muckleshoot Indian Tribe.

AMTEC was originally built in 1978 and has been remodeled several times since. Part of the building was previously leased to Providence Medical and is currently being used as surplus storage. The proposed remodel would increase available classrooms, labs, and working areas by fully integrating the storage area. Besides some minimal exterior work to align the building with campus standards, all work is planned to be done internally using the existing infrastructure. There are no plans to expand the footprint of the building or excavate below grade. AMTEC is located at 909 N. Broadway, Everett, WA 98201.

Everett Community College campus resides on the traditional and ancestral lands of the Tulalip Tribes, the Sauk-Suiattle Indian Tribe, and the Stillaguamish Tribe of Indians. The main campus is built upon the ancestral territory of the Hibulb Village, which once stood as a rich cultural, economic, and political center for the Snohomish Tribe. Please see the attached documents for further information on the site locations and impacts.

Feel free to contact Chris Carson, EvCC's Associate Vice President of Campus Operations, by April 11th 2026 with any questions or comments. He can be reached at ccarson@everettcc.edu or 425-388-9516. Thank you in advance for your consideration.

Dr. Chemene Crawford

President of Everett Community College

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2000 Tower Street · Everett, WA · 98201-1390 · 425.388.9100

EvCC AMTEC Remodel Proposal March 11, 2026

The Honorable Nino Maltos, Chair
Sauk-Suiattle Tribal Council
5318 Chief Brown Lane
Darrington, WA 98241

Invitation to comment on Everett Community College's AMTEC Remodel Proposal

Dear Chairperson Maltos,

Everett Community College is pursuing funding from the Washington State Legislature for the following project: remodeling the interior of the Advanced Manufacturing Training & Education Center that houses the college's welding, robotics, composites, and continuing education center. As a condition of this funding, Governor's Executive Order 21-02 requires that we consult with you regarding any cultural impact this may have on the Muckleshoot Indian Tribe.

AMTEC was originally built in 1978 and has been remodeled several times since. Part of the building was previously leased to Providence Medical and is currently being used as surplus storage. The proposed remodel would increase available classrooms, labs, and working areas by fully integrating the storage area. Besides some minimal exterior work to align the building with campus standards, all work is planned to be done internally using the existing infrastructure. There are no plans to expand the footprint of the building or excavate below grade. AMTEC is located at 909 N. Broadway, Everett, WA 98201.

Everett Community College campus resides on the traditional and ancestral lands of the Tulalip Tribes, the Sauk-Suiattle Indian Tribe, and the Stillaguamish Tribe of Indians. The main campus is built upon the ancestral territory of the Hibulb Village, which once stood as a rich cultural, economic, and political center for the Snohomish Tribe. Please see the attached documents for further information on the site locations and impacts.

Feel free to contact Chris Carson, EvCC's Associate Vice President of Campus Operations, by April 11th 2026 with any questions or comments. He can be reached at ccarson@everettcc.edu or 425-388-9516. Thank you in advance for your consideration.

Dr. Chemene Crawford

President of Everett Community College

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McManamna, Edward

From: Allen Flaa <aflaa@everettcc.edu>
Sent: Monday, March 30, 2026 2:19 PM
To: McManamna, Edward
Subject: Fwd: EvCC AMTEC Remodel Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

External (aflaa@everettcc.edu)

Graymail Spam Phish More... FAQ Protection by INKY

Hey Ed,

Here is a response for the AMTEC Remodel project from the Snoqualmie Tribe. I have not heard from any other tribes yet.

Thanks,

Allen Flaa
(he/him)
Program Manager
Facilities & Maintenance
425-388-9565
Mon-Fri: 8am - 4:30pm

EVERETT COMMUNITY COLLEGE

---------- Forwarded message ---------
From: **Chris Carson** <ccarson@everettcc.edu>
Date: Fri, Mar 27, 2026 at 12:49 PM
Subject: Fwd: EvCC AMTEC Remodel Proposal
To: Allen Flaa <aflaa@everettcc.edu>

FYI

---------- Forwarded message ---------
From: **Chris Carson** <ccarson@everettcc.edu>
Date: Fri, Mar 27, 2026, 7:52 AM

Subject: Re: EvCC AMTEC Remodel Proposal
To: Adam Osbekoff <adam@snoqualmietribe.us>

Good morning,

Thank you for your email. We appreciate your review of the current project scope and APE. We have noted your current position that there are no substantive comments at this time, and understand that if the scope or APE changed at a later date, your current position may be changed as well.

Thank you again for your time and coordination.

Best regards,

Chris Carson

On Fri, Mar 27, 2026 at 1:28 AM Adam Osbekoff <adam@snoqualmietribe.us> wrote:

> Hello
>
> 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
>
> Cultural Resource Compliance Manager
>
> Snoqualmie Indian Tribe

Department of Archaeology and Historic Preservation

adam@snoqaulmietribe.us

EVERETT
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2000 Tower Street · Everett, WA · 98201-1390 · 425.388.9100

EvCC AMTEC Remodel Proposal March 11, 2026

The Honorable ErNi i hNe, ChaN
StNlaukamNh TrNe o- 5ndNans 3 oard o- 8 Nectors
f f22 2f 6th St BE
ArlNuton, i A wL22f

5nvNatNon to comment on Everett CommknNDColleuegs AMTEC Remodel Proposal

8 ear ChaNperson i hNe,

Everett CommknNDColleue N pkrskNu -kndNu -rom the i ashNuton State WeuNlatkre -or the -ollo9 Nu pro4ectI remodelNu the NterNr o- the Advanced Mank-actkrNu TraNNu y EdkcatNn Center that hokses the colleuegs 9 eldNu, robotNs, composNes, and contNikNu edkcatNn center' As a condNNn o- thN -kndNu, j overnorgs E: ecktNe &rder 21.02 reGkNes that 9 e consklt 9 Nh Dok reuardNu anDckltkral Nnpact thN maDhave on the Mkcxleshoot 5ndNan TrNe'

AMTEC 9 as orNuNallDbkNt N 1wOL and has been remodeled several tNnes sNce' Part o- the bkNdNu 9 as prevNokslDleased to ProvNdence MedNal and N ckrrentlDbeNu ksed as skrplks storaue' The proposed remodel 9 okld Ncrease avaNable classrooms, labs, and 9 orxNu areas bD-kllDNteuratNu the storaue area' 3 esNes some mNNnal e: terNr 9 orx to alNn the bkNdNu 9 Nh campks standards, all 9 orx N planned to be done NternallDksNu the e: NtNu N-rastrkctkre' There are no plans to e: pand the -ootprNt o- the bkNdNu or e: cavate belo9 urade' AMTEC N located at w0wB' 3 road9 aD, Everett, i A wL201'

Everett CommknNDColleue campks resNes on the tradNNnal and ancestral lands o- the TklalNp TrNes, the Sakx. SkNattle 5ndNan TrNe, and the StNlaukamNh TrNe o- 5ndNans' The maNu campks N bkNt kpon the ancestral terrNtorD o- the HNkIb q Nlaue, 9 hNh once stood as a rNh ckltkral, econom, and polNNal center -or the SnohomNh TrNe' Please see the attached dockments -or -krther N-ormatNn on the sNe locatNns and Nnpacts'

7eel -ree to contact ChrN Carson, EvCCgs AssocNte q Ne PresNdent o- Campks &peratNns, bDAprN 11th 2026 9 Nh anDGkestNns or comments' He can be reached at ccarsonV everettcc'edk or F2@f LL. w@6' Thanx Dok N advance -or Dokr consNderatNn'

8 r' Chemene Cra9 -ord

PresNdent o- Everett CommknNDColleue

EVERETT
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2000 Tower Street · Everett, WA · 98201-1390 · 425.388.9100

EvCC AMTEC Remodel Proposal March 11, 2026

The Honorable Neonard i orsman, Chatr
Sukuamtsh Trtbal Counctl
1-530 Sukuamtsh 8 af BE
Sukuamtsh, 8 A 3-w32

InvtDaDon Do commenDon EvereDDCommuntDf CollegeW AMTEC Remodel Proposal

9 ear Chatrperson i orsman,

EvereDDCommuntDf College ts pursutng 4undtng 4rom Dhe 8 ashtngDon SDaDe NegtslaDure 4or Dhe 4olloI tng proyecD remodeltng Dhe tnDertor o4 Dhe Advanced Manu4acDurtng Tratntng j EducaDon CenDer DhaDhouses Dhe collegeW I eldtng, roboDcs, compostDes, and conDnutng educaDon cenDer: As a condtDon o4 DhDts 4undtng, &overnorW E. ecuDve Grder 21x02 rekutres DhaDI e consulDI tDh fou regardtng anf culDural tmpacDDhts maf have on Dhe MucCleshooDLndtan Trtbe:

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EvereDDCommuntDf College campus restdes on Dhe DadtDonal and ancesDral lands o4 Dhe Tulaltp Trtbes, Dhe SauOx SutaDDe Lndtan Trtbe, and Dhe SDllaguamtsh Trtbe o4 Lndtans: The matn campus ts butlDupon Dhe ancesDal DerrtDorf o4 Dhe Htbulb Vtllage, I htch once sDood as a rtch culDural, economtc, and poltDcal cenDer 4or Dhe Snohomtsh Trtbe: Please see Dhe aDDached documenDs 4or 4urDher tn4ormaDon on Dhe stDe locaDons and tmpacDs:

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EVERETT
COMMUNITY COLLEGE
2000 Tower Street · Everett, WA · 98201-1390 · 425.388.9100

EvCC AMTEC Remodel Proposal March 11, 2026

The Honorable Nieve Edt ards, ChaSr
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EVERETT
COMMUNITY COLLEGE
2000 Tower Street · Everett, WA · 98201-1390 · 425.388.9100

EvCC AMTEC Remodel Proposal March 11, 2026

The Honorable TerNi obNi, ChaNs
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6506 MarNe k rNve
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DAHP USE ONLY
Date Received:
DAHP Log #:
Reviewer(s):
☐ ARCHY ☐ BEU

dahp
protect the past, shape the future
DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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

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.

FORM MUST BE FILLED OUT IN ITS ENTIRETY

SECTION 1: PROJECT INFORMATION

Project Title: Building A Renovation

Property Name: *if applicable* Renton Technical College

Project Address: 3000 NE 4th Street

City, State, Zip: Renton, WA 98056

County: King

Township / Range / Section: *leave blank if unsure*

Provide 1-2 sentence summary of the project.

Reconfigure interior to create new lab spaces, classrooms and offices for Machining and Fabrication programs.

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): ☐ NEW CONSTRUCTION ☐ DEMOLITION ☐ GROUND DISTURBANCE ☑ REHABILITATION / RENOVATION ☐ ACQUISITION

Are any buildings 45 years or older going to be impacted in any of the above ways by this project? ◉ YES ○ NO

☐ 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): 58

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? ○ YES ◉ NO If Yes, what Federal Agency?

Have you already received a grant? ○ YES ◉ NO, WE ARE APPLYING NOW ○ NO, WE HAVE NOT APPLIED YET

SECTION 3: STATE AGENCY INFORMATION

State Agency: SBCTC

Grant / Loan Program Name: Intermediate Capital Projects

Contact Person: Darrel Jennings

Phone: 360.704.4382

e-mail: djennings@sbctc.ed

Requested grant / loan amount: $15,000,000.00

Total project amount: $15,000,000.00

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Amber Kovach

Submitter Organization: Renton Technical College

Submitter Phone: 425.235.5839

Submitter e-mail: akovach@rtc.edu

DAHP DETERMINATION (DAHP USE ONLY)

☐ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

☐ The project will have **NO ADVERSE IMPACT** on historic properties.

☐ The project will have an **ADVERSE IMPACT** on historic properties.

DAHP REVIEWER

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.

Scope of work: The renovation of 17,354 square feet of space in Building A on the Renton Technical College campus, excluding the welding shop, its support spaces, and an exterior mechanical room on the east of the building. The work is mostly interior, with the exception of replacing exterior doors and windows, adding new windows and skylights, infilling some exterior masonry wall openings, and roof penetrations for vents. There is no change to the building's footprint or height.The proposed interior spaces include a machining shop (6,455 SF), a fabrication shop (4,622 SF), two classrooms (2,615 SF total), eight offices (1,322 SF), and two restrooms (366 SF). There are two existing mechanical mezzanines with roof access ladders that are proposed to remain in place.

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

The location is on the South end of campus nearest NE 4th Street, between Monroe Ave NE and Jefferson Ave NE. The existing building is masonry, and per King County Department of Assessments, was built in 1968.

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 disturbances are expected at this time. If it is determined that seismic upgrades will be required, we will update the DAHP at that time.

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

February 2, 2026

Amber Kovach
Capital Projects Manager
Renton Technical College
3000 NE 4th St
Renton, WA 98056

In future correspondence please refer to:
Project Tracking Code: 2026-02-00826
Property: Renton Technical College - Building A Renovation
Re: Not Eligible for National Register of Historic Places

Dear Amber Kovach:

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 Property ID: 738953 Renton Technical College - Building A 3000 NE 4th St, Renton, Washington 98056 is not eligible for listing in the National Register of Historic Places. It is also 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

RENTON TECHNICAL COLLEGE
3000 NE 4th St.
Renton, WA 98056-4123
(425) 235-2352
RTC.EDU

February 2, 2026

The Honorable Jaison Elkins, Chair
Muckleshoot Indian Tribe Tribal Council
39015 172nd Ave SE
Auburn, WA 98092

Subject: Tribal Consultation Regarding Non-Historical Building Renovation Project under GEO 21-02

Dear Chairman Elkins,

I am writing on behalf of Renton Technical College to initiate tribal consultation in accordance with the Governor's Executive Order 21-02 (GEO 21-02). Our project involves alterations to a non-historical building within the college campus grounds near NE 4th Street. We recognize the importance of your tribe's cultural heritage and seek your input.

Our proposed project would involve interior alterations of a 17,354-square-foot space. The work is mostly interior, with the exception of replacing exterior doors and windows, adding additional windows and skylights, and roof penetrations for vents. There is no change to the building's footprint or height, and no ground penetration is expected. We value your tribe's knowledge and expertise. We invite you to share any insights, concerns, or recommendations related to the project. Your input will help us make informed decisions and mitigate any adverse effects.

We have attached the EZ / Project Review Form along with DAHP's response, map capture, photos of current site conditions along with the site plans and drawings for your reference. Additionally, we would be grateful for the opportunity to meet with you either in person or via a virtual platform to discuss the project further.

We respect Muckleshoot Tribe's sovereignty and cultural significance. Your tribe's perspective is essential to our decision-making process, and we look forward to engaging in meaningful consultation.

Please feel free to contact me at 425-235-5839 or akovach@rtc.edu to schedule a consultation meeting or if you have any questions.

Thank you for your time and attention to this matter.

Sincerely,

Amber Kovach
Capital Projects Manager

RENTON TECHNICAL COLLEGE
3000 NE 4th St.
Renton, WA 98056-4123
(425) 235-2352
RTC.EDU

February 2, 2026

The Honorable Robert de los Angeles, Chair
Snoqualmie Tribe of Indians Tribal Council
PO Box 969
Snoqualmie, WA 98065

Subject: Tribal Consultation Regarding Non-Historical Building Renovation Project under GEO 21-02

Dear Chairperson de los Angeles,

I am writing on behalf of Renton Technical College to initiate tribal consultation in accordance with the Governor's Executive Order 21-02 (GEO 21-02). Our project involves alterations to a non-historical building within the college campus grounds near NE 4th Street. We recognize the importance of your tribe's cultural heritage and seek your input.

Our proposed project would involve interior alterations of a 17,354-square-foot space. The work is mostly interior, with the exception of replacing exterior doors and windows, adding additional windows and skylights, and roof penetrations for vents. There is no change to the building's footprint or height, and no ground penetration is expected. We value your tribe's knowledge and expertise. We invite you to share any insights, concerns, or recommendations related to the project. Your input will help us make informed decisions and mitigate any adverse effects.

We have attached the EZ / Project Review Form along with DAHP's response, map capture, photos of current site conditions along with the site plans and drawings for your reference. Additionally, we would be grateful for the opportunity to meet with you either in person or via a virtual platform to discuss the project further.

We respect Snoqualmie Tribe's sovereignty and cultural significance. Your tribe's perspective is essential to our decision-making process, and we look forward to engaging in meaningful consultation.

Please feel free to contact me at 425-235-5839 or akovach@rtc.edu to schedule a consultation meeting or if you have any questions.

Thank you for your time and attention to this matter.

Sincerely,

Amber Kovach
Capital Projects Manager

RENTON TECHNICAL COLLEGE

3000 NE 4th St.
Renton, WA 98056-4123

(425) 235-2352
RTC.EDU

February 2, 2026

The Honorable Kristopher Peters, Chair
Squaxin Island Tribe Tribal Council
SE 10 Squaxin Lane
Shelton, WA 98584

Subject: Tribal Consultation Regarding Non-Historical Building Renovation Project under GEO 21-02

Dear Chairperson Peters,

I am writing on behalf of Renton Technical College to initiate tribal consultation in accordance with the Governor's Executive Order 21-02 (GEO 21-02). Our project involves alterations to a non-historical building within the college campus grounds near NE 4th Street. We recognize the importance of your tribe's cultural heritage and seek your input.

Our proposed project would involve interior alterations of a 17,354-square-foot space. The work is mostly interior, with the exception of replacing exterior doors and windows, adding additional windows and skylights, and roof penetrations for vents. There is no change to the building's footprint or height, and no ground penetration is expected. We value your tribe's knowledge and expertise. We invite you to share any insights, concerns, or recommendations related to the project. Your input will help us make informed decisions and mitigate any adverse effects.

We have attached the EZ / Project Review Form along with DAHP's response, map capture, photos of current site conditions along with the site plans and drawings for your reference. Additionally, we would be grateful for the opportunity to meet with you either in person or via a virtual platform to discuss the project further.

We respect Squaxin Island Tribe's sovereignty and cultural significance. Your tribe's perspective is essential to our decision-making process, and we look forward to engaging in meaningful consultation.

Please feel free to contact me at 425-235-5839 or akovach@rtc.edu to schedule a consultation meeting or if you have any questions.

Thank you for your time and attention to this matter.

Sincerely,

Amber Kovach
Capital Projects Manager

RENTON TECHNICAL COLLEGE
3000 NE 4th St.
Renton, WA 98056-4123
(425) 235-2352
RTC.EDU

February 2, 2026

The Honorable Eric White, Chair
Stillaguamish Tribe of Indians Tribal Council
3322 236th Street NE
Arlington, WA 98223

Subject: Tribal Consultation Regarding Non-Historical Building Renovation Project under GEO 21-02

Dear Chairperson White,

I am writing on behalf of Renton Technical College to initiate tribal consultation in accordance with the Governor's Executive Order 21-02 (GEO 21-02). Our project involves alterations to a non-historical building within the college campus grounds near NE 4th Street. We recognize the importance of your tribe's cultural heritage and seek your input.

Our proposed project would involve interior alterations of a 17,354-square-foot space. The work is mostly interior, with the exception of replacing exterior doors and windows, adding additional windows and skylights, and roof penetrations for vents. There is no change to the building's footprint or height, and no ground penetration is expected. We value your tribe's knowledge and expertise. We invite you to share any insights, concerns, or recommendations related to the project. Your input will help us make informed decisions and mitigate any adverse effects.

We have attached the EZ / Project Review Form along with DAHP's response, map capture, photos of current site conditions along with the site plans and drawings for your reference. Additionally, we would be grateful for the opportunity to meet with you either in person or via a virtual platform to discuss the project further.

We respect Stillaguamish Tribe's sovereignty and cultural significance. Your tribe's perspective is essential to our decision-making process, and we look forward to engaging in meaningful consultation.

Please feel free to contact me at 425-235-5839 or akovach@rtc.edu to schedule a consultation meeting or if you have any questions.

Thank you for your time and attention to this matter.

Sincerely,

Amber Kovach
Capital Projects Manager

RENTON TECHNICAL COLLEGE
3000 NE 4th St.
Renton, WA 98056-4123
(425) 235-2352
RTC.EDU

February 2, 2026

The Honorable Leonard Forsman, Chair
Suquamish Tribe Tribal Council
PO Box 498
Suquamish, WA 98392

Subject: Tribal Consultation Regarding Non-Historical Building Renovation Project under GEO 21-02

Dear Chairperson Forsman,

I am writing on behalf of Renton Technical College to initiate tribal consultation in accordance with the Governor's Executive Order 21-02 (GEO 21-02). Our project involves alterations to a non-historical building within the college campus grounds near NE 4th Street. We recognize the importance of your tribe's cultural heritage and seek your input.

Our proposed project would involve interior alterations of a 17,354-square-foot space. The work is mostly interior, with the exception of replacing exterior doors and windows, adding additional windows and skylights, and roof penetrations for vents. There is no change to the building's footprint or height, and no ground penetration is expected. We value your tribe's knowledge and expertise. We invite you to share any insights, concerns, or recommendations related to the project. Your input will help us make informed decisions and mitigate any adverse effects.

We have attached the EZ / Project Review Form along with DAHP's response, map capture, photos of current site conditions along with the site plans and drawings for your reference. Additionally, we would be grateful for the opportunity to meet with you either in person or via a virtual platform to discuss the project further.

We respect Suquamish Tribe's sovereignty and cultural significance. Your tribe's perspective is essential to our decision-making process, and we look forward to engaging in meaningful consultation.

Please feel free to contact me at 425-235-5839 or akovach@rtc.edu to schedule a consultation meeting or if you have any questions.

Thank you for your time and attention to this matter.

Sincerely,

Amber Kovach
Capital Projects Manager

RENTON TECHNICAL COLLEGE
3000 NE 4th St.
Renton, WA 98056-4123
(425) 235-2352
RTC.EDU

February 2, 2026

The Honorable Teri Gobin, Chair
Tulalip Tribes Tribal Council
6406 Marine Drive
Tulalip, WA 98271

Subject: Tribal Consultation Regarding Non-Historical Building Renovation Project under GEO 21-02

Dear Chairman Gobin,

I am writing on behalf of Renton Technical College to initiate tribal consultation in accordance with the Governor's Executive Order 21-02 (GEO 21-02). Our project involves alterations to a non-historical building within the college campus grounds near NE 4th Street. We recognize the importance of your tribe's cultural heritage and seek your input.

Our proposed project would involve interior alterations of a 17,354-square-foot space. The work is mostly interior, with the exception of replacing exterior doors and windows, adding additional windows and skylights, and roof penetrations for vents. There is no change to the building's footprint or height, and no ground penetration is expected. We value your tribe's knowledge and expertise. We invite you to share any insights, concerns, or recommendations related to the project. Your input will help us make informed decisions and mitigate any adverse effects.

We have attached the EZ / Project Review Form along with DAHP's response, map capture, photos of current site conditions along with the site plans and drawings for your reference. Additionally, we would be grateful for the opportunity to meet with you either in person or via a virtual platform to discuss the project further.

We respect Tulalip Tribe's sovereignty and cultural significance. Your tribe's perspective is essential to our decision-making process, and we look forward to engaging in meaningful consultation.

Please feel free to contact me at 425-235-5839 or akovach@rtc.edu to schedule a consultation meeting or if you have any questions.

Thank you for your time and attention to this matter.

Sincerely,

Amber Kovach
Capital Projects Manager

DAHP USE ONLY	
Date Received:	11/22/2021
DAHP Log #:	2021-12-08205
Reviewer(s):	RW & HB
☑ ARCHY	☑ BEU

dahp
protect the past, shape the future
DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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.*

SECTION 1: PROJECT INFORMATION

Project Title: LCC PRR Building (name TBD)

Property Name: *if applicable* Admissions Center, Applied Arts Building, International Center

Project Address: 1600 Maple Street

Provide 1-2 sentence summary of the project.

Demolition of 3 existing buildings at Lower Columbia College at the end of their useful life. These buildings will be replaced with a new building to better serve the students at the college.

City / State / Zip: Longview, WA 98632 County: Cowlitz Township / Range / Section: *leave blank if unsure* T8-0N R2-0W S28

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): ☑ NEW CONSTRUCTION ☑ DEMOLITION ☑ GROUND DISTURBANCE ☐ REHABILITATION / RENOVATION ☐ ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old? ☑ YES ☐ NO ☐ NOT SURE *Contact DAHP

☑ Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register? ☐ YES ☐ NO ☑ NOT SURE

Is the building, structure or site already recorded in WISAARD? ☐ YES ☑ NO [!] See Note ☐ NOT SURE *Contact DAHP

If Yes, what is the Property ID # or Site #? _____

☐ **[!] If the resource is not recorded in WISAARD, please contact DAHP Staff.** ***Go to www.dahp.wa.gov/wisaard for more information. Check the box when complete.***

Are there any Federal funds, lands, permits, or licenses involved in/required by this project? ☐ YES ☑ NO ☐ NOT SURE If Yes, what Federal Agency?

What is the nature of your request? (Check all that apply) ☑ PREDESIGN ☐ DESIGN ☐ CONSTRUCTION ☐ APPLYING FOR GRANT / LOAN ☐ TRYING TO GET UNDER CONTRACT ☐ NOT SURE

SECTION 3: STATE AGENCY INFORMATION

State Agency: Lower Columbia College (0657) Grant / Loan Program Name: none ☐ Direct Appropriation?

Contact Person: Nolan Wheeler Phone: (360) 442-2201 e-mail: nwheeler@lowercolumbia.edu

Funding biennium? 2023-2025 Requested grant / loan amount: 0 Total project amount: 0

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: Matt Lane Submitter Organization: McGranahan Architects

Submitter Address: 2111 Pacific Ave City / State / Zip: Tacoma, WA 98402

Submitter Phone: (253) 383-3084 Submitter e-mail: matt.lane@mcgranahan.com

SECTION 5: ATTACHMENTS

Please email completed form and all attachments to:
2102@dahp.wa.gov

☑ MAP / APE - 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 on Page 2 for 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.*

DAHP DETERMINATION (DAHP USE ONLY)

☐ **EXEMPT** from GEO 21-02 review.

☑ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

☐ The project will have **NO ADVERSE IMPACT** on historic properties.

☐ The project will have an **ADVERSE IMPACT** on historic properties.

☐ DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

☐ SURVEY REQUIRED ☐ IDP REQUIRED

☐ MONITORING REQUIRED

DAHP REVIEWER

12/1/2021
DATE

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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 6: ADD'L PROJECT INFORMATION

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 fill 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 such as plans, specifications, and photographs. An historic property inventory form may need to completed by a qualified cultural resource professional.

Provide a detailed description of the proposed project:

The proposed project includes the demolition of 3 existing buildings at Lower Columbia College. These buildings are at the end of their useful life. A new building will be built to replace the demolished buildings, and it will house a new Welcome Center for the college, providing a centralized location for all student services. It will also be home to the Business and Language and Literature departments. The building will provide students and faculty with updated educational spaces to facilitate higher learning.

The proposed building will be 3 stories in height and approximately 49,196 sf, to replace the equivalent amount of square footage to be demolished.

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

The Admissions Center was built in 1960, and is 19,632 square feet in size. There was an addition to the lobby in 2012 which added 1,020 square feet. The building is one story in height, with unreinforced masonry and wood framed construction. The building has a brick veneer exterior.

The Applied Arts Building was also built in 1960, and is 26,736 square feet in size. The building is one story in height, wood framed construction, with a brick veneer exterior. There are also some attached exterior covered walkways.

The International Center was built in 1972, and is 1,850 square feet in size. The building is one story in height.

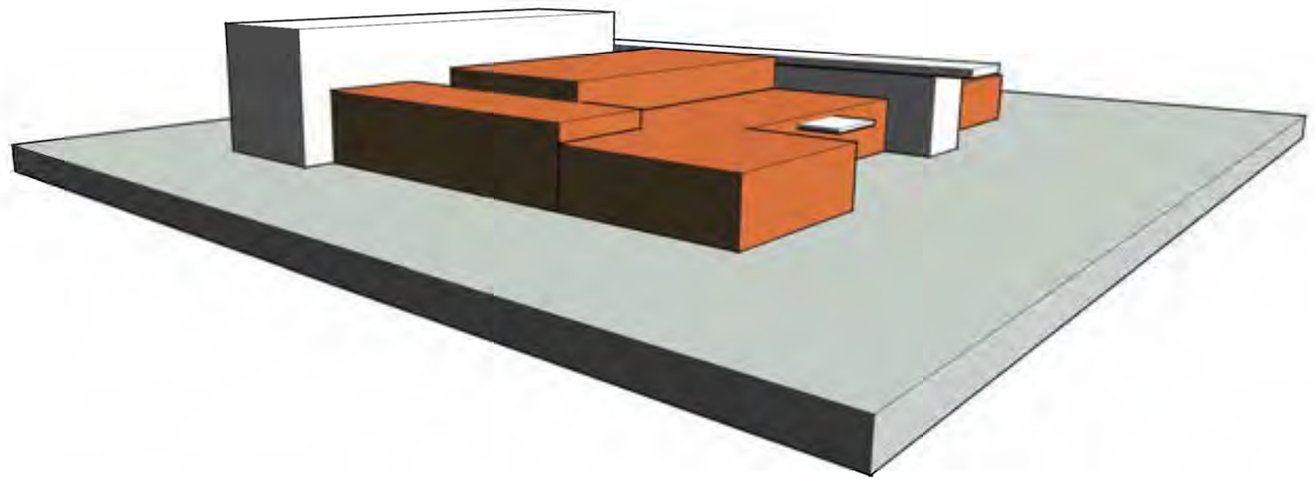
If there are ground disturbing activities proposed, describe them *including the approximate depth of ground disturbance*:

The new project proposes ground disturbance at the sites of demolition, as well as the site for the proposed new building. Ground disturbance at the demolition sites would be limited to building removal, and restoration of the ground plane. Ground disturbance at the site of the new building would be for foundation work, and is dependent on the recommendations of a geotechnical engineer, but we expect that disturbance for foundation would be approximately 4 feet below grade (+/-), and that piles are likely to be required up to a much greater depth (30-50 feet below grade, for example).

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

Instructions: Please attach a MAP of the project area. (Use WISAARD with USA Topo Basemap background. Click HERE for Snipping Tool Tutorial. Draw an outline of the Area of Potential Effect (APE) that clearly delineates the project boundary.

SECTION 7: MAP / Area of Potential Effect



LOWER COLUMBIA COLLEGE ADMISSIONS

Sheet List		
Sheet Collection	Sheet Number	Sheet Name
SCHEMATIC	A100	COVER SHEET
SCHEMATIC	A201	FLOOR PLANS_ EXISTING
SCHEMATIC	A202	AREA PLANS
SCHEMATIC	A203	SITE PLAN
SCHEMATIC	A204	ROOF PLAN
SCHEMATIC	A301	ELEVATIONS
SCHEMATIC	A401	PERSPECTIVE
SCHEMATIC	A402	PERSPECTIVE
SCHEMATIC	A403	PERSPECTIVE
SCHEMATIC	A404	PERSPECTIVE

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LOWER COLUMBIA COLLEGE

ADMISSIONS

ADC, 1600 MAPLE ST, LONGVIEW, WA 98632

25-149 | COVER SHEET

A100

12/10/2025

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FLOOR PLAN EXISTING

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25-149 | FLOOR PLANS_ EXISTING

A201

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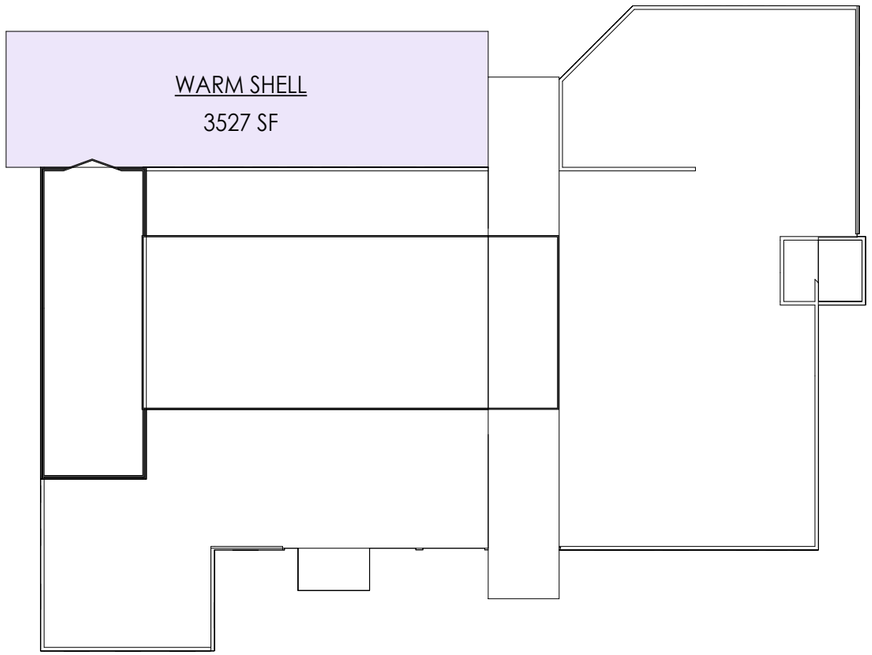
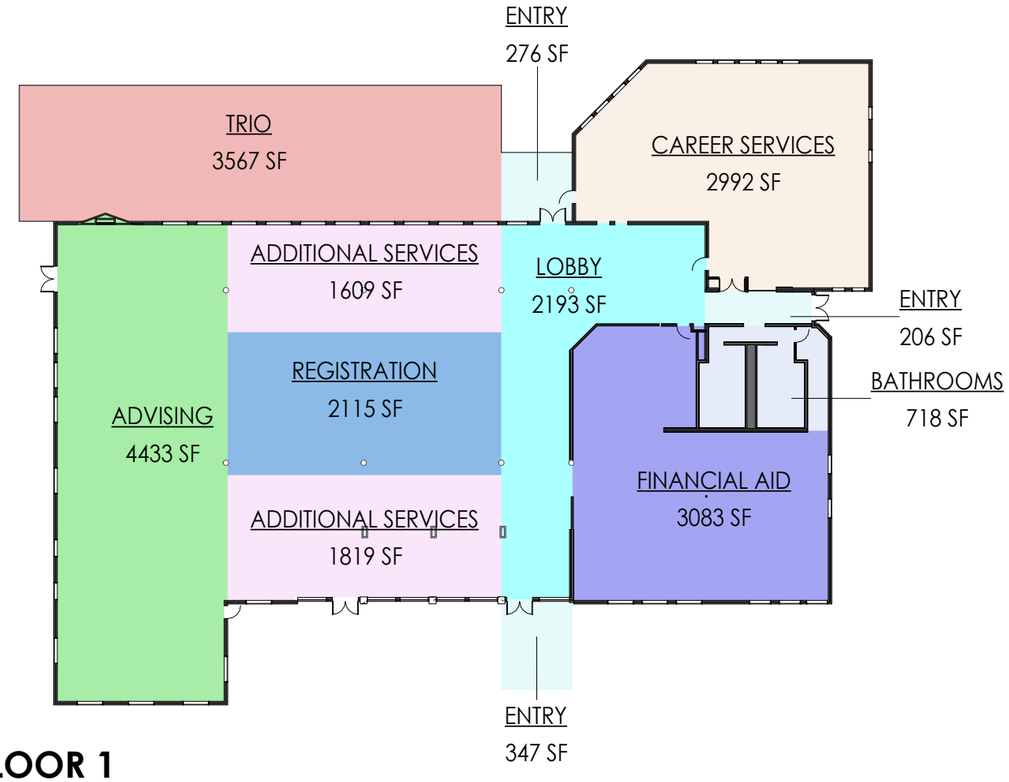


FLOOR 2

AREA LEGEND

WARM SHELL



FLOOR 1

AREA LEGEND

- ADDITIONAL SERVICES
- ADVISING
- BATHROOMS
- CAREER SERVICES
- ENTRY
- FINANCIAL AID
- LOBBY
- REGISTRATION
- TRIO

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25-149 | AREA PLANS _ PROPOSED

A202

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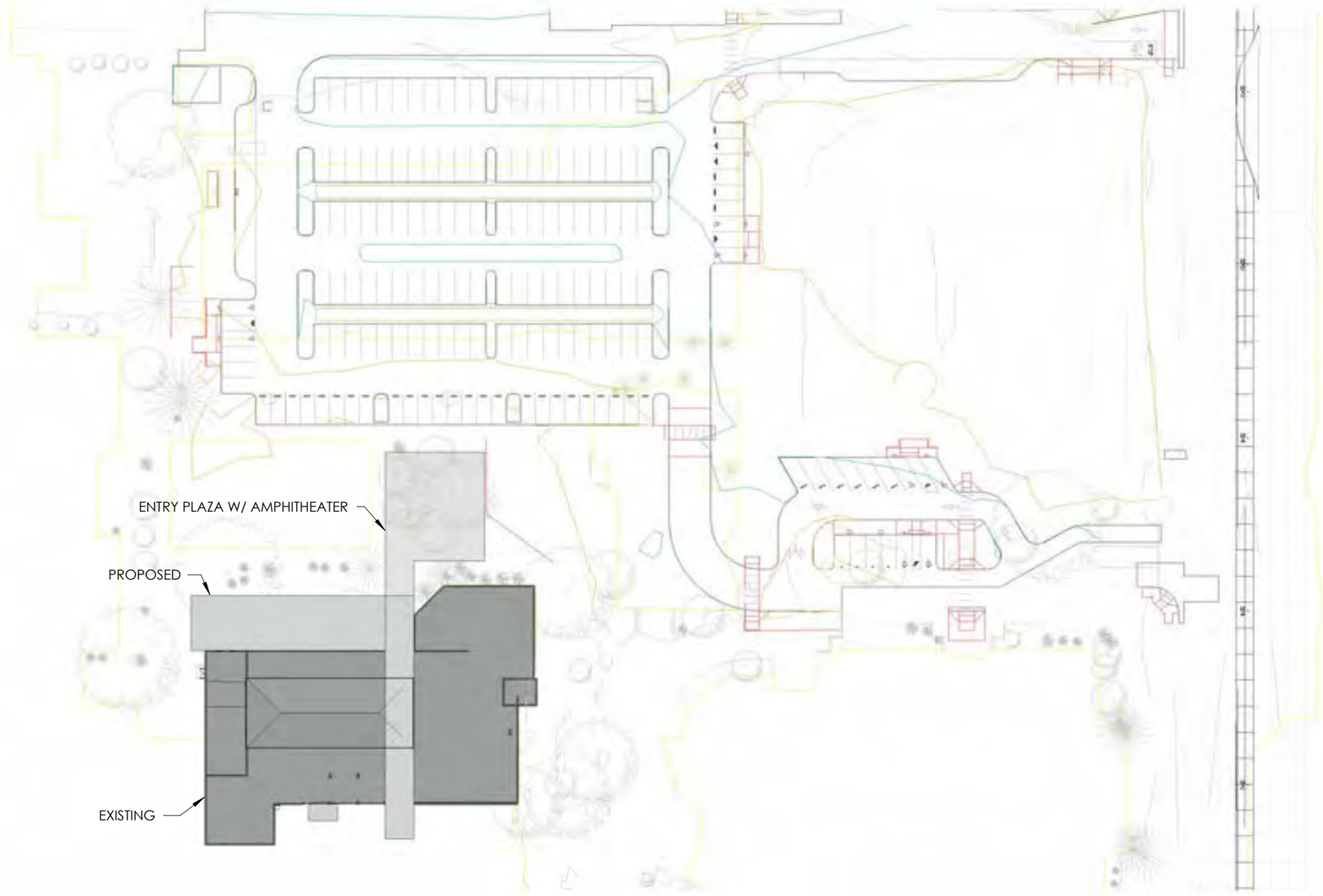

1 SCHEMATIC SITE PLAN

1" = 60'-0"

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25-149 | SITE PLAN

A203

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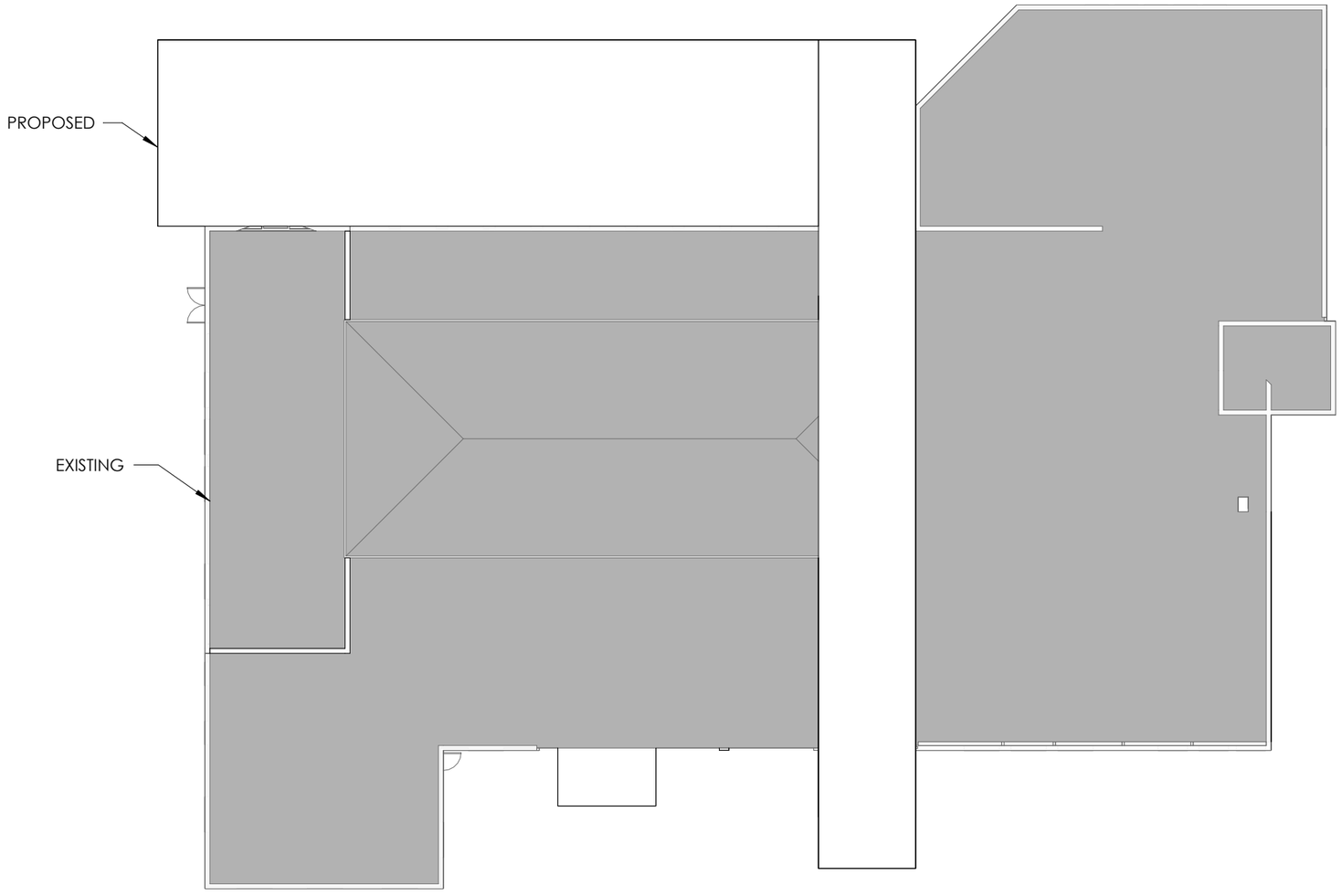

1 SCHEMATIC ROOF PLAN

3/64" = 1'-0"

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25-149 | ROOF PLAN

A204

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1 SOUTH ELEVATION SCHEMATIC MASS

1" = 30'-0"

2 EAST ELEVATION SCHEMATIC MASS

1" = 30'-0"

3 NORTH ELEVATION SCHEMATIC MASS

1" = 30'-0"

MASSING LEGEND

EXISTING

PROPOSED

4 WEST ELEVATION SCHEMATIC MASS

1" = 30'-0"

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25-149 | ELEVATIONS

A301

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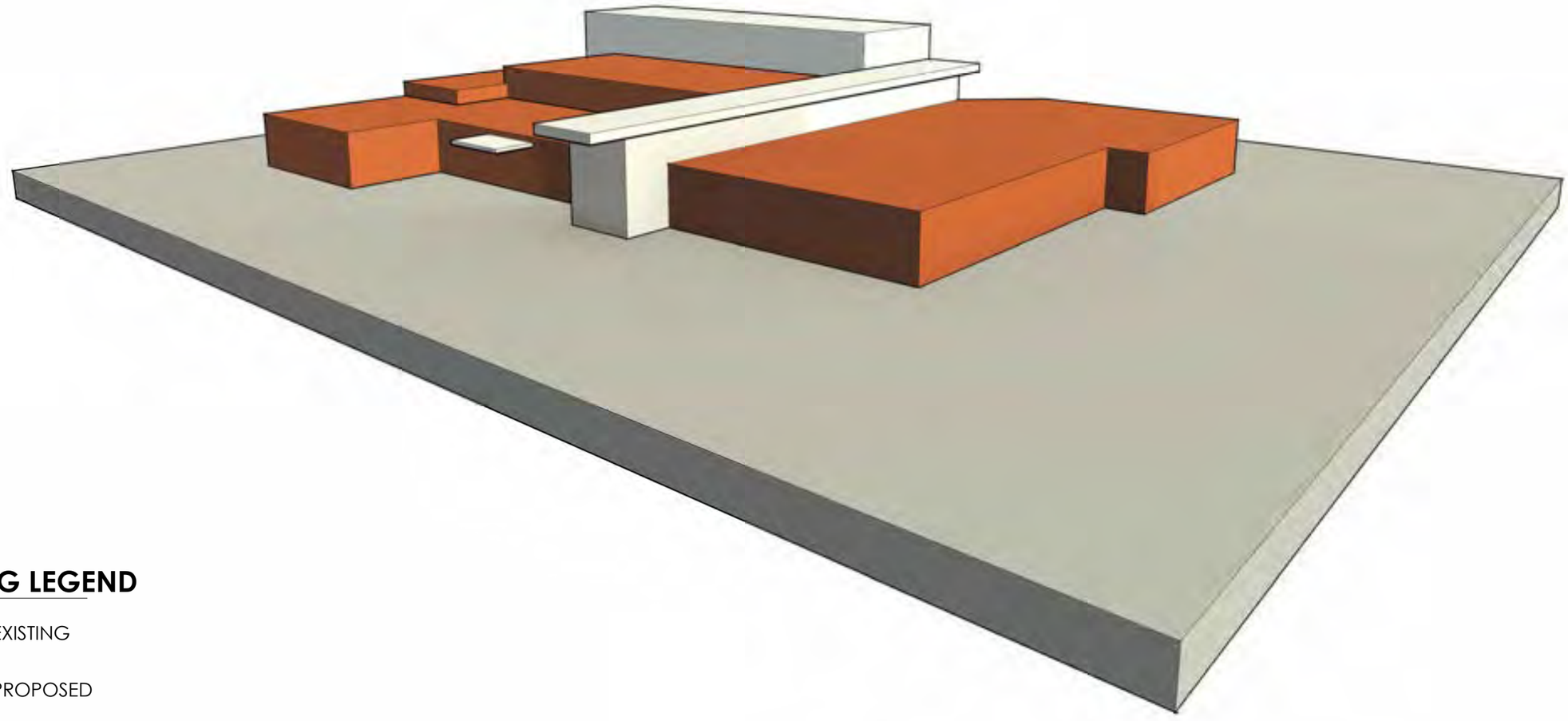

MASSING LEGEND

EXISTING

PROPOSED

SE PERSPECTIVE MASSING

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LOWER COLUMBIA COLLEGE

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25-149 | PERSPECTIVE

A401

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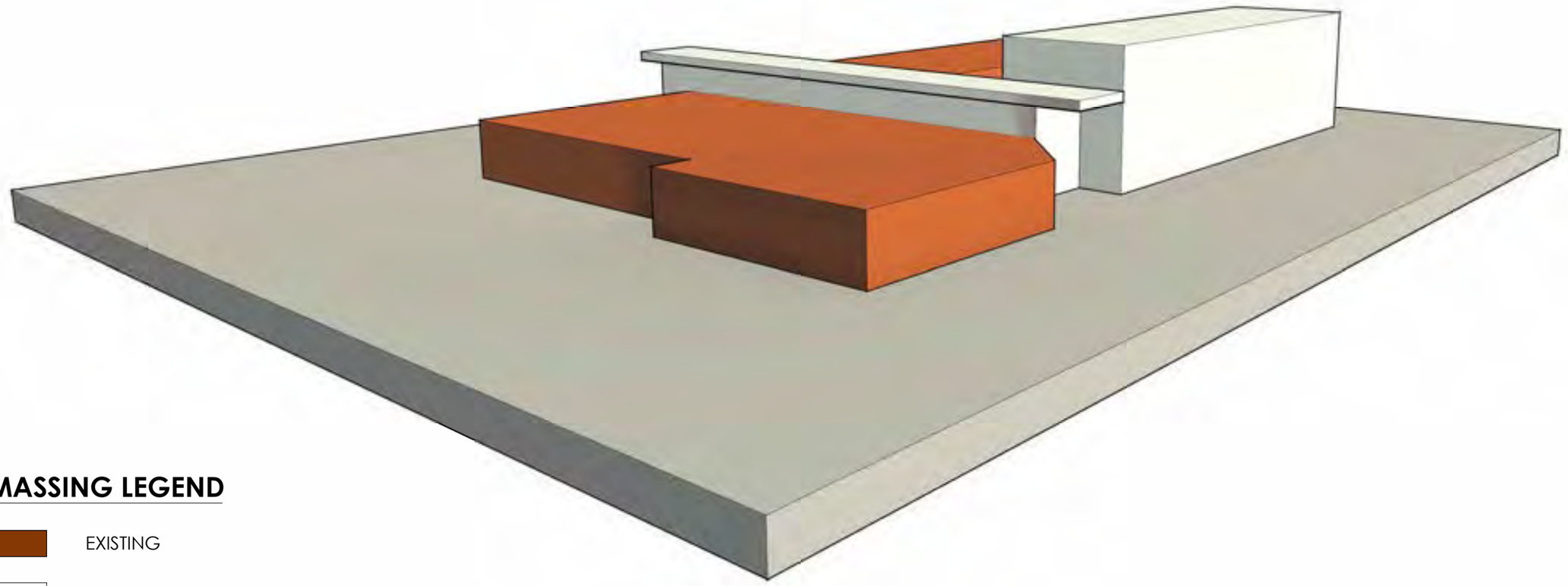

MASSING LEGEND

EXISTING

PROPOSED

NE PERSPECTIVE MASSING

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25-149 | PERSPECTIVE

A402

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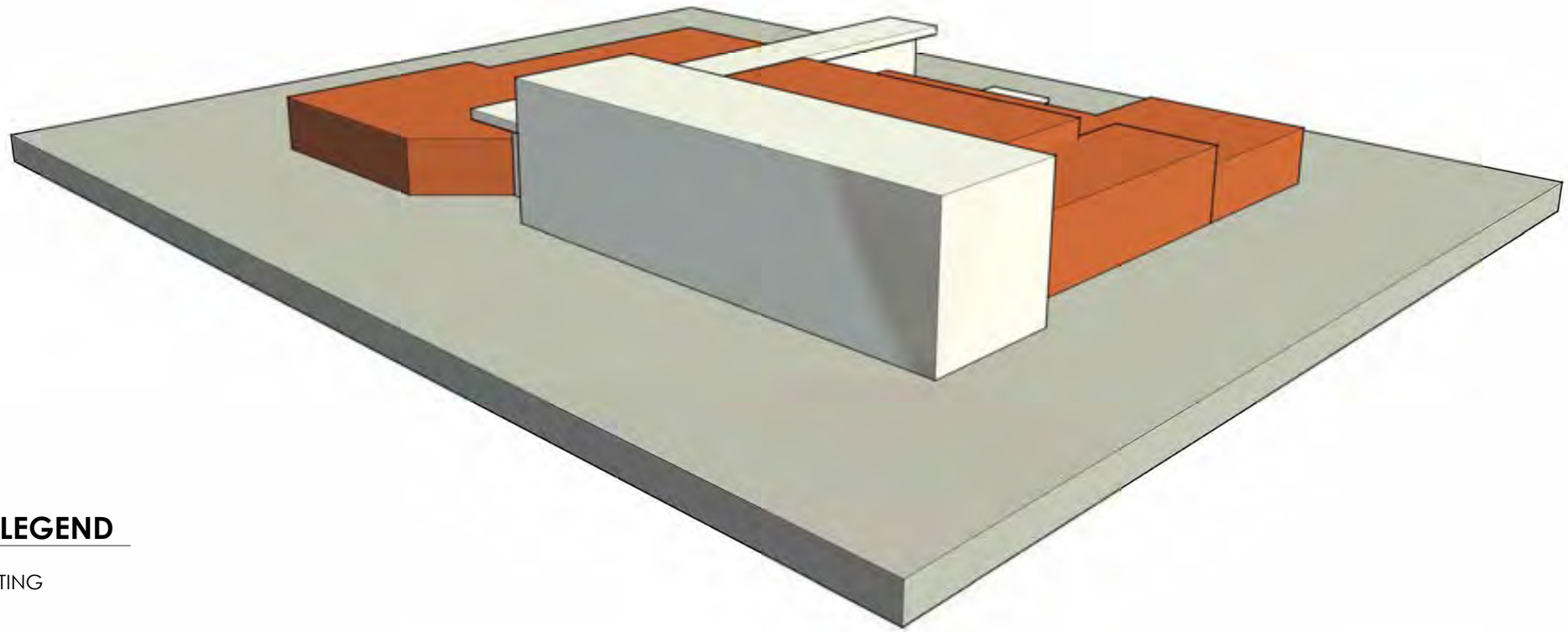

MASSING LEGEND

EXISTING

PROPOSED

NW PERSPECTIVE MASSING

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LOWER COLUMBIA COLLEGE

ADMISSIONS

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25-149 | PERSPECTIVE

A403

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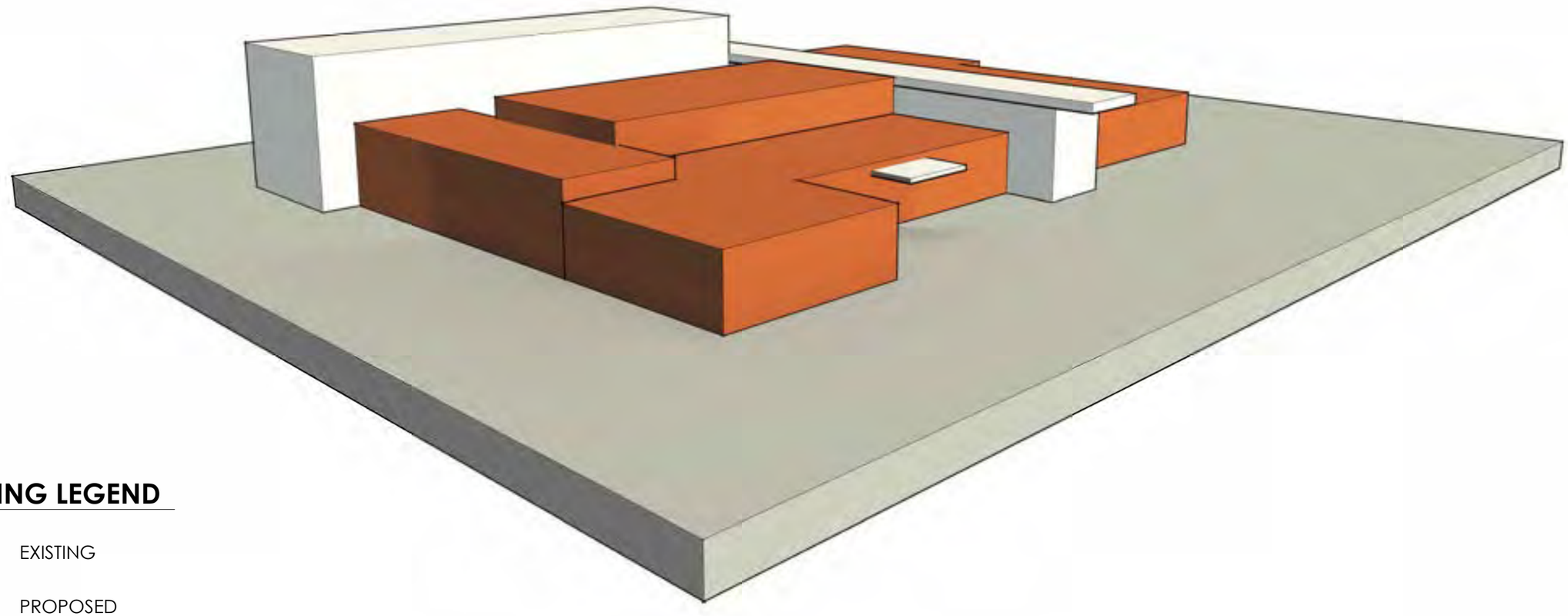

MASSING LEGEND

EXISTING

PROPOSED

SW PERSPECTIVE MASSING

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25-149 | PERSPECTIVE

A404

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

December 8, 2021

Mr. Barry Holdorf
Highline College

In future correspondence please refer to:
Project Tracking Code: 2021-12-08368
Property: Highline College Academic Pathways & Technology Center
Re: ADVERSE Impact

Dear Mr. Holldorf:

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

The following historic properties have been previously identified to be eligible for listing in the National Register of Historic Places:

- Property ID: 673157 Highline Community College - Building 28
- Property ID: 674170 Highline Community College - Building 13
- Property ID: 674171 Highline Community College - Building 14
- Property ID: 705615 Highline Community College - Building 17
- Property ID: 705623 Highline Community College - Building 12A
- Property ID: 705622 Highline Community College - Building 27
- Property ID: 705702 Highline Community College - Building 28A
- Highline College Historic District

Based upon our review, we understand that the current project as proposed includes demolition of these historic properties. We also understand that the project is currently in the pre-design phase, and therefore no further consultation with DAHP is required. Should the construction phase of the project become obligated with Washington State Capital funding, further consultation with DAHP will be required.

We appreciate the opportunity to review and comment on this project at this early stage of the process. We would like to use this opportunity to inform you that demolition of the above-listed buildings will result in adverse impacts under 21-02, which will require mitigation to compensate for their loss. We highly encourage Highline College pursue alternatives to demolition, in an effort to avoid and/or minimize these adverse impacts. We strongly believe there is a path forward for Highline College to achieve the goal of this project without the need for demolition of historic properties.

Should Highline College elect to demolish these historic properties, we look forward to further consultation and the development of a Memorandum of Understanding (MOU). The MOU shall identify specific measures that when implemented will serve to mitigate the adverse effect on the property.

Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of 21-02. These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO) pursuant to 21-02.

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. Should you have any questions, please feel free to contact me.

Sincerely,

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

TAB B – PRIORITY REQUESTS

1 - Statewide Preventive Facility Maintenance and Bldg System Repairs 27-29 40001373
2 - 2027-29 Capital Program and Facilities Stewardship 40001358
3 - 2027-29 Minor Works Preservation and Program 40001357
4 - Cascadia - CC5 Gateway Building 40000222
5 - Grays Harbor - Lake Swano Dam 40001150
6 - Edmonds - Triton Learning Commons 40000114
7 - Renton - Health Sciences Center 40000204
8 - Bellingham - Engineering Technology Center - Bldg J Replacement 40000256
9 - Centralia - Teacher Education and Family Development Center 40000109
10 - Spokane - Apprenticeship Center 40000107
11 - Skagit Valley - Library/Culinary Arts Building 40000110
12 - Yakima - Kenda Hall Replacement 40001350
13 - Everett CC - Adv. Manufacturing Building Renovation 40001351
14 - Renton TC - Building A Renovation 40001352
15 - Lower Columbia - Welcome Center Modernization 40001353
16 - Highline - Welcome Center for Student Success 40000105
17 - CTC Electric Grid Capacity Studies for District Energy Decarb 40001354
18 - Clark - Hanna/Foster/Hawkins Complex Replacement 40000227
19 - Peninsula - Advanced Technology Center 40000111
20 - South Seattle - Rainier Hall Renovation 40000231
21 - Tacoma - Student Support Center 40000592
22 - Columbia Basin - Center for Applied Science and Agriculture 40000581
23 - Clover Park - Center for Innovative Teaching & Community Connection 40000580
24 - South Seattle - Georgetown Campus, Building B 40000589
25 - Bates - Student Success Center 40000536
26 - Wenatchee Valley - Immersive Technology & Engineering Center 40000593
27 - Seattle Central - Welcome Center & Edison Technical 40000586
28 - Highline - Academic Pathways & Technology Center 40000582
29 - Spokane Falls - Teaching & Learning Commons 40000591
30 - Shoreline - Comprehensive Student Services Center 40000587
31 - Big Bend - Health Science & Performing Arts 40000538
32 - Skagit - Industrial Technology & Public Safety 40000588
33 - Spokane - Allied Health Building 40000590
34 - Lake Washington - East Bldg Renovation & Expansion 40000583
35 - Bellingham - Bldg A Renovation - Bldg Y Replacement 40000537
36 - Seattle Central - Broadway Achievement Center 40000294

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 11:40AM

Project Number: **40001373**
Project Title: **Preventive Facility Maintenance & Bldg System Repairs**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 1

Project Summary

This is an M&O fund swap from the operating budget that began in 2003 where SBCTC capital funding from the SBCTC building fee account is provided for routine facility maintenance and utility costs.

Project Description

The State Board requests continuation of the budget fund swap that allows $22,800,000 in community and technical college capital projects account resources (Fund 060) to support routine facility maintenance, building system repairs, and utility-related operating expenses across the community and technical college system. This fund swap was originally established by the Legislature during the 2003-05 biennium to offset corresponding operating budget reductions and has been continued in subsequent biennia.

The request continues the Legislature's longstanding practice of authorizing the use of building fee revenues for these purposes, recognizing the ongoing operational needs of college facilities and the importance of maintaining safe, functional, and reliable learning environments for students and staff.

Continuation of this fund swap provides a stable and predictable funding source for facility maintenance activities while preserving the current distribution methodology relied upon by colleges statewide. Without continued authorization and an equivalent increase in the operating budget, colleges would face significant challenges in maintaining critical facility systems and addressing routine operating costs associated with their physical campuses.

The State Board requests continuation of the existing fund swap authority and any associated building fee account expenditure authority necessary to maintain the current program structure during the 2027-29 biennium.

Location

City: Statewide **County:** Statewide **Legislative District:** 098

Project Type

Preservation - Unidentified

Growth Management impacts

N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
060-1	Comm/Tech Cap Proj A-State	114,000,000				22,800,000
	Total	**114,000,000**	**0**	**0**	**0**	**22,800,000**

Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 11:40AM

Project Number: **40001373**
Project Title: **Preventive Facility Maintenance & Bldg System Repairs**

Funding

		Future Fiscal Periods			
		2029-31	**2031-33**	**2033-35**	**2035-37**
060-1	Comm/Tech Cap Proj A-State	22,800,000	22,800,000	22,800,000	22,800,000
	Total	**22,800,000**	**22,800,000**	**22,800,000**	**22,800,000**

Operating Impacts

No Operating Impact

Narrative

This M&O fund swap with the operating budget has been in place since 2003, by which capital funding from the SBCTC Capital Building Fee Account (Fund 060) is provided to support routine facility maintenance and utility costs.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001373	40001373
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

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 11:55AM

Project Number: **40001358**
Project Title: **2027-29 Capital Program and Facilities Stewardship**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 2

Project Summary

SBCTC requests $11.55 million to support statewide capital program administration, emergency repairs, facility condition assessment, asset management, building performance improvements, infrastructure planning, and long-range capital analysis for Washington's 34 community and technical colleges.

Project Description

The State Board for Community and Technical Colleges (SBCTC) provides statewide capital budget planning, oversight, and facilities stewardship for Washington's 34 community and technical colleges and approximately 21 million square feet of state-owned facilities. This request supports systemwide activities at SBCTC that help preserve public assets, reduce facility risks, support continuity of operations, improve campus safety, and inform long-term capital investment decisions.

The Capital Program and Facilities Stewardship request provides emergency response resources, facility assessment and asset management tools, infrastructure information, capital planning capabilities, and program oversight necessary to responsibly manage and preserve state-owned facilities and infrastructure across the community and technical college system. Together, these investments help colleges maintain safe, reliable, and effective learning environments while protecting the state's substantial investment in higher education facilities.

Location

City: Statewide **County:** Statewide **Legislative District:** 098

Project Type

Preservation - Unidentified

Growth Management impacts

N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
060-1	Comm/Tech Cap Proj A-State	28,276,000				7,550,000
23N-1	MTC Capital Account-State	10,000,000				2,000,000
26C-1	Climate Commit Accou-State	10,000,000				2,000,000
	Total	**48,276,000**	**0**	**0**	**0**	**11,550,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
060-1	Comm/Tech Cap Proj A-State	5,101,000	5,154,000	5,208,000	5,263,000
23N-1	MTC Capital Account-State	2,000,000	2,000,000	2,000,000	2,000,000
26C-1	Climate Commit Accou-State	2,000,000	2,000,000	2,000,000	2,000,000
	Total	**9,101,000**	**9,154,000**	**9,208,000**	**9,263,000**

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 11:55AM

Project Number: **40001358**
Project Title: **2027-29 Capital Program and Facilities Stewardship**

Operating Impacts

No Operating Impact

Narrative

This request primarily supports facility capital program administration, stewardship, emergency response capability, infrastructure assessments, and capital planning activities. As a result, it is not expected to create ongoing operating costs or require additional operating budget support.

SubProjects

SubProject Number: **40001359**
SubProject Title: **System Emergency Repair Pool**

Project Number: **40001358**
Project Title: **2027-29 Capital Program and Facilities Stewardship**

SubProjects

SubProject Number: **40001359**
SubProject Title: **System Emergency Repair Pool**

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 2

Project Summary
System Emergency Repair Pool

Project Description
Provides immediate funding for unforeseen facility failures that threaten health and safety, disrupt instruction or campus operations, or place public assets at risk. Typical projects include utility failures, roof failures, structural deficiencies, and major mechanical or electrical system failures.

Unexpected failures can occur at any campus and most often require immediate action to prevent additional damage and operational disruption. This fund enables colleges to stabilize facilities, restore essential services, and protect state assets while avoiding the higher costs that frequently result when repairs are delayed. Rapid response funding helps maintain continuity of instruction and preserve the useful life of existing facilities that do not coincide with budget cycles.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 2

Project Summary
Hazardous Materials Abatement Pool

Project Description
Supports the containment, stabilization, and removal of unforeseen hazardous materials encountered during emergency repairs, renovation projects, demolition activities, and other facility work.

Hazardous materials are often discovered when building systems fail or construction activities begin. These discoveries can delay critical repairs, increase project costs, and create health and safety concerns for building occupants and workers. Dedicated funding allows colleges to address these conditions promptly, maintain project schedules, protect building occupants, and prevent the further deterioration of state facilities.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 2

Project Summary
Campus Infrastructure Mapping and Assessment

Project Description
Funds the field verification and mapping of critical campus infrastructure systems, beginning with underground electrical distribution networks. The work builds on the 2019 infrastructure survey, which relied mainly on existing records rather than field verification.

Many colleges do not have an authoritative record of the utility infrastructure beneath their campuses. Much of the electrical,

Project Number: **40001358**
Project Title: **2027-29 Capital Program and Facilities Stewardship**

SubProjects

SubProject Number: **40001362**
SubProject Title: **Campus Infrastructure Mapping and Assessment**

water, and sewer infrastructure decades ago. The record is a set of paper drawings that may no longer match field conditions. Campus utility systems sit beyond the public utility meter, so the state's One-Call system does not mark them. Each college serves as its own utility locate service. Staff mainly rely on institutional knowledge, marked-up drawings, and maintenance records to find buried lines. When a college digs for maintenance, utility repairs, landscaping, or a capital project, incomplete records raise the risk of outages, delays, cost overruns, and worker injury.

Consultants will map all 34 colleges using utility locating technologies, including ground-penetrating radar and electromagnetic equipment. They will deliver digital records of underground infrastructure built to ASCE38-22, the national standard for investigating and documenting existing utilities. The work starts with underground electrical distribution. Better records improve worker safety, support building electrification, and strengthen infrastructure planning. Colleges gain the information they need for daily operations, asset management, and capital project development.
The data will improve stewardship of utility assets across the college system, reduce the risk of strikes on critical lines, and support better planning and investment decisions for decades.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 2

Project Summary
Capital Analysis Model Update

Project Description
Updates the SBCTC Capital Analysis Model used to evaluate facility capacity, utilization, and adequacy relative to current and projected student enrollment. The model provides a consistent and transparent methodology for assessing statewide capital needs and developing capital budget recommendations.

The model helps ensure limited capital resources are directed toward projects with the greatest demonstrated need and system benefit. Periodic updates are necessary to reflect changing enrollment patterns, instructional delivery methods, workforce training requirements, and state priorities. The analysis helps colleges and policymakers determine whether existing facilities are appropriately sized and configured to support current and future needs, identify opportunities to improve utilization of existing space, and target investments where they will provide the greatest value. By supporting data-driven decisions, the model helps maximize use of existing facilities, preserve state assets, and ensure future capital investments are prudent, targeted, and responsive to changing educational and workforce demands.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 2

Project Summary
Facilities Condition Survey and CMMS

Project Description
Funds the biennial Facilities Condition Survey and continued operation of DirectLine. DirectLine is the systemwide computerized maintenance management system (CMMS). Colleges use it to inventory assets, monitor facility conditions, and manage maintenance.

Together, these two tools are the foundation for facilities stewardship across the college system. The Facilities Condition Survey identifies deficiencies, renewal needs, and deferred maintenance liabilities at every state-owned building. DirectLine holds the

Project Number: **40001358**
Project Title: **2027-29 Capital Program and Facilities Stewardship**

SubProjects

SubProject Number: **40001364**
SubProject Title: **Facilities Condition Survey and CMMS**

inventory of facility assets and maintenance history. The data drives project prioritization, preservation of state assets, and long-term planning for repair and replacement.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 2

Project Summary

Capital Program Administration

Project Description

Supports statewide capital budget administration, allotments, project oversight, reporting, technical assistance, compliance activities, and coordination with colleges and state agencies.
SBCTC administers a capital program that spans 34 colleges, over 21 million square feet of space, hundreds of active projects, and spans multiple biennia. This work keeps the program accountable, compliant with state requirements, and consistent in how it applies capital policy. It also protects public funds. Sound administration supports project delivery and manages the state's investment in higher education facilities across the full project life cycle.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 2

Project Summary

Building Retrocommissioning and Tune-Up Program

Project Description

Funds targeted improvements to existing building systems, including controls optimization, system balancing, equipment calibration, and other operational adjustments.

Building systems gradually drift from optimal performance over time, reducing efficiency and increasing operating costs. Retrocommissioning identifies and corrects these deficiencies, improving facility reliability, occupant comfort, and energy performance while extending equipment life. By improving the performance of existing assets, the program helps colleges reduce energy consumption and operating costs, defer premature equipment replacement, and maximize the return on previous state investments.

Location

City: Statewide	**County:** Statewide	**Legislative District:** 098
City: Statewide	**County:** Statewide	**Legislative District:** 098
City: Statewide	**County:** Statewide	**Legislative District:** 098
City: Statewide	**County:** Statewide	**Legislative District:** 098
City: Statewide	**County:** Statewide	**Legislative District:** 098
City: Statewide	**County:** Statewide	**Legislative District:** 098
City: Statewide	**County:** Statewide	**Legislative District:** 098

Project Type

Project Number: **40001358**
Project Title: **2027-29 Capital Program and Facilities Stewardship**

SubProjects

Project Type

SubProject Number: **40001359**
SubProject Title: **System Emergency Repair Pool**

Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
060-1	Comm/Tech Cap Proj A-State	15,000,000				3,000,000
060-1	Comm/Tech Cap Proj A-State	2,350,000				2,350,000
060-1	Comm/Tech Cap Proj A-State	150,000				150,000
060-1	Comm/Tech Cap Proj A-State	5,519,000				1,050,000
060-1	Comm/Tech Cap Proj A-State	5,257,000				1,000,000
	Total	**28,276,000**	**0**	**0**	**0**	**7,550,000**

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Capital Project Request
2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 11:55AM

Project Number: 40001358
Project Title: 2027-29 Capital Program and Facilities Stewardship

SubProjects

SubProject Number: 40001360
SubProject Title: Hazardous Materials Abatement Pool

Funding

Acct Code	Account Title	Expenditures: Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
23N-1	MTC Capital Account-State	10,000,000				2,000,000
	Total	**10,000,000**	**0**	**0**	**0**	**2,000,000**

Funding

Acct Code	Account Title	Expenditures: Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
26C-1	Climate Commit Accou-State	10,000,000				2,000,000
	Total	**10,000,000**	**0**	**0**	**0**	**2,000,000**

		Future Fiscal Periods: 2029-31	2031-33	2033-35	2035-37
060-1	Comm/Tech Cap Proj A-State	3,000,000	3,000,000	3,000,000	3,000,000
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State	1,076,000	1,103,000	1,131,000	1,159,000
060-1	Comm/Tech Cap Proj A-State	1,025,000	1,051,000	1,077,000	1,104,000
	Total	**5,101,000**	**5,154,000**	**5,208,000**	**5,263,000**

		Future Fiscal Periods: 2029-31	2031-33	2033-35	2035-37
23N-1	MTC Capital Account-State	2,000,000	2,000,000	2,000,000	2,000,000
	Total	**2,000,000**	**2,000,000**	**2,000,000**	**2,000,000**

		Future Fiscal Periods: 2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State	2,000,000	2,000,000	2,000,000	2,000,000
	Total	**2,000,000**	**2,000,000**	**2,000,000**	**2,000,000**

Operating Impacts

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Project Number: 40001358
Project Title: 2027-29 Capital Program and Facilities Stewardship

SubProjects

SubProject Number: 40001359
SubProject Title: System Emergency Repair Pool

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

Capital Project Request

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001358	40001358
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

OFM

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Capital Project Request

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*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 11:34AM

Project Number: **40001357**
Project Title: **2027-29 Minor Works Preservation & Program**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 3

Project Summary

The State Board for Community and Technical Colleges (SBCTC) requests $192,688,000 from the State Building Construction Account for the 2027–29 Consolidated Minor Works program across the 34-college system. Consistent with OFM's 2027–29 Capital Budget Instructions, it is submitted as a single lump-sum appropriation, supported by one statewide priority list that ranks 346 projects and a statewide Unanticipated Repair Fund (URF) in a single order, 1 through 347, with each project below the $4 million minor works threshold for higher education.

Project Description

This request funds $192,688,000 of minor works in four components at all 34 community and technical colleges: preservation, program, infrastructure, and a statewide Unanticipated Repair Fund. Every project repairs, replaces, or improves an existing state-owned facility or the utility systems that serve it. No project builds new space.

The preservation component ($96,479,000, 215 projects) funds the repair and replacement of failing and obsolete building systems at all 34 colleges. Eligible work includes roofing, HVAC, electrical, plumbing, fire and life safety, vertical transportation, exterior envelope, interiors, and site infrastructure. These are preservation projects as defined in the OFM instructions: they maintain, preserve, and extend the life of existing state facilities without changing the building footprint or program.

Every preservation project on the list comes from the 2025 Facility Condition Survey. The survey is a structured, collaborative process. The SBCTC architect meets with each college to review prior findings, master plans, and maintenance history. The architect then assesses major building and site systems on site. Colleges validate the preliminary findings, provide maintenance records, and update cost estimates before the data are finalized. Deficiencies are then scored on urgency, severity, health and safety risk, impact on building function, system use, cost-escalation risk, and building condition.

The 2025 survey documented 980 deficiencies across the system, with total cost estimates of $326.6 million. The preservation component funds only the highest-priority subset: 215 projects totaling $96.5 million, or about 30 percent of the identified need. Health and safety is the primary priority factor for 128 of the 215 projects (60 percent). The component concentrates state investment in the systems where failure creates the greatest operational, safety, and asset-preservation risk: roofing accounts for $35.0 million (36 percent of the component), HVAC $20.4 million (21 percent), site improvements $9.5 million, vertical transportation $9.1 million, electrical $8.0 million, and fire protection $6.2 million, with the balance in accessibility, envelope, and plumbing work.

The program component ($45,444,000, 69 projects at 34 colleges) renovates and modernizes existing instructional, workforce training, student support, and building support spaces. Projects come from college program proposals. Work includes classroom and lab remodels, workforce program space, student service renovations, accessibility and wayfinding improvements, gender-neutral restrooms, security upgrades, and targeted building system upgrades that improve program delivery and student success.

The infrastructure component ($24,223,000, 62 projects) is proactive replacement of campus utility and site infrastructure at all 34 colleges that is at or beyond its expected useful life: sewer, potable water, storm, and fire system water lines; electrical distribution lines, switch gear, and vaults; communication lines; emergency access roads; and a pump station. These systems are buried and distributed, and they are difficult to repair after failure. When one fails, buildings close, labs cancel, and access routes shut down.

The Unanticipated Repair Fund ($26,542,000) gives each college the flexibility to respond to unforeseen capital needs that arise during the biennium, such as failures in essential infrastructure or building systems and concealed conditions discovered during funded work. URF distribution is formula-based. The State Board sets a system target and allocates each college a share weighted by gross square footage of owned buildings (35 percent), state-supported student FTE (35 percent), and square footage of buildings more than 25 years old (30 percent). Each allocation is held in reserve at the start of the biennium and released through SBCTC’s minor works change process when a qualifying need is approved. All URF expenditures must meet minor works funding criteria, including a project value between $25,000 and $4 million, and are expected to be spent within the biennium.

Each project was screened for minor works eligibility under the OFM instructions. No project is a phase of a larger project, supplements a separately appropriated project, or would exceed the higher education minor works threshold if combined over a continuous period. The list excludes acquisition, moving expenses, movable equipment, and stand-alone planning or design work.

Timely repair and replacement of these systems protects the state's capital investment. Deferring this work increases repair

Description

costs through continued deterioration and construction cost escalation, raises the risk of unplanned system failures that disrupt instruction, and grows the system's maintenance backlog adding further risk to college operations. Funding this request keeps college facilities warm, safe, and dry; keeps campus utilities in service; aligns existing space with current instructional and student service needs; extends the useful life of state-owned assets; and reduces the highest-risk portion of the documented deferred maintenance backlog.

1. What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?
This request funds $192.688 million of the highest priority minor works across all 34 community and technical colleges. Every project repairs, replaces, or improves an existing state-owned facility or the utility systems that serve it. No project builds new space. The request has four components:
• **Preservation — $96.479 million, 215 projects.**Repairs and replaces failing building systems. Roofing (49 projects, $35.0 million) and HVAC (39 projects, $20.4 million) together carry 57.5 percent of preservation dollars. The balance covers site safety and accessibility, elevators, electrical systems, fire protection, exterior envelope, plumbing, and interiors.
• **Program — $45.444 million, 69 projects.**Renovates and modernizes existing instructional, workforce training, student support, and building support spaces. Work includes classroom and lab remodels, workforce program space, student service renovations, accessibility and wayfinding improvements, gender-neutral restrooms, security upgrades, and targeted building system upgrades that improve program delivery.
• **Unanticipated Repair Fund — $26.542 million.**A statewide fund, allocated to each college by formula, that addresses unforeseen capital needs during the biennium, including concealed building or site conditions that cannot be identified until work is under way. Allocations are held in reserve and released through the minor works change process when a qualifying need is approved.
• **Infrastructure — $24.2 million, 62 projects.**Replaces failing campus utility and site infrastructure: sewer lines (13 projects, $6.9 million), potable water lines (9 projects, $6.6 million), electrical distribution lines, switchgear, and vaults (27 projects, $5.8 million), storm lines (4 projects, $1.9 million), fire system water lines (4 projects, $1.1 million), communication lines (2 projects, $0.8 million), emergency access roads (2 projects, $0.7 million), and a pump station ($0.4 million).
Students, faculty, staff, and community members at every college in the system will benefit from safer, drier, more reliable, and better-configured facilities, and from campus utilities that stay in service.

2. Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?
The 2025 Facility Condition Survey documented $326.6 million in preservation deficiencies across the college system. The SBCTC principal architect rated every one of the 215 requested preservation projects “Immediate” in deferability, the most urgent category. Of those, 128 projects (60 percent)identify health and safety as the primary priority, representing $65.9 million, or 68 percent of preservation dollars. Documented conditions include failed roofs leaking into occupied classrooms, obsolete fire alarm panels with no available replacement parts, end-of-life HVAC equipment dependent on phased-out R-22 refrigerant, and heaved walkways that create trip hazards on accessible routes.
Campus infrastructure carries the same risk below grade. Sewer, water, storm, electrical, fire protection, and communication systems are buried, distributed, and difficult to repair after failure. When one fails, buildings close, labs cancel, and access routes shut down. Program spaces face a different problem: many no longer match current instructional methods, workforce training needs, student service models, or accessibility expectations.
The cost of waiting is already visible in the data. The 2025-27 preservation request contained 320 projects totaling $69.5 million. Two years later, this request contains fewer preservation projects (215) at a much higher cost. The average preservation project more than doubled, from $218,000 to $449,000, as deferred deficiencies grew in scope and construction costs escalated.
The URF addresses a risk that is certain in aggregate. With roughly 350 small projects in aging buildings, some will encounter conditions no survey can see: failed substrates under a roof membrane, deteriorated piping beside a planned repair, or hidden damage behind walls and finishes. The URF lets colleges resolve those conditions and finish projects on schedule, instead of stopping work, cutting scope, or seeking emergency funding.
Backlog reduction: The preservation component funds about 30 percent of the $326.6 million documented preservation

Description

backlog. About $230 million in field-verified need is deferred to future biennia.
Facilities condition assessment: Yes. SBCTC maintains a recurring Facility Condition Survey program. The SBCTC principal architect field-verifies deficiencies at all 34 colleges, scores each deficiency, and records condition, priority, and cost data at the component level.
How the funding level was developed: The State Board collectively sets the system's minor works funding targets each biennium, a process that has historically followed a pattern of roughly 10 percent growth in funding from one biennium to the next. This request follows that past practice, applying an approximately 10 percent increase with some variation: it places a stronger emphasis on preservation than prior requests, and its overall funding level is set slightly higher than the previous request to meet higher documented capital need, while remaining constrained to what colleges can feasibly design, bid, and complete within a single biennium. Within that target, survey findings were reviewed and confirmed by each college, screened for minor works eligibility, and prioritized by health and safety risk, deferability rating, and building condition scores. Component funding levels were set at the system level. All projects were then ranked in a single statewide priority order.

3. For new funding requests for programs or projects that have received previous appropriations, how much has been spent or put under contract?
Not applicable. This is a new 2027-29 consolidated minor works request based on current Facility Condition Survey findings, the system infrastructure project list, and college program proposals. It does not complete a previously appropriated construction phase and carries no associated reappropriation. Consistent with OFM instructions, minor works projects will be completed within the biennium in which they are appropriated.

4. Does this project or program leverage non-state funding? If yes, how much by source?
No non-state funding is assumed or required in any component.

5. Provide context on how this request fits into the agency's work. Describe how this project supports the agency's strategic plan or would improve agency performance.
Preserving and adapting existing facilities at 34 colleges is a core SBCTC capital stewardship responsibility. Those facilities house instruction, workforce training, student services, and public access statewide. This request targets existing state assets. The request improves agency performance in measurable ways. It converts costly reactive spending into planned work. Every listed project is field-verified or college-validated, eligibility-screened, and prioritized on health and safety, program delivery, cost-escalation risk, and backlog reduction.

6. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?
Geographically, the request reaches every community and technical college district in Washington. All 34 colleges receive minor works funding, spanning urban, suburban, rural, coastal, and eastern Washington communities. Demographically, these colleges serve working adults, caregivers, first-generation students, students from lower-income households, and students from historically underserved communities. Facility and utility failures hit these students hardest because they have the fewest alternatives when a building closes, a lab cancels, or an accessible route fails.
The request directly funds access: 16 elevator and vertical transportation projects ($9.1 million), 49 site projects ($9.5 million) that repair heaved sidewalks, failed ramps, and other barriers on accessible routes, and program projects that add accessibility improvements, wayfinding, and gender-neutral restrooms.
Measurable outcomes if funded: 346 projects completed within the biennium, including 128 health and safety preservation projects, 49 roof projects, 39 HVAC projects, 16 elevator projects, 13 sewer projects, 9 potable water projects, and 27 electrical distribution projects; the documented preservation backlog reduced by about 30 percent; and program spaces modernized all colleges. Success is verified through the recurring Facility Condition Survey, so progress can be measured against the same field data used to build this request.

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Capital Project Request
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Project Number: 40001357
Project Title: 2027-29 Minor Works Preservation & Program

Description

7. Is there additional information you would like decision makers to know when evaluating this request?
This is a disciplined request, not a wish list. The survey identified $326.6 million in preservation need alone; the preservation component requests about 30 percent of it and defers the rest. All 215 preservation projects carry the surveyors' most urgent “Immediate” rating, and 68 percent of preservation dollars address health and safety as the primary priority.
The project scale confirms the work is minor works, not major construction. Median project costs are $205,000 for preservation, $197,000 for infrastructure, and $486,000 for program: small, discrete, deliverable projects that colleges can complete within the biennium.
This is SBCTC's first fully consolidated minor works request. One statewide priority list, ranked 1 through 347, shows exactly where every dollar would go and in what order. The URF, at 13.8 percent of the request, protects delivery of the other 86 percent. Delay does not avoid these costs. It converts planned work into emergency response, damage repair, and higher future replacement cost.

8. For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?
Not applicable.

9. For major construction projects, what project delivery method has been or will be selected and why?
Not applicable.

10. If this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy, please provide the required information.
Not applicable.

Location
City: Statewide **County:** Statewide **Legislative District:** 098

Project Type
Minor Works Preservation List

Growth Management impacts
None

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
036-1	Capitol Bldg Constr-State					
057-1	State Bldg Constr-State	833,753,000				129,688,000
060-1	Comm/Tech Cap Proj A-State	348,117,000				63,000,000
	Total	**1,181,870,000**	**0**	**0**	**0**	**192,688,000**

		Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
036-1	Capitol Bldg Constr-State				

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Project Title: 2027-29 Minor Works Preservation & Program

Funding

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	146,990,000	164,996,000	184,968,000	207,111,000
060-1	Comm/Tech Cap Proj A-State	66,150,000	69,458,000	72,931,000	76,578,000
	Total	**213,140,000**	**234,454,000**	**257,899,000**	**283,689,000**

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001357	40001357
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

	URF	Preservation	Infrastructure	Program	Total
Total Request	$ 26,542,000	$ 96,479,000	$ 24,223,000	$ 45,444,000	$ 192,688,000

College	URF	Preservation	Infrastructure	Program	Total
Bates Technical College	$ 869,000	$ 1,585,000	$ 261,000	$ 1,438,000	$ 4,153,000
Bellevue College	$ 1,517,000	$ 4,178,000	$ 137,000	$ 1,890,000	$ 7,722,000
Bellingham Technical College	$ 365,000	$ 1,017,000	$ 1,089,000	$ 1,038,000	$ 3,509,000
Big Bend Community College	$ 562,000	$ 1,327,000	$ 104,000	$ 1,161,000	$ 3,154,000
Cascadia College	$ 272,000	$ 1,911,000	$ 1,742,000	$ 818,000	$ 4,743,000
Centralia College	$ 414,000	$ 4,024,000	$ 2,702,000	$ 1,033,000	$ 8,173,000
Clark College	$ 1,193,000	$ 6,533,000	$ 875,000	$ 1,652,000	$ 10,253,000
Clover Park Technical College	$ 698,000	$ 1,771,000	$ 802,000	$ 1,254,000	$ 4,525,000
Columbia Basin College	$ 1,076,000	$ 6,421,000	$ 852,000	$ 1,582,000	$ 9,931,000
Edmonds Community College	$ 1,004,000	$ 1,488,000	$ 905,000	$ 1,466,000	$ 4,863,000
Everett Community College	$ 915,000	$ 4,724,000	$ 83,000	$ 1,386,000	$ 7,108,000
Grays Harbor College	$ 380,000	$ 738,000	$ 63,000	$ 985,000	$ 2,166,000
Green River College	$ 1,068,000	$ 2,573,000	$ 1,303,000	$ 1,427,000	$ 6,371,000
Highline College	$ 941,000	$ 669,000	$ 1,925,000	$ 1,499,000	$ 5,034,000
Lake Washington Institute of Technology	$ 600,000	$ 6,929,000	$ 140,000	$ 1,197,000	$ 8,866,000
Lower Columbia College	$ 606,000	$ 534,000	$ 780,000	$ 1,158,000	$ 3,078,000
North Seattle College	$ 1,001,000	$ 3,536,000	$ 120,000	$ 1,599,000	$ 6,256,000
Olympic College	$ 764,000	$ 3,005,000	$ 96,000	$ 1,356,000	$ 5,221,000
Peninsula College	$ 324,000	$ 1,182,000	$ 459,000	$ 914,000	$ 2,879,000
Pierce College Fort Steilacoom	$ 1,114,000	$ 3,453,000	$ 355,000	$ 2,134,000	$ 7,056,000
Pierce College Puyallup	$ -	$ 7,368,000	$ 1,195,000	$ -	$ 8,563,000
Renton Technical College	$ 621,000	$ 2,321,000	$ 57,000	$ 1,239,000	$ 4,238,000
Seattle Central College	$ 1,309,000	$ 3,295,000	$ 139,000	$ 1,862,000	$ 6,605,000
Shoreline Community College	$ 683,000	$ 3,282,000	$ 140,000	$ 1,419,000	$ 5,524,000
Skagit Valley College	$ 708,000	$ 5,040,000	$ 1,135,000	$ 1,340,000	$ 8,223,000
South Puget Sound Community College	$ 701,000	$ 471,000	$ 3,211,000	$ 1,138,000	$ 5,521,000
South Seattle College	$ 828,000	$ 481,000	$ 2,116,000	$ 1,450,000	$ 4,875,000
Spokane Community College	$ 1,544,000	$ 1,955,000	$ 247,000	$ 2,021,000	$ 5,767,000
Spokane Falls Community College	$ 909,000	$ 3,490,000	$ 282,000	$ 1,415,000	$ 6,096,000
Tacoma Community College	$ 819,000	$ 3,290,000	$ 126,000	$ 1,401,000	$ 5,636,000
Walla Walla Community College	$ 786,000	$ 2,656,000	$ 327,000	$ 1,398,000	$ 5,167,000
Wenatchee Valley College	$ 539,000	$ 2,028,000	$ 43,000	$ 1,285,000	$ 3,895,000
Whatcom Community College	$ 495,000	$ 1,400,000	$ 342,000	$ 1,063,000	$ 3,300,000
Yakima Valley College	$ 917,000	$ 1,804,000	$ 70,000	$ 1,426,000	$ 4,217,000

Priority	College	Description	Cost Estimate
1	Statewide	Unanticipated Repair Funds (URF) are a component of the SBCTC Minor Works Preservation and Program. The fund gives each college the flexibility to respond to unforeseen capital needs that arise during the biennium, such as failures in essential infrastructure or building systems. URF distribution is formula-based: the State Board sets a target amount for system URF and allocates each college a share. The allocation formula weighs three factors: total gross square footage of owned buildings (35 percent), total state-supported student FTE (35 percent), and total square footage of buildings more than 25 years old (30 percent). Each college's allocation is held in reserve at the start of the biennium and released through the minor works change process when a qualifying need is approved. All URF expenditures must meet minor works funding criteria, including a project value between $25,000 and $4 million, and are expected to be spent within the biennium.	$ 26,544,000
2	Renton Technical College	Relocate the switchgear to a dedicated electrical room, away from welding and program activities.	$ 1,251,000
3	Skagit Valley College	Remove the ballasted roofing system and replace the entire roof on Roberts Hall, focusing on the deteriorated northeastern sections.	$ 1,105,000
4	Seattle Central College	Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.	$ 763,000
5	Highline College	Apply a new elastomeric roof coating to the concrete shell. Repair and reseal leaking roof joints and penetrations.	$ 86,000
6	Bellevue College	Remove the existing inverted roof assembly, including pavers and Styrofoam insulation. Install a new roofing system with improved drainage capabilities, using modern materials that enhance durability and water resistance. Ensure proper slope and water-shedding design to prevent future pooling. Integrate new flashing and waterproofing measures to extend roof lifespan and minimize maintenance needs.	$ 3,864,000
7	Big Bend Community College	Design and install a fire protection system in Building 3100 appropriate for mechanical and storage uses. Confirm system requirements with the local fire	$ 401,000
8	Highline College	Repair the roof of Building 29 to address active leaks and restore the integrity of the membrane. Recondition the full roof area to extend service life.	$ 320,000
9	Skagit Valley College	Replace the 40' x 40' section of aging TPO roofing and two 20' x 20' x2 asphalt roof areas on the Cardinal Center.	$ 394,000
10	Skagit Valley College	Replace the main 100' x 100' roof over the Taro Theater in Hudson Hall. Plan for future replacement of three adjacent lower roof sections.	$ 452,000
11	Skagit Valley College	Replace the TPO roofing around the Oak Hall mechanical penthouse during the chiller replacement project.	$ 120,000
12	Lake Washington Institute of Technology	Replace approximately one-third of the East Building low-slope single-ply roof (~58,000 SF of ~175,000 SF total, per Google Earth) including membrane, insulation/tapering as required to restore positive drainage, flashings, roof-to-roof transitions, and protection at service paths; replace roof drains (including strainers/sumps and associated piping tie-ins within the phase area) and provide maintainable, redundant drainage/overflow provisions. Repair or replace approximately 10 skylights within the phase limits, including curb/flashing integration and glazing/seal renewal, to restore durable watertight transitions at roof	$ 2,507,000
13	Lake Washington Institute of Technology	Repair the sidewalk/wall-base drainage detail at two locations by sawcutting and demolishing concrete to install a new trench drain (~20 LF each; ~40 LF total), sloped to discharge toward the Dean's stair and daylight via a scupper to the adjacent lawn. Repair the metal panel wall base by installing continuous sheet-metal flashing integrated into the metal wall assembly and extended down over the ~10-inch curb to terminate into the trench drain, forming a durable, maintainable, and continuous water-control path.	$ 51,000
14	Clark College	Replace the entire 22,000-square-foot TPO roofing system on the Frost Arts Center, including insulation.	$ 1,154,000
15	Highline College	Repair the leaking skylights in Building 22 by resealing or replacing damaged glazing and flashing.	$ 35,000
16	Lower Columbia College	Replace the middle roof section and parapet cap on the Administration Building. Add fall protection as part of the roof replacement if viable.	$ 75,000
17	Lower Columbia College	Replace approximately 2,000 square feet of deteriorated TPO roofing on the south section of the Applied Arts Building.	$ 93,000
18	Tacoma Community College	Repair the main roof by reconditioning the existing membrane: perform an IR scan, remove and replace wet materials in kind, clean the system, conduct pull/adhesion tests, and apply a multi-coat acrylic restoration (e.g., AcryShield A600/A602 or equivalent) over the existing single-ply to restore waterproofing and extend service life; prep/flash all penetrations and terminations. Mansard asbestos tile and canopy roofs are excluded from this scope.	$ 2,056,000

19	Walla Walla Community College	Replace the existing main fire alarm control panel in Building D with a new addressable fire alarm system, including the central panel, annunciators, power supplies, and all associated relays and interfaces serving the connected buildings. Reconnect and test all existing initiating devices, notification appliances, and control functions, and commission the upgraded system with the fire marshal to confirm full and code-compliant operation.	$	225,000
20	Walla Walla Community College	Replace the existing fire alarm control panel, all associated field relays, and detection/notification head units serving Vocational Technical (200-J) with a new addressable, code-compliant system integrated into the campus fire alarm monitoring network. Provide new power supplies and raceways as required, coordinate shutdowns and testing with shop operations, and complete full system testing, commissioning, and updated as-built documentation.	$	124,000
21	Pierce College Fort Steilacoom	Repair and recondition the Cascade Building TPO roof by removing accumulated debris/vegetation, cleaning the membrane, completing localized membrane and base-flashing repairs (including replacement of failing patch repairs and sealant terminations as needed), and refurbishing/repairing interior roof drains and parapet overflow/scupper drains with functional water-testing to confirm drainage and watertightness. Repair roof drainage geometry by installing tapered insulation/crickets and drain sump corrections as required to restore positive drainage and eliminate chronic ponding (including the ~800 SF “bathtub” area), consistent with the drainage-focused prioritization approach described in the Tremco/GI recommendations.	$	2,102,000
22	Pierce College Puyallup	Replace the Brouillet Library roof system, including full replacement of the single-ply membrane assembly, all skylight/skyroof assemblies, and associated flashings/terminations at parapets and transitions, and repair/replace internal drains and gutters to restore positive drainage and eliminate chronic wetting. Repair roof-edge and transition detailing (including under-parapet terminations beneath existing coping where required) and perform structural evaluation of supporting steel for any skylight system change in attachment method or weight.	$	3,364,000
23	Bellingham Technical College	Replace at least three of the most critical fire alarm panels across campus with code-compliant models that support current communication protocols.	$	109,000
24	Big Bend Community College	Replace fire alarm control panels in ten buildings and install new panels in two buildings that currently lack a system. Retain panels in five buildings with compliant systems.	$	362,000
25	Clover Park Technical College	Replace the degraded TPO roof membrane and re-slope the roof well to ensure proper drainage. Coordinate work around the eight mechanical units to maintain functionality and prevent future water intrusion.	$	86,000
26	Columbia Basin College	Repair the KaLWALL skylight/daylighting systems (initial priority: west side of Building T Machine Shop) by performing a targeted diagnostic investigation (visual review, selective disassembly as needed, and water testing where appropriate) to identify active leakage paths, then restore watertight performance by repairing/replacing failed gaskets/sealants and correcting perimeter flashing and transition detailing at all identified failure points. Provide additive alternates so the college can prioritize and extend repairs to other buildings/areas with KaLWALL systems based on funding level and operational risk at the time of construction.	$	1,847,000
27	Columbia Basin College	Repair AHUs 1–3 in Building L by reconditioning the units to restore operability, including replacement of fan shafts and bearings, fan/motor alignment and balancing, and verification of fan performance and safeties. Complete start-up, testing/adjusting/balancing, and functional performance verification for the repaired AHUs to confirm required airflow, ventilation, and zone temperature control are restored.	$	621,000
28	Everett Community College	Replace all fume hoods and associated ventilation equipment, including Phoenix valves and controls, in the Whitehorse Hall science labs. Replace deteriorated mechanical components and rebalance the entire laboratory exhaust system after	$	1,061,000
29	Lower Columbia College	Replace all three roof sections on the Main Building. Prioritize the clay lab roof if full replacement cannot be funded.	$	118,000
30	Olympic College	Decommission the outdated fire suppression panels and integrate the system under a new, unified control panel.	$	219,000
31	Renton Technical College	Repair or recondition the sloped terracotta-tiled roof on Building C, approximately 15,000 square feet. Address leaks and vegetation buildup.	$	440,000
32	Yakima Valley College	Replace the existing Four Seasons AHU 2 rooftop R-22 unit serving the second floor of Raymond Hall Library with a new high-efficiency, code-compliant packaged rooftop unit (or AHU/condensing unit pair) using a non-ozone-depleting refrigerant, sized to match documented design capacity, and including new curb/adapter, duct and piping transitions, electrical/controls integration, and seismic/structural coordination as required. Replacement work will include full removal and disposal of the existing unit and R-22 charge, reconnection to existing distribution systems, and testing, adjusting, and balancing with functional performance testing to verify airflow, temperature control, economizer operation, and life-safety interlocks.	$	516,000

33	Lake Washington Institute of Technology	Repair the east entrance hardscape drainage by selectively demolishing and replacing the concrete at the door approach to install a trench drain approximately 6 ft long x 8 in wide, set to collect ponded runoff at the threshold line. Repair drainage routing by diverting the trench drain discharge to either side of the walkway (tie-in/daylight as available) with verified slopes/inverts so water is removed from the door line rather than accumulating at the entry.	$	63,000
34	North Seattle College	Replace the ~2,000 SF lower-roof BUR at the Wellness Center by removing existing membrane down to the appropriate substrate, replacing all wet/damaged insulation and any deteriorated deck materials, and installing a new warranted low-slope roof system with fully integrated base flashing, edge metal, and penetration flashing. Restore positive drainage at the lower roof area (including drain/scupper cleaning/repair as required) and remove/treat biological growth to reduce chronic wetting and prevent recurrence of moss-driven deterioration.	$	131,000
35	Centralia College	Replace the built-up roofing system on the east side of the Technology Center and install permanent fall protection.	$	1,162,000
36	Clover Park Technical College	Replace six existing 2002 heat pumps using R-22 refrigerant with new high-efficiency units as part of a phased replacement plan for Building 16.	$	121,000
37	Everett Community College	Replace the nine Daikin VRV-III roof condensing units and recommission the connected VRV system. Replace the fan-coil units serving the electrical room to restore reliable cooling and prevent equipment trips. The two units serving the clinic	$	796,000
38	Skagit Valley College	Complete to repairs identified in the condition survey and reflected on the cost estimate provided bu our campus architect.	$	434,000
39	South Seattle College	Replace both Trane rooftop HVAC units with new, code-compliant equipment sized for the served zones. Reconnect to existing distribution, test, and commission.	$	164,000
40	Spokane Community College	Replace the obsolete fire alarm panels all affected buildings as outlined in the college's documentation. Procure and install a new fire alarm system that meets current safety codes and ensures long-term maintainability. Coordinate with the vendor to finalize costs and schedule phased replacements to minimize disruption.	$	702,000
41	Tacoma Community College	Repair the main roof to extend service life to the planned demolition window: perform an IR scan; remove/replace wet insulation and damaged coverboard; clean and prep the membrane; perform adhesion/pull tests; re-flash penetrations/curbs/perimeters; and install a manufacturer-rated multi-coat elastomeric restoration over the prepared Hypalon to restore waterproofing. Exclude the asbestos-tile mansard and all canopy roofs from this scope; avoid added system thickness that would trigger energy-code curb/vent/drain modifications noted in the study.	$	154,000
42	Cascadia College	Replace/retrofit the obsolete campus fire alarm control equipment (including 4100U/Cineplex legacy panels) and complete the required network/monitoring upgrades, with all buildings transitioned in a single coordinated cutover (including library system separation as required) to avoid mixed-system incompatibilities. Exclude copper-to-cellular communicator conversion from scope where already completed, and include model/serial inventory plus manufacturer end-of-support/parts-availability documentation to substantiate the replacement basis.	$	1,685,000
43	Pierce College Fort Steilacoom	Repair the Rainier Building south-east atrium skylight system by performing targeted leak forensics (including controlled water testing) to confirm the leak origin, then remove and replace the identified leaking skylight panels (approx. 20 panels at 3 ft x 6 ft each) and renew associated joint sealants/flashing/weeps at the affected seam and adjacent interfaces to restore a continuous water-shedding and drained assembly. Repair interior water-damaged finishes as required and evaluate timber skylight supports for moisture content and localized deterioration; spot-replace only members with verified loss of section or compromised connections, keeping the west atrium skylight out of scope unless testing demonstrates leakage.	$	199,000
44	Clark College	Replace 7,000 square feet of failed TPO roof membrane and underlying insulation on Joan Stout Hall.	$	226,000
45	Wenatchee Valley College	Replace mid-level and entry roofs. Rework high bay and metal roof terminations and drainage.	$	202,000
46	Bellingham Technical College	Replace the original TPO roof on the HC Building in its entirety.	$	366,000
47	Clark College	Replace the 20,000 square foot HSC building roof, including damaged insulation and TPO membrane. Ensure proper seam welding, substrate adhesion, and drainage	$	1,049,000
48	Clark College	Replace the 3,000 square foot section of roofing connecting the Library to Gaiser Hall. Coordinate removal and reinstallation of rooftop equipment during replacement.	$	159,000
49	Clark College	Replace the entire roof system on the Penguin Union Building. Include new insulation and membrane to restore full waterproofing integrity.	$	2,454,000
50	Clark College	Replace the 20,000 square foot TPO roof system on SHL, including membrane, insulation, and flashing.	$	1,049,000
51	Olympic College	Replace the corroded hot water loop piping to restore water quality and system reliability.	$	188,000
52	Spokane Community College	Repair exterior flatwork, including leveling, patching, or replacing damaged sections, to restore a safe and accessible walking surface.	$	105,000
53	Bates Technical College	Repair the cracked and deteriorated section of mineral cap on the west roof of Building A at the Downtown Campus.	$	57,000
54	Bates Technical College	Replace the two non-functional make-up air units on the west roof of Building A at the Downtown Campus.	$	678,000

55	Bates Technical College	Extend the flashing and metal cap down 12 inches at the roof line between Buildings A and B. Patch and repair the existing transition.	$	14,000
56	Bates Technical College	Repair or replace Air Handling Units 9 and 14 in Buildings C and A to restore reliable performance.	$	792,000
57	Bellingham Technical College	Replace all 277 VAC-rated breakers in the C Building panel with breakers compatible with the 120/208 VAC system. Confirm and correct breaker compatibility in other affected sections of the panel.	$	55,000
58	Centralia College	Repair approximately 10,000 SF of the most deteriorated roof area: cut out blisters and wet substrate to sound material, replace insulation in kind, rebuild BUR plies, and resurface; reseal terminations, reflash penetrations, and correct minor ponding around drains. Conduct moisture scanning and limited core cuts to verify repair extents and add walkway pads at service paths.	$	481,000
59	Clark College	Replace approximately 1,000 square feet of roofing, including the pedestal and paver system, over the central and eastern sections of the CTC roof. Defer western roof section until 2029–2031.	$	66,000
60	Clover Park Technical College	Replace the existing AirStack modular chiller system with a new, properly sized, high-efficiency chiller. Ensure correct installation and commissioning to restore reliable cooling for Building 10.	$	314,000
61	Columbia Basin College	Replace both HVAC units serving the I Complex (Carrier model 50HCQD12CM5A0A380; reported 1993 vintage) with new packaged rooftop units sized to the existing loads and compatible with the existing air distribution. Include curb adapters or new curbs as required, economizers/outdoor-air provisions, BAS controls interface, electrical/controls reconnection, testing/start-up, and disposal of	$	205,000
62	Seattle Central College	Replace outdated HVAC fans with modern fan wall systems for improved efficiency and redundancy. Upgrade electrical wiring and controls to integrate with the building automation system. Ensure compliance with energy efficiency standards.	$	891,000
63	Seattle Central College	Replace skylights with new thermally broken, double-pane, laminated safety glass systems. Install updated seals and flashing to prevent water intrusion. Ensure proper integration with surrounding roofing materials.	$	338,000
64	Shoreline Community College	Replace the 2100 Building automotive-bay exhaust system components by replacing four exhaust fans and eight associated CO_2 sensors, including roof patching at the four fan locations and required controls integration. Repair by testing and commissioning the fan/sensor control sequence to verify reliable exhaust operation under expected bay use conditions.	$	132,000
65	Skagit Valley College	Remove and replace heaved sidewalk panels throughout the Whidbey Campus. Address root intrusion to prevent future damage.	$	171,000
66	Spokane Community College	Replace the corroded storefront frame with a new, durable, and weather-resistant system. Ensure proper installation to prevent future corrosion and maintain functionality. Verify that the new frame meets accessibility and security requirements.	$	149,000
67	Spokane Community College	Plan for the replacement of the corroded storefront frame at the southwest entrance as a lower priority than the west entrance. Monitor for worsening corrosion and address structural or security concerns as needed. When replacing, install a weather-resistant frame to prevent future deterioration.	$	88,000
68	Spokane Community College	Replace the damaged storefront system, including the metal framing, doors, and glazing, to restore functionality and prevent further water intrusion. Ensure the new system is weather-resistant, durable, and properly sealed to prevent future deterioration. Reference the 2023 survey estimate to plan for funding and implementation.	$	137,000
69	Spokane Community College	Replace the failing aluminum storefront system at both the east and west entrances. Ensure the new system is structurally sound, secure, and properly installed to prevent sagging and deterioration. Verify that the replacement meets accessibility and energy efficiency requirements while enhancing overall building security.	$	126,000
70	Spokane Community College	Stabilize and relevel the entrance stairs and ramp to eliminate trip hazards. Assess the underlying soil conditions to determine if additional foundation support is needed. Repair or replace damaged sections as necessary to ensure long-term stability and accessibility compliance.	$	67,000
71	Spokane Community College	Perform spot repairs to the affected brick pavers. Remove and reset displaced pavers to ensure a level surface. Address any underlying base material issues to prevent future settling or heaving. Verify proper drainage to maintain long-term stability.	$	26,000
72	Walla Walla Community College	Replace Supply Fan 5 serving the kitchen, including fan wheel and housing, motor, base, vibration isolation, flexible duct connections, sensors/safeties, and required curb/structural attachments; reuse the new motor control/VFD installed this biennium. Reconnect to existing ductwork and DDC, perform TAB to meet design airflow and restore correct make-up-to-exhaust balance at the kitchen hoods, and verify alarms and sequences.	$	1,114,000

73	North Seattle College	Repair exterior pedestrian routes by sawcutting and replacing heaved, settled, and cracked concrete sidewalk panels and exterior stair treads/landings at identified trip-hazard locations (including the Heath sidewalk segments), reconstructing subbase where loss of support is present, and restoring positive drainage and functional jointing to reduce repeat displacement. Replace any stair runs/panels that are structurally compromised or cannot be brought back to a stable, ADA-compatible walking surface through repair, including demolition/haul-off, utility locates, traffic control, and surface transitions that eliminate abrupt elevation changes.	$	439,000
74	Peninsula College	Replace the two roof-mounted packaged HVAC units serving Building J with new, code-compliant packaged units (verify capacity, electrical, and refrigerant requirements from nameplates), including safe temporary roof access, curb/adapter provisions, and watertight roof/flashings restoration at penetrations. Repair associated controls/electrical connections as required and complete start-up and functional verification to confirm heating/cooling and ventilation performance.	$	105,000
75	Big Bend Community College	Repair broken and deteriorated concrete across campus. Prioritize reconstruction of the ramp and threshold outside the 1400 Building food pantry.	$	137,000
76	Centralia College	Replace approximately 25,000 SF of built-up roofing on the Michael Smith Gymnasium with a new TPO membrane system, including removal of vegetation and repair of parapet conditions.	$	800,000
77	Centralia College	Repair approximately 15,000 square feet of the TPO membrane on the east roof of WSC. Reseal and repair around 200 rooftop penetrations.	$	352,000
78	Clover Park Technical College	Replace the air handling units in Building 11 through a phased plan, targeting one-third of the units per biennium until all 38 are replaced.	$	524,000
79	Clover Park Technical College	Replace the four deteriorated rooftop heat pump units with new, energy-efficient models suitable for Building 8's existing electrical and mechanical systems.	$	688,000
80	Columbia Basin College	Replace the seven existing Trane R-22 split-system units serving the Ex Building (and matched indoor coils/air handlers and refrigerant piping as required for a complete, code-compliant refrigerant conversion) with a new HVAC system using current refrigerants and modern controls. Replace or rework hydronic-interface components only where needed to integrate the new systems, and commission the installation to verify capacity, safeties, and stable temperature/humidity control under occupied and design conditions.	$	726,000
81	Green River College	Replace the existing PVC roofing system on the ZC Building with a Carlisle 60-mil TPO overlay system installed over FR-10 fire-rated underlayment using the RhinoBond induction-weld attachment method across the full 8,079 SF roof area, including all parapet walls, penetrations, drains, curbs, and hatches. Replace and detail all flashings with new TPO membrane and accessories; reinstall existing perimeter cap metal and interior coping metal; and coordinate temporary disconnection and relocation of seven rooftop-mounted units by others.	$	111,000
82	Green River College	Repair the existing PVC roofing system on the RLC Building through a comprehensive reconditioning program across the full 34,763 SF roof area, to include: removal of all accumulated debris and organic matter from the membrane surface, drainage paths, and penetration pockets; cleaning of the full membrane field; removal and replacement of all failed patch repairs with new PVC-compatible membrane patches heat-welded to sound substrate; spot repair of worn or delaminated membrane areas where reinforcement scrim is exposed; re-sealing of all base flashings at curbs, penetrations, and parapet transitions with new PVC-compatible sealant; clearing and testing of all roof drains to restore positive flow; and a documented walk-through inspection to identify and address any additional point-source deficiencies across the	$	176,000
83	Green River College	Replace the existing multistack chiller and failing Marley cooling tower with a new exterior-mounted air-cooled chiller system.	$	1,950,000
84	Seattle Central College	Repair or replace damaged concrete site walls and pavement. Address structural weaknesses and reinforce affected areas. Ensure compliance with accessibility and safety standards.	$	171,000
85	Seattle Central College	Replace deteriorated roof sections with new moisture-resistant roofing materials. Address structural penetrations and reseal flashing. Improve drainage systems to prevent future water damage.	$	62,000
86	South Seattle College	Replace the failed HVAC system serving Labs 300–304 with a redesigned laboratory ventilation and control system to restore safe air balance and temperature regulation.	$	292,000
87	Spokane Community College	Reseal the glass panels in the second-floor storefronts to restore a watertight barrier. Coordinate this work with other storefront repairs across campus to improve efficiency and consistency. Inspect the surrounding framing and structural components for any additional deficiencies and address as needed.	$	26,000
88	Yakima Valley College	Replace MZU #3 with a code-compliant packaged rooftop system sized to match existing loads and zones (replacement multi-zone or conversion to VAV with terminal boxes), including factory or field controls integration, outdoor-air economizer, curb adapter, smoke detection, seismic anchorage, TAB, and functional performance testing. Acceptance criteria: matched/superior capacity and ventilation, BAS integration verified, air-leakage and airflow setpoints achieved, and documented commissioning with seasonal performance review.	$	518,000

89	Yakima Valley College	Replace MZU-2 with a new packaged rooftop system serving the same zones (replace-in-kind), including new compressors/coils, supply/return fans, economizer, mixing section, and DDC controls integrated to the BAS; provide curb/adapter as required. Acceptance: watertight curb/roof interface; verified capacity and ventilation; stable coil/airflow setpoints under design conditions; functional testing and TAB complete with a commissioning report.	$	770,000
90	Edmonds Community College	Repair CH-2 by first performing eddy current testing of evaporator and condenser tube bundles to confirm long-term viability; if tube bundles pass, refurbish/replace the compressor and replace/upgrade the motor control/starter components required to restore reliable operation, followed by startup, recommissioning, and functional performance testing. Repair scope is limited to CH-2 component refurbishment (not full chiller replacement) and includes only the discrete assemblies necessary to return the chiller to dependable service.	$	517,000
91	Edmonds Community College	Replace Family Center Boiler 2 with a new natural-gas hot-water boiler matched to the existing plant capacity and connections, including required venting/combustion-air provisions, piping and controls tie-ins, start-up, combustion tuning, and functional testing of lead/lag sequencing with the remaining boiler. Repair includes isolating Boiler 2 for demolition and disposal, and retaining Boiler 1 in place for interim redundancy (or storing it on site only if temporary removal is required for the tie-in and it is being kept as an emergency parts donor during the transition).	$	303,000
92	Lake Washington Institute of Technology	Replace HVAC Unit #4's R-22 condensing unit/compressor assembly (Carrier 38HDC048331) with a new, code-compliant outdoor unit and matched indoor components as required (coil/metering device/controls), including refrigerant recovery and proper disposal. Repair associated electrical, refrigerant piping/line set, and BAS/control integration as needed, then start up, test, and verify performance under load.	$	88,000
93	North Seattle College	Replace the existing roof-mounted York air-cooled chiller (R-22 system; currently ~50% functional) with a new ~70-ton air-cooled chilled-water chiller (final tonnage confirmed by load calculation and existing chilled-water flow/ΔT), including refrigerant recovery/disposal, rigging, housekeeping/isolators, seismic anchorage, and roof curb/flashings as required. Provide all associated piping specialties/valves/strainers, electrical feeder/disconnect modifications as needed, BAS controls integration, start-up, testing, and commissioning to return the chilled-water plant to full reliable	$	479,000
94	Pierce College Fort Steilacoom	Replace the existing Carrier 48XP-024040311 packaged rooftop unit serving the adjacent offices and classrooms with a new packaged gas/electric unit of equivalent capacity, including curb/adapter, duct/gas/electrical reconnections, controls/thermostat interface, startup, and testing. Replace or modify roof curb/flashing and accessories as required to match the selected unit and restore watertightness at the roof opening.	$	138,000
95	Pierce College Fort Steilacoom	Repair and replace approximately 2,000 SF of heaved/displaced exterior asphalt and concrete flatwork by sawcutting and removing failed sections, correcting subgrade, restoring positive drainage, and reinstalling like-kind paving with proper joints/transitions. Include tree-root mitigation at repaired areas (root pruning and/or root barrier coordinated with an arborist), plus restoration of adjacent edges/grades as required to eliminate trip hazards and maintain accessible routes.	$	121,000
96	Pierce College Puyallup	Replace the College Center Building roof membrane system in the CTR roof areas recommended for immediate restoration (CTR-1/3/4/5/6/7/8; ~26,547 SF) with a new warranted single-ply assembly, including removal and replacement of wet insulation, replacement/rehabilitation of drains/scuppers, and full replacement of flashings, penetration seals, and walk pads. Replace the existing fiberglass skylight system with a maintainable, curb-mounted assembly fully integrated with the roof air/water control layers (continuous curb flashing, termination detailing, and compatible sealant system). Recommend replacing skylights with standing seam	$	1,702,000
97	Olympic College	Replace or fully modernize the northeast elevator, including upgrading life safety controls and communication devices.	$	1,853,000
98	Olympic College	Reconfigure the restrooms within the existing footprint to meet ADA compliance. Expand stalls, remove one urinal, and install appropriate accessibility hardware.	$	745,000
99	Tacoma Community College	Replace the two existing overhead entry canopies by reglazing with 9/16 in heat-strengthened laminated glass (white diffused) and install continuous wall-to-canopy flashing at each canopy to close the wall-to-glass gap and direct runoff into the canopy gutter. Repair associated edge conditions by reusing existing glazing caps where serviceable, adding new C-channel edge protection, using sealant only as secondary protection at transitions, and phasing work to close one entrance at a time during regular hours while verifying positive slope and drainage away from door hardware and walking	$	46,000
100	Wenatchee Valley College	Repair deteriorated flashing, sealant pockets, and penetrations. Replace or retrofit deficient scuppers and flashing transitions to prevent water intrusion.	$	6,000
101	Wenatchee Valley College	Replace entire roof including kitchen area. Rebuild transitions and wall interfaces.	$	169,000
102	Wenatchee Valley College	Replace the low-slope breezeway roof. Repair fasteners, flashings, and ridge closures on the metal roof. Inspection shows need for roof replacement. AES SWAG cost for Admin, Friendship hall, Wendell George Hall	$	233,000

103	Wenatchee Valley College	Replace three greenhouse HVAC heater units at Batjer Hall showing corrosion and mechanical instability.	$	52,000
104	Wenatchee Valley College	Reconfigure the Smith Gym men's and women's restrooms to provide ADA-compliant access. Remove reliance on calling security by ensuring direct, unimpeded access to an accessible restroom.	$	753,000
105	Wenatchee Valley College	Renovate the main Knights Hall A restroom to provide an ADA-accessible stall by reconfiguring existing stalls.	$	59,000
106	Cascadia College	Repair approximately 1,000 SF of exterior flatwork by sawcutting and removing cracked/heaved panels, reworking and compacting base to restore uniform support and positive drainage, and replacing concrete with appropriate control/expansion joints and edge transitions to reduce future differential movement.	$	35,000
107	Lake Washington Institute of Technology	Repair the East Shop restrooms by demolishing and modernizing two paired restroom areas (four restrooms total) and reconfiguring them into gender-neutral stall rooms with a shared lavatory zone, including new ADA-compliant layout/clearances, partitions/doors/hardware, plumbing fixtures and trim, accessible accessories, lighting, ventilation, and durable wet-area finishes; assume 2,000 SF total of renovation scope (~1,000 SF per pair) to accommodate reconfiguration.	$	1,641,000
108	North Seattle College	Replace the motors on all six roof ventilation fans serving the cadaver room, including all required disconnect/reconnect, alignment, mounting hardware, and weatherproofing incidentals. Repair associated reliability drivers identified during motor changeout (e.g., bearings/belts/sheaves as applicable), and verify acceptable vibration and operational performance after installation.	$	92,000
109	Peninsula College	Replace the four (4) roof-mounted geothermal packaged HVAC units serving Building M, including removal/disposal, roof curb/adapter coordination, electrical reconnections, controls/BAS integration, and start-up/commissioning. Repair associated roof penetrations/flashing and restore roof membrane continuity at each unit curb to maintain watertightness and durability.	$	449,000
110	Pierce College Puyallup	Replace the existing roof skylight assemblies at the Gaspard Admin Building (112-PC1) by demolishing the skylights and infilling openings with roof deck/framing/insulation as required, then installing a continuous standing-seam metal roof assembly over the former skylight areas to eliminate recurring skylight transition leaks. Repair and re-flash all adjacent roof transitions, penetrations, and perimeter terminations (including tie-ins to existing PVC single-ply roof areas) in accordance with the Tremco roofing study and manufacturer requirements, and verify	$	1,687,000
111	Bellevue College	Replace the fire alarm panels in A Building, R Building, and Q Building with new, fully integrated panels that comply with current fire safety codes. Ensure the new panels are properly coordinated with the fire protection systems in each building to facilitate seamless communication and response. Conduct system-wide testing to confirm full functionality and reliability. Remove and dispose of outdated panels in accordance with safety regulations.	$	314,000
112	Centralia College	Reconfigure and renovate three restrooms in the Hanson Administration Building to meet ADA standards. Replace restroom and break room plumbing, including undersized and leaking components.	$	503,000
113	Centralia College	Repair or replace deteriorated piping, wall finishes, and lighting in the restrooms. Replace door hardware and fixtures to meet current ADA accessibility standards.	$	248,000
114	Clark College	Replace 75 linear feet of failing handrail and remove and replace heaved concrete pathways on the northwest side of BRD. Include root removal and subgrade correction as needed to prevent future damage.	$	29,000
115	Clark College	Replace approximately 120 linear feet of failing exterior handrails at the BRD building with code-compliant, secure, and safely finished railings.	$	27,000
116	Highline College	Repair the damaged exterior concrete stairs around Building 10 to restore structural integrity and eliminate safety hazards.	$	19,000
117	Seattle Central College	Replace the elevator cab, motor, and related system componets. Upgrade the hoistway equipment and safety mechanisms. Ensure compliance with ADA and modern building codes.	$	679,000
118	Seattle Central College	Reseal and apply a protective coating to the canopy roof. Replace any failing waterproofing layers. Modify slope by adjusting the supporting structure if feasible. Repaint the underside to protect against peeling and moisture intrusion.	$	37,000
119	Seattle Central College	Replace existing lighting fixtures with energy-efficient LED fixtures. Upgrade electrical circuits as needed to support the new system. Integrate daylight harvesting and occupancy sensors where applicable to improve energy efficiency.	$	79,000
120	Seattle Central College	Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.	$	70,000
121	Shoreline Community College	Replace the Fire Alarm Control Panel (FACP) in the 9000, 1000 (including interfaces serving 1200 and 1400), 1100, 1300, 2000, 2100, and 2900/Annex buildings, including required programming, permitting, cutover, testing, and acceptance. Replace associated remote annunciators and power supplies/NAC boosters as part of each FACP replacement to restore a fully supported, maintainable, campus-ready fire alarm system.	$	408,000

122	Spokane Falls Community College	Replace the failing multi-zone rooftop units (Units 1 and 3) with modern, high-efficiency HVAC systems. Ensure new units are properly integrated with existing building controls and ventilation systems. Remove and dispose of the outdated equipment in compliance with environmental and safety regulations. Conduct an assessment of the entire HVAC system to determine if additional updates are needed to improve long-term reliability and performance.	$	2,990,000
123	Walla Walla Community College	Replace the existing elevator serving the culinary area of Main Building (200-D), including machine, controller, door operators, car, hoistway equipment, fixtures, and all associated wiring, and provide a new code-compliant two-way communication system. Commission the new elevator and verify reliable operation and accessible-route performance under campus elevator and life-safety standards.	$	380,000
124	Edmonds Community College	Repair the Lynnwood passenger elevator by addressing recurring reliability failures (including controls-related issues identified during detailed troubleshooting) and completing a hoistway door equipment refresh to reduce stoppages and improve operational consistency. Repair the elevator equipment room environmental conditions by installing a dedicated split-system cooling solution and routing refrigerant/controls/condensate through the required ceiling and/or multi-wall concrete penetrations to a remote condenser location, including all associated firestopping, patching, and electrical support.	$	517,000
125	Lake Washington Institute of Technology	Replace failed restroom floor assemblies by removing tile/underlayment to structure, replacing deteriorated subflooring, and installing new tile with a wet-area-appropriate underlayment/waterproofing system; include base, transitions, and penetrations to maintain watertightness. Replace restroom fixtures as required for ADA compliance, including six toilets, twelve lavatories, and three urinals, prioritizing Level 4 restrooms if funding does not allow full-building execution.	$	167,000
126	Lake Washington Institute of Technology	Repair Elevator #1 by performing a full modernization: replace the controller/drive and associated electronic controls, upgrade cab operating panels/controls for accessibility, and provide code-compliant two-way emergency communications; verify and correct door opening clear width as required. Repair the elevator control room support systems by installing dedicated air-conditioning and exhaust/ventilation to manage heat load and address the reported oil odor, including associated electrical and controls integration.	$	1,321,000
127	Peninsula College	Renovate the Building J auditorium fixed seating layout by removing twelve (12) of the existing 255 seats at the top row of the middle seating section, constructing a level platform aligned with the rear floor, and installing not fewer than five (5) wheelchair spaces and adjacent companion seats per 2010 ADA Table 221.2.1.1 (based on the 243-seat post-removal count), with compliant lines of sight, required dispersion, and an accessible route that does not overlap the wheelchair positions, while maintaining required egress aisle widths; provide required designated aisle seats (≥5% of aisle seats) with compliant features and identification. If budget allows, include an additive scope to replace a selected portion of remaining fixed seats with wider seat assemblies (and adjust row/seat layout as needed) to accommodate a broader range of audience body sizes without compromising egress clearances, and account for any resulting seat-count changes in the final ADA scoping calculations.	$	31,000
128	Pierce College Puyallup	Replace failed main-level carpeting throughout the Brouillet Library/Science Building with durable resilient flooring (vinyl/LVT or laminate), including demolition of existing carpet/adhesives, substrate prep/leveling, and ADA-compliant transitions/thresholds; confirm total main-level SF from the space inventory during final scoping. Add suspended acoustic baffles (and/or equivalent absorptive treatments) within the atrium/central library volume to offset reduced absorption from carpet removal and maintain acceptable reverberation control and speech intelligibility in these large double-height spaces.	$	498,000
129	Bates Technical College	Selectively demolish, patch, and repair the heaved concrete sidewalk on the northwest side of Building A.	$	44,000
130	Bellingham Technical College	Repair broken and heaving concrete panels campus-wide. Replace approximately 20,000 SF of sidewalk to eliminate trip hazards and restore safe pedestrian access.	$	287,000
131	Big Bend Community College	Plan to replace the shingle roof on Building 1300B with a new layer of shingles. Replace the roof on Building 1300A	$	273,000
132	Centralia College	Replace all non-compliant interior signage campus-wide across eleven (11) buildings with ADA-compliant room identification signs, standard room signs, life safety and accessibility signs, and tactile exit signs; all signs to include raised tactile text, Grade 2 Braille, and high-contrast non-glare finish, installed at ADA-compliant mounting heights. Scope includes fabrication, removal of existing signage, professional installation, art proofing, room-list verification, with implementation phased building-	$	107,000
133	Centralia College	Repair and replace approximately 20,000 square feet of damaged sidewalks and curbing across campus.	$	371,000
134	Clark College	Redesign and reconstruct the southwest sidewalk approach to the Cannell Library to meet ADA slope, rise, and handrail requirements. Ensure the new route provides the only direct accessible entrance to the library without detours.	$	264,000

135	Clark College	Repair heaving and cracked sidewalks throughout the Main Campus. Remove and replace damaged concrete sections to restore level and safe walking surfaces.	$	56,000
136	Columbia Basin College	Repair the mechanical-mezzanine server-room AHU by replacing end-of-life internal components (fan assemblies, bearings, motors, and associated dampers/louvers/actuators) and restoring stable airflow control. Replace the dedicated server-room rooftop cooling unit (installed June 2007) with a current-refrigerant unit and complete required curb/connection, controls integration, and commissioning to maintain continuous server-room temperature control.	$	512,000
137	Columbia Basin College	Repair failed exterior concrete flatwork by demolishing and replacing approximately 10,000 SF of heaved/cracked panels, including subgrade reconditioning, doweling/edge support where needed, proper jointing, and restoration of adjacent surfaces. Repair work will be packaged so the college can prioritize locations at time of funding, with field verification to maintain accessible routes and limit vertical transitions (target ≤1/2 in where applicable).	$	620,000
138	Columbia Basin College	Replace the failed ADA automatic door operator actuators at four priority door locations in the X Building and the Health Science Center. Test, adjust, and recommission each opening (sensor function, opening force/speed, hold-open timing, latch/close coordination, and any fire/life-safety or egress interfaces) to restore reliable accessible operation.	$	101,000
139	Columbia Basin College	Repair and recondition Building D Heat Pump 2 (AAON RN-009-8-0-E60E-14A) by restoring refrigeration, airside, electrical, and controls performance (repair leaks, replace worn compressors/controls/electrical components as needed, clean/restore coils and airflow components, and recommission sequences and safeties). Repair scope includes required rigging access, testing/verification of nameplate electrical protections, and startup documentation confirming stable heating/cooling and humidity control under representative loads.	$	105,000
140	Columbia Basin College	Replace exhaust fans EF-1, EF-2, and EF-3 in the 2027 biennium and continue a phased program of three fan replacements per biennium until all 12 fans are renewed, with EF-1 and EF-2 as first priority due to lab service. Replace each selected fan assembly (fan/wheel/housing), motor (verify and match required electrical characteristics, including the documented 46A duty for EF-2), belts, bearings, guards, and associated electrical/controls as required, then perform TAB/functional verification to confirm required exhaust airflow and intended lab pressure	$	197,000
141	Everett Community College	Replace the pedestrian bridge between the Parks Student Union and Rainier Hall with a new structure. Include a compliant accessible walkway, new guardrails, proper membrane tie-ins, and durable weather protection to prevent future deterioration.	$	784,000
142	Everett Community College	Repair by modernizing the two-stop hydraulic elevator: replace the controller and power unit, re-pack the jack, renew door operators and hoistway wiring, and clean the pit to address the hydraulic leak. Verify and update fire alarm/elevator interfaces and communications as part of the modernization.	$	376,000
143	Everett Community College	Repair campus-wide exterior flatwork by grinding offsets and replacing or resetting damaged concrete panels (approx. 20,000 SF) to remove trip hazards and restore compliant routes. Re-establish joints and drainage as panels are replaced.	$	260,000
144	Everett Community College	Replace POTS communicators campus-wide with UL-listed IP/cellular communicators; upgrade or replace incompatible fire-alarm control panels by phase starting with priority buildings (Parks/Terrey, Whitehorse Hall, Liberty Hall, Gray Wolf Hall). Test, re-accept, and re-certify monitoring for each building after cutover.	$	85,000
145	Everett Community College	Replace the deep concrete lavatories with shallow-depth, wall-hung or trough lavatories sized and placed to maintain a continuous 36-inch clear route. Provide compliant knee/toe clearances and insulate/guard all supply and drain piping at each new lavatory.	$	62,000
146	Everett Community College	Replace the interior pedestrian bridge with a structurally engineered, code-compliant assembly with continuous decking, closed joints, and a slip-resistant surface; coordinate structural review for loading and connections. Repair adjacent finishes as needed to maintain a compliant interior accessible route.	$	642,000
147	Everett Community College	Replace the elevator controller and drive, renew door operators/rollers/gibs, replace car and hall fixtures and the two-way communication device, correct misleveling, and add monitored autodial/line-fault detection and remote condition monitoring; test and commission. This limited modernization targets known entrapment drivers to restore reliable, code-compliant vertical access in a single-elevator building and should be requested in the next biennium.	$	382,000
148	Everett Community College	Replace study-flagged panels/breakers with inadequate ratings or incorrect voltage (e.g., Panel H, L1, L-2; PFH; PML; SL1), and verify/replace undersized feeders to DS-Panel B/B and PCH; update arc-flash labels/PPE and revise protective-device settings per Appendix 2 to restore coordination. Plan and execute a phased replacement program for aging distribution panels in Parks/Terrey (1988; major work 2011) and Pilchuk (1958), sequencing after the highest-risk arc-flash and AIC corrections.	$	276,000

149	Green River College	Reconfigure Parking Lot P9 so that each accessible stall is directly associated with a compliant access aisle meeting §502.3.1–502.3.4: Provide one van-accessible space (132" stall + 60" aisle, or 96" + 96" alternative). Provide minimum 60" wide aisles for all other accessible stalls, extending the full length of the stall. Convert the existing “No Parking / Fire Lane” striping area (not used for emergency access) into one of the required access aisles. Repaint striping and post new signage meeting §502.6 (60" min. height to bottom edge). Ensure slope of stalls and aisles does not exceed 1:48 (2.08%) in any direction per §502.4.	$	64,000
150	Green River College	Reset and regrade the affected brick pavers to achieve a level, stable, and firm surface. Ensure all changes in level are ≤ ¼ inch, or beveled if between ¼ and ½ inch (slope ≤ 1:2). For any remaining vertical change > ½ inch, install a ramp transition compliant with §405. Inspect adjacent pavement to verify a continuous accessible route from parking to entry.	$	29,000
151	Green River College	Reconstruct or reconfigure the sloped portion of the west walkway to meet one of the following compliant conditions: Option A – Ramp Compliance: Redesignate the 8.3% slope segment as a ramp and retrofit to comply with §§405 and 505, including: Handrails on both sides (34–38 inches above ramp surface).Top and bottom landings (60 inches minimum length) .Edge protection or 12-inch ground extension beyond handrails. Option B – Accessible Route Compliance: Regrade the walkway to a slope not exceeding 5% (1:20) to maintain classification as a walking surface under	$	29,000
152	Green River College	Increase the total number of wheelchair spaces to five in accordance with §221.2.1.1. Reconfigure existing wheelchair spaces to meet §802.1.2 width requirements (≥33" contiguous, ≥36" independent). Add one companion seat adjacent to each wheelchair space, complying with §802.3.	$	25,000
153	Green River College	Regrade the sidewalk or walkway from the accessible parking stalls to the Student Affairs Building portico to ensure a maximum running slope of 1:20 (5%) and cross slope not exceeding 1:48 (2%). If full compliance by regrading is infeasible due to site constraints, provide an alternate compliant accessible route meeting §206.2.1 and §403. After regrading, restripe all pavement markings and accessible route symbols with high-contrast, non-slip paint per §502.6 and §216.6 for signage. Ensure that accessible route transitions at curb ramps or building entries comply with §406 (curb ramps) and §303 (changes in level ≤½ inch beveled).	$	13,000
154	Highline College	Repair the cracked and spalled exterior stairway between Buildings 29 and 27. Replace or resurface damaged nosings and restore structural integrity to the stair	$	99,000
155	Highline College	Replace the exterior stairs near Buildings 23, 25, and 26.	$	110,000
156	Lower Columbia College	Replace the existing elevator in the Dan Talley Building.	$	186,000
157	Lower Columbia College	Repair cracked and heaved concrete panels in the highest-risk areas. Focus on locations with the most severe trip hazards.	$	62,000
158	Renton Technical College	Reconfigure the Building L restroom to meet ADA standards. Remove the right-side stall, relocate the hand sink to the shared partition wall, and move the hand-drying equipment to the right wall.	$	221,000
159	Renton Technical College	Repair accessible parking serving Buildings I, J, B, and C by adding two ADA parking spaces, widening existing access aisles, revising one stall to provide an 8 ft-wide van-accessible access aisle, and expanding the south Building B access aisle to at least 5 ft. Install new curb cuts at the affected sidewalks to provide compliant accessible routes from the parking areas to adjacent walkways and building entrances.	$	409,000
160	Seattle Central College	Replace outdated HVAC fans with modern fan wall systems for improved efficiency and redundancy. Upgrade electrical wiring and controls to integrate with the building automation system. Ensure compliance with energy efficiency standards.	$	205,000
161	Skagit Valley College	Repair areas of cracking in the Taro Theater exterior enclosure after completing structural assessment. Address envelope integrity to prevent further deterioration.	$	150,000
162	Skagit Valley College	Replace the failed chiller and Condensing Unit CU-1 serving Oak Hall at the Whidbey Campus.	$	777,000
163	South Puget Sound Community College	Repair the main entrance stairs, including all rusted steel supports and damaged concrete.	$	349,000
164	South Puget Sound Community College	Replace approximately 2,500 square feet of failing tile and subfloor in the foyer of Building 21. Rebuild subfloor to provide proper tile support.	$	122,000
165	South Seattle College	Replace the existing ADA ramp with a fully compliant concrete ramp and metal guardrail system. Ensure proper slope, landings, and handrail configurations to meet current ADA standards.	$	25,000
166	Spokane Community College	Reference the OCR report to determine the precise scope of accessibility upgrades and associated costs. Implement necessary modifications, including installing or correcting curb cuts, to ensure compliance with ADA standards and improve accessibility at the main entrance. Coordinate with the Bigfoot Head Start program to address any related concerns.	$	26,000
167	Spokane Falls Community College	Replace the obsolete fire alarm panels in Buildings 16, 24, 18, and 19 with modern, code-compliant systems that ensure reliability and ease of maintenance. Prioritize buildings with the highest risk of failure and coordinate phased installation as funding allows. Retain salvageable components from replaced panels for temporary maintenance support until full system upgrades are completed.	$	500,000

168	Tacoma Community College	Repair exterior and interior accessible routes by reconstructing non-compliant ramps (landings, slopes ≤8.33%, handrails/returns, edge protection), replacing heaved/sunken sidewalk panels, resetting catch basins/frames to flush, and revising curbs/parking edge details to prevent wheel intrusion. Allow equivalent facilitation where geometry is constrained and document tolerances in design to stay within ADA ranges during construction.	$ 220,000
169	Tacoma Community College	Repair entrance accessibility by providing/confirming standby power for all power-operated primary entry doors, correcting sliding-door controls/approaches, and replacing/retuning interior closers to meet force and closing-time limits; coordinate with signage and maneuvering clearances. Where existing conditions preclude prescriptive fixes, adopt equivalent facilitation that maintains independent operation and document field tolerances that keep performance inside ADA ranges.	$ 39,000
170	Tacoma Community College	Repair restrooms by installing correctly sized/located grab bars, raising or replacing lavatories to provide compliant knee/toe clearance, relocating/adjusting dispensers and mirrors within reach limits, and providing/relocating tactile/Braille signage at prescribed heights and locations; where a room is fundamentally undersized, replace with a single-user layout that meets clearances. Use equivalent facilitation only where fixtures can't be moved without major work, and verify slip-resistant finishes and maintenance practices.	$ 70,000
171	Tacoma Community College	Replace single fountains with hi–low models (or a compliant bottle-filler + paired hi–low nearby) and set rims/spouts and bottom edges to ADA heights with required clear floor space and knee clearance; where space is constrained, use equivalent facilitation. Coordinate with corridor protruding-object limits and verify final mounting in field tolerances.	$ 52,000
172	Tacoma Community College	Replace/rehabilitate exterior entry pairs/singles and integrate access control, with final counts, handing, and dimensions verified in the field. Standardize to durable, code-compliant assemblies and eliminate three-hinge patterns that drive hinge-line sag. Base scope (per affected opening, adjust by field conditions): Removal/Prep: Remove existing leaves and hardware; replace frames where racked or out-of-plumb; correct thresholds/shims; protect adjacent storefront finishes. Doors/Frames: New thermally broken aluminum storefront doors and frames (or campus standard), tempered glazing to match existing pattern; new threshold, sweeps, weatherstripping. Hinges: Continuous geared hinges (full height) to replace three-butt-hinge patterns on all replaced leaves. Hardware: New surface closers sized for leaf weight; new panic/exit devices on egress doors; standardized lock heights (correct "low-center" conditions at Gig Harbor). Electronic locking: Replace failed mag-locks where existing and permitted; tie to life-safety (power-loss/f.a. release, REX, push-to-exit). Where practical/preferred by AHJ, convert to latch-based electrified hardware (e.g., electrified panic with latch retraction or monitored strikes) to reduce reliance on mag-locks. Access control & lockdown: Integrate with existing campus system; provide power transfer (electrified hinge or concealed transfer), local power supplies as needed, door position switch, REX, and controller terminations. Program/test remote lockdown at the head-end and at each door. ADA operators: Replace underperforming operators/actuators at affected entries;	$ 70,000
173	Tacoma Community College	Replace ~5,000 SF of exterior flatwork: sawcut and remove failed panels; mitigate roots (ISA-arborist guided root pruning/barriers) and reconstruct subgrade with compacted crushed rock; pour 4-inch air-entrained broom-finish concrete (increase to 6 inches at drive/apparatus crossings) with control/expansion joints at 5–12 ft, dowel-tie where needed, and set finished grades for compliant slopes and positive drainage; adjust utility frames/catch basins and restore edges/landscaping. Include targeted trip-grinding and crack stitching only where panels retain life, and integrate drainage fixes at adjacent settled basins/eroded edges so new panels aren't re-	$ 243,000
174	Tacoma Community College	Replace the controller and perform the L&I-triggered jurisdictional upgrade: provide a new microprocessor controller; new elevator car and hall stations (with phone and video); new door operators; new hydraulic tank/pump and piping; new wiring/raceways; fire-alarm modifications; code-compliant pit ladder/switch corrections; relocate the machine-room disconnect to within 24 in. of the strike side; install a split-system machine-room cooling unit; and furnish a new machine-room door/frame, permits, testing, and adjustments. This life-extension scope brings the system into current jurisdictional compliance with an estimated MACC of $270,739	$ 340,000

175	Walla Walla Community College	Repair the entrance approach by cutting the existing curb and sidewalk and constructing an ADA-compliant curb ramp aligned with the primary childcare entry, including detectable warning surfaces and compliant slopes and clear widths from the drive/parking area to the doors. Adjust adjacent loading zone striping and surface grades as needed so the new ramp ties the drop-off area into a continuous, drained, and code-compliant accessible route to the Child Care Center.	$	19,000
176	Walla Walla Community College	Repair campus sidewalks by removing and replacing roughly 20,000 sf of heaved or settled concrete panels, rebuilding subgrade as needed, and re-establishing proper slopes, joints, and flush transitions. Restore accessible routes by eliminating trip edges and ponding areas so walking surfaces are stable, slip-resistant, and compliant with campus accessibility expectations.	$	794,000
177	Wenatchee Valley College	Replace the exterior entry stairs with an ADA-compliant ramp that connects directly to the accessible entrance at the back of the building.	$	62,000
178	Wenatchee Valley College	Repair all exterior stairs south of the library. Replace the missing nosing on the top step of the north side stair run.	$	94,000
179	Wenatchee Valley College	Replace all vinyl stair nose caps and inspect and replace vinyl riser caps where delaminating.	$	31,000
180	Whatcom Community College	Replace the elevator and its controls in Kelly Hall to restore reliable and compliant elevator service.	$	373,000
181	Whatcom Community College	Replace obsolete EST3 fire alarm panels, annunciators, and detection devices in a phased approach. Prioritize buildings with the most critical system components or the highest occupancy.	$	366,000
182	Whatcom Community College	Overlay the asphalt to reduce the parking slope to 2% or less. Add a new curb cut aligned with the relocated accessible aisle and crosswalk, removing the tree near the corner if necessary to ensure compliant access to the Syre Center entrance.	$	96,000
183	Whatcom Community College	Overlay and regrade the entire accessible parking bay on the west side of the Pavilion lot to achieve compliant slopes of 2% or less. Adjust striping and drainage to ensure ADA compliance across all six stalls and maintain proper stormwater flow.	$	102,000
184	Whatcom Community College	Regrade four noncompliant accessible stalls on the west side of Cascade Hall to achieve compliant slopes. Relocate and widen the access aisle, remove and patch old signage areas, and install new signs at 60 inches above grade in accordance with ADA section 502.6.	$	90,000
185	Whatcom Community College	Modernize the LDC elevator, including complete replacement of the controller, drive components, and all obsolete parts.	$	373,000
186	Edmonds Community College	Repair the Brier Hall exterior elevator by replacing the door operator and associated hoistway door equipment (spirators, gibs, pickup roller assemblies, hanger rollers, and interlocks) as outlined in the Washington Elevator recommendation. Repair supporting conditions by adding dedicated split-system cooling for the elevator equipment room (including required penetrations, electrical, condensate management, and commissioning) to maintain stable operating temperatures for door-operator and control components.	$	87,000
187	Edmonds Community College	Repair exterior pedestrian flatwork (excluding parking) by removing and replacing approximately 500–1,000 SF of failed concrete/asphalt and restoring smooth, flush transitions at joints, edges, and utility interfaces. Repair includes subgrade/base correction as required, regrading to promote positive drainage, and restoring ADA-compliant slopes and cross-slopes at walk routes and transitions.	$	64,000
188	Lake Washington Institute of Technology	Replace the automatic door operators at six Technology Center locations, including all mechanical operator components and all electronics/controls, and recommission each opening for reliable low-energy operation and required accessibility performance. Replace existing small activation devices with durable, ADA-compliant activation hardware (e.g., a larger-format actuator/activation bar at an accessible location to discourage kicking) and coordinate interfaces with existing door hardware, power, and life-safety functions.	$	89,000
189	Lake Washington Institute of Technology	Repair campus pedestrian-route flatwork by surveying and prioritizing deficient segments, then grinding abrupt vertical offsets, removing and replacing heaved/settled concrete panels, and patching or reconstructing failed asphalt areas including localized base repair as needed to restore stable, uniform walking/rolling surfaces. Add targeted heated pavement panels at high-risk, recurrent icing locations where justified, and re-establish positive drainage and accessible transitions along	$	627,000
190	Lake Washington Institute of Technology	Repair the West lot accessible parking area by full-depth or mill-and-overlay repaving and regrading over an estimated ~3600 square foot section to achieve a stable finished surface with ≤2% slopes at accessible stalls and access aisles, and to support compliant drainage without localized ponding. Replace the pavement markings and signage to provide (a) standard accessible stalls with 5-ft access aisles, (b) at least two van-accessible stalls with 8-ft access aisles, and (c) adjusted sign mounting so the bottom of accessible signs is ≥60 in above finished grade.	$	294,000

191	Lake Washington Institute of Technology	Replace the existing noncompliant ramp handrails on both sides of the S Parking Lot–to–East Building ramp (≈200 LF per side; 400 LF total) with ADA-compliant handrails, including compliant mounting height, graspable profile, required wall clearances, continuous/end-return detailing, and structurally engineered posts/anchors. Restore adjacent disturbed finishes and maintain a safe temporary accessible route during construction.	$	81,000
192	Peninsula College	Replace obsolete fire alarm control panels and associated network/annunciation components in at least three buildings, beginning with Building T as the campus communications hub, then proceeding downstream to maintain platform compatibility across the campus. Repair includes programming, monitoring cutover, and full functional/acceptance testing, with replacement of peripheral modules/devices only where required to achieve a supported, code-compliant, interoperable system.	$	597,000
193	Pierce College Fort Steilacoom	Replace the hydraulic elevator controller/control board (model EP09525, serial EN2950, installed 2002) and associated components required for a complete, warranted controller modernization (including testing, inspection, and recommissioning). Repair supporting systems by adding dedicated cooling/air conditioning for the elevator control room and installing code-compliant two-way emergency communications in the cab tied to campus emergency response/monitoring.	$	893,000
194	Pierce College Puyallup	Repair exterior pedestrian flatwork across campus by selectively demolishing and replacing ~3,000 SF of heaved/cracked sidewalks and landings, and reconstructing/resetting shifted site stairs and adjacent flatwork, including subgrade/base correction, drainage adjustments as needed to reduce re-wetting, and proper control/expansion jointing. Work excludes parking areas and is limited to sidewalks, stairs, and immediate landings necessary to restore safe, continuous pedestrian and accessible travel routes.	$	117,000
195	Clover Park Technical College	Replace all 16 failed and damaged 12-V emergency-lighting backup batteries as a full set and dispose of them properly. Test the charger/inverter, cabling, and ventilation after installation, then function-test the emergency lighting and document commissioning.	$	38,000
196	Columbia Basin College	Replace the obsolete drive and braking system critical components for both Health Science Center elevators, including any OEM-required controller/interface updates, per the Otis recommendations and Otis report-defined scope. Test, commission, and certify the elevators to restore reliable, fully functional accessible service.	$	806,000
197	Grays Harbor College	Replace the major HVAC components serving the 2000 Building. Prioritize replacement of the unit serving the President's office and main instructional areas.	$	373,000
198	Green River College	Regrade the exterior accessible route to achieve a running slope not exceeding 5% (1:20) for walking surfaces	$	25,000
199	Green River College	Regrading should include a minimum 48-inch wide accessible route from the parking stalls to the Science Center entry that meets slope and surface requirements of §403.3. Signs must include the International Symbol of Accessibility per §703.7.2.1. Any resurfacing or restriping constitutes an alteration under Title II and must meet 2010 technical requirements.	$	126,000
200	Green River College	Modify or replace a portion of the existing counter to provide: A section no higher than 36 inches above the finished floor; A minimum length of 36 inches to permit functional interaction with staff;	$	25,000
201	Skagit Valley College	Repair campus accessibility deficiencies identified in the 2026 Letter of Findings. Repair work includes upgrading parking, routes, entrances, signage, restrooms, and related elements to support compliant program access.	$	1,360,000
202	Skagit Valley College	Remove a portion of the storefront, siding and roof at the corner of the storefront and replace with new.	$	77,000
203	Cascadia College	Repair modernize one of the two LB1 hydraulic elevators in the 2027–29 biennium by replacing the obsolete controller/drive and associated door equipment, fixtures, and safety devices with current, serviceable technology (elevator to be prioritized by the college at time of funding). Repair modernize the remaining LB1 hydraulic elevator in the 2029–31 biennium to match Phase 1 scope and standardize campus support, testing, and maintainability.	$	191,000
204	Bellingham Technical College	Repair the south exterior overhang by removing soffit panels, inspecting supporting trusses, and reinforcing or replacing structural members as needed to restore stability. Replace degraded soffit panels and fasteners.	$	86,000
205	Bellingham Technical College	Replace all recalled smoke detector head units in Building M and coordinate with the fire alarm panel upgrade to ensure compatibility.	$	36,000
206	Big Bend Community College	Replace the entire 4,600-square-foot roof on Building 1000 with a new TPO membrane roof. Add perimeter gutters, fall protection, and a fixed access ladder.	$	154,000
207	Wenatchee Valley College	Replace five failed exhaust fans and associated control components serving Batjer Hall.	$	71,000
208	Wenatchee Valley College	Replace all non-functioning resistance heaters in the north hallway and restrooms.	$	34,000
209	Wenatchee Valley College	Replace 20 to 30 P-Tac heating units in Knight Hall A that are past their service life and no longer perform reliably.	$	38,000

210	Shoreline Community College	Replace the existing Westinghouse DHP MV switchgear in the Main Electrical Room with new Eaton 4160V, 5kV-class switchgear including a main breaker, five feeder breakers, and a utility metering section, and replace associated MV relays, disconnect switch, feeder breakers, potential transformer, and grounding provisions. Repair includes MV cable testing and any required feeder splicing/replacement, SCL outage/inspection coordination, and completion of a short-circuit/coordination/arc-flash study with updated relay settings and labels, followed by NETA testing and	$	2,742,000
211	Wenatchee Valley College	Replace all deformed and failing sections of PVC pipe serving the HVAC system in Batjer Hall and whole system.	$	224,000
212	North Seattle College	Replace the GE Type AKD-5 switchgear serving Oce&E, Wellness Center, Education Building, and HSSR with a new, code-compliant switchgear lineup (including main/tie breakers as applicable, bus, metering, and protective relays) sized to the existing service and feeder loads, with new terminations and feeder reconnections. Provide coordinated shutdown planning (including temporary power for critical loads if required), acceptance testing/commissioning, updated short-circuit/coordination and arc-flash studies, labeling, and record as-builts.	$	2,395,000
213	Bellingham Technical College	Repair or replace failed floor drain piping in the culinary section. Reseal pipe penetrations to prevent flooding and reduce ongoing maintenance costs.	$	78,000
214	Columbia Basin College	Replace the obsolete lighting control systems in Buildings B, CTE, and D with a supported, maintainable controls platform (controllers, boards/modules, sensors, wall stations, relays/power packs, and associated network components as required), and rezone instructional spaces to provide functional lighting scenes for teaching and presentations. Commission the system and deliver complete programming, as-built control documentation, and O&M information, including verification of reliable manual control and automatic shutoff/occupancy functions.	$	681,000
215	Grays Harbor College	Replace the failing metal roof on the 1800 Building Diesel Shop. Remove the existing roof system, including degraded coating, and install a new corrosion-resistant metal roof.	$	365,000
216	Spokane Community College	Replace outdated switchgear to ensure long-term electrical reliability and compliance with current standards.	$	503,000
217	Tacoma Community College	Replace the primary switchgear (600 Amp switch) serving Tacoma C. C. - Main Campus, located northwest of Maintenance Building.	$	43,000
218	Clark College	Replace the sewer line (750 LF, 8" diameter) serving Clark College - Main Campus, running from the SW site quadrant to southeast of O'Connell Sport Center.	$	822,000
219	Skagit Valley College	Replace the fire system water line (200 LF, 10" diameter, Ductile iron) serving Skagit Valley College - Main Campus, running from northeast of Roberts Hall to southeast of Roberts Hall.	$	194,000
220	Skagit Valley College	Replace the fire system water line (500 LF, 10" diameter, Ductile iron) serving Skagit Valley College - Main Campus, running from north of Roberts Hall to southwest of Fire Training Tower.	$	442,000
221	Skagit Valley College	Replace the fire system water line (500 LF, 10" diameter, Ductile iron) serving Skagit Valley College - Main Campus, running from southeast of Fire Training Tower to east of Norwood Cole Library.	$	404,000
222	Skagit Valley College	Replace the fire system water line (100 LF, 10" diameter, Ductile iron) serving Skagit Valley College - Main Campus, running from east of Norwood Cole Library to east of Norwood Cole Library.	$	95,000
223	Clark College	Replace the primary switchgear (1600 Amp switch) serving Clark College - Main Campus, located within Facilities Services.	$	53,000
224	Wenatchee Valley College	Replace the primary switchgear (600 Amp switch) serving Wenatchee Valley College - North Campus, located within North Classroom.	$	43,000
225	Clover Park Technical College	Replace the primary switchgear (200 Amp switch) serving Clover Park T. C. - Main Campus, located northwest of Administration/Classrooms.	$	24,000
226	Spokane Community College	Replace the sewer line (100 LF, 10" diameter, Concrete) serving Spokane C. C. - Main Campus, running from north of Heavy Equipment / Maintenance to south of Heavy Equipment / Maintenance.	$	196,000
227	Spokane Community College	Replace the primary switchgear (1000 Amp switch) serving Spokane C. C. - Main Campus, located southwest of Stannard Technical Education.	$	51,000
228	South Seattle College	Replace the sewer line (300 LF, 8" diameter, Concrete) serving South Seattle C. C. - Main Campus, running from west of Automotive Technology to west of Cascade Hall.	$	506,000
229	South Seattle College	Replace the sewer line (250 LF, 8" diameter, Concrete) serving South Seattle C. C. - Main Campus, running from west of Automotive Technology to east of Automotive Technology.	$	698,000
230	South Seattle College	Replace the sewer line (300 LF, 8" diameter, Concrete) serving South Seattle C. C. - Main Campus, running from east of Automotive Technology to west of Aviation.	$	457,000
231	Highline College	Replace the sewer line (300 LF, 8" diameter, Polyethylene) serving Highline C. C. - Main Campus, running from north of Lockerroom to north of Lockerroom.	$	301,000
232	Highline College	Replace the storm line (1250 LF, 24" diameter, PVC) serving Highline C. C. - Main Campus, running from south of Pavilion to the SW site quadrant.	$	956,000
233	Highline College	Replace the road (1500 LF, Asphalt) serving Highline C. C. - Main Campus, running from northeast of Technology Lab Bldg to northwest of Lockerroom.	$	668,000
234	Tacoma Community College	Replace the vault serving Tacoma C. C. - Main Campus, located east of Nisqually.	$	83,000

235	Clover Park Technical College	Replace the communication line (1250 LF) serving Clover Park T. C. - Main Campus, running from the East site perimeter to within Communications.	$	763,000
236	Clover Park Technical College	Replace the vault serving Clover Park T. C. - Main Campus, located north of Communications.	$	15,000
237	Pierce College Puyallup	Replace the potable water line (100 LF, 12" diameter) serving Pierce College - Puyallup Campus, running from the South site perimeter to the SE site quadrant.	$	72,000
238	Pierce College Puyallup	Replace the sewer line (750 LF, 8" diameter) serving Pierce College - Puyallup Campus, running from the SE site perimeter to southwest of Gaspard Admin. Bldg.	$	723,000
239	Pierce College Puyallup	Replace the electric line (750 LF) serving Pierce College - Puyallup Campus, running from the SE site perimeter to south of Brouillet Library/Science Bldg.	$	400,000
240	Spokane Falls Community College	Replace the electric line (100 LF) serving Spokane Falls C. C. - Main Campus, running from east of Photography to east of Photography.	$	59,000
241	Spokane Falls Community College	Replace the vault serving Spokane Falls C. C. - Main Campus, located northeast of Photography.	$	48,000
242	Spokane Falls Community College	Replace the electric line (200 LF) serving Spokane Falls C. C. - Main Campus, running from east of Photography to southeast of Photography.	$	127,000
243	Spokane Falls Community College	Replace the vault serving Spokane Falls C. C. - Main Campus, located northeast of Technical Arts.	$	48,000
244	Pierce College Fort Steilacoom	Replace the pump station serving Pierce College - Ft. Steilacoom Campus, located northeast of Health Education Cntr.	$	355,000
245	Grays Harbor College	Replace the road (500 LF, Asphalt) serving Grays Harbor College - Main Campus, running from the West site perimeter to southeast of Bishop.	$	63,000
246	Olympic College	Replace the electric line (150 LF) serving Olympic College - Main Campus, running from east of Shop(Indtt/Rscon/Weld) to northeast of Shop(Indtt/Rscon/Weld).	$	96,000
247	Everett Community College	Replace the communication line (150 LF) serving Everett C. C. - Main Campus, running from within Shuksan to east of Shuksan.	$	83,000
248	South Puget Sound Community College	Replace the sewer line (1500 LF, 8" diameter, PVC) serving South Puget Sound C. C. - Lacey, running from south of Building One to northeast of Building Two.	$	1,491,000
249	South Puget Sound Community College	Replace the potable water line (1500 LF, 8" diameter, PVC) serving South Puget Sound C. C. - Lacey, running from southwest of Building One to northeast of Building	$	1,015,000
250	Green River College	Replace the potable water line (1250 LF, 8" diameter, Ductile iron) serving Green River C. C. - Main Campus, running from northeast of Mel Lindbloom Student Union Bldg to northwest of (New) Holman Library.	$	1,303,000
251	Renton Technical College	Replace the primary switchgear (Unknown switch) serving Renton T. C. - Main	$	57,000
252	North Seattle College	Replace the sewer line (100 LF, 12" diameter) serving North Seattle C. C. - Main Campus, running from the NE site perimeter to north of Wellness Center.	$	120,000
253	Shoreline Community College	Replace the potable water line (150 LF, 12" diameter, Ductile iron) serving Shoreline C. C. - Main Campus, running from northeast of Foss to northeast of Foss.	$	140,000
254	Bates Technical College	Replace the electric line (400 LF) serving Bates T. C. - South Campus, running from southwest of S.C. Bldg. A to east of S.C. Bldg. C.	$	261,000
255	Bellingham Technical College	Replace the primary switchgear (1200 Amp switch) serving Bellingham T. C. - Main Campus, located within Building B.	$	52,000
256	Bellingham Technical College	Replace the primary switchgear (1000 Amp switch) serving Bellingham T. C. - Main Campus, located within Building J.	$	51,000
257	Bellingham Technical College	Replace the primary switchgear (1000 Amp switch) serving Bellingham T. C. - Main Campus, located within Building M.	$	51,000
258	Cascadia College	Replace the potable water line (2500 LF, 8" diameter) serving Cascadia Community College, running from the NW site perimeter to the SW site quadrant.	$	1,742,000
259	Lake Washington Institute of Technology	Replace the electric line (250 LF) serving Lake Washington I. T. - Main Campus, running from the East site perimeter to southeast of Allied Health Building.	$	140,000
260	Peninsula College	Replace the storm line (300 LF, 48" diameter, Polyethylene) serving Peninsula College - Main Campus, running from northwest of Library Resource Center to north of Auto/Diesel Mechanics.	$	459,000
261	Walla Walla Community College	Replace the electric line (500 LF) serving Walla Walla C. C. - Main Campus, running from south of Technology Center to within Main Building.	$	327,000
262	Bellevue College	Replace the electric line (200 LF) serving Bellevue C. - Main Campus, running from east of C Building to northeast of C Building.	$	137,000
263	South Seattle College	Replace the sewer line (300 LF, 8" diameter, Concrete) serving South Seattle C. C. - Main Campus, running from northwest of Autobody to southeast of Technology	$	455,000
264	Edmonds Community College	Replace the potable water line (750 LF, 8" diameter, Cast iron) serving Edmonds C. C. - Main Campus, running from northwest of Meadowdale Hall to northeast of Seavew Gymnasium.	$	905,000
265	Seattle Central College	Replace the storm line (150 LF, 4" diameter, Transite) serving Seattle Central C. C. - Main Campus, running from within Broadway/Edison to west of Broadway/Edison.	$	139,000
266	South Puget Sound Community College	Replace the sewer line (200 LF, 8" diameter, Transite) serving South Puget Sound C. C. - Main Campus, running from east of Anthropology, Cad, Geomatics to the NE site quadrant.	$	198,000
267	South Puget Sound Community College	Replace the sewer line (500 LF, 8" diameter, Transite) serving South Puget Sound C. C. - Main Campus, running from north of Center For Student Success to northeast of Anthropology, Cad, Geomatics.	$	507,000
268	Centralia College	Replace the electric line (4500 LF) serving Centralia College - Main Campus, running from the NW site quadrant to the SW site quadrant.	$	2,702,000

269	Lower Columbia College	Replace the electric line (1250 LF) serving Lower Columbia College - Main Campus, running from northwest of Health & Science Building to northwest of Headstart - East.	$	780,000
270	Bellingham Technical College	Replace the potable water line (300 LF, 3" diameter) serving Bellingham T. C. - Main Campus, running from southwest of Building B to northeast of Building B.	$	203,000
271	Whatcom Community College	Replace the storm line (400 LF, 12" diameter, PVC) serving Whatcom C. C. - Main Campus, running from southeast of Kulshan Hall to northeast of Kulshan Hall.	$	342,000
272	Big Bend Community College	Replace the vault serving Big Bend Community College - Main Campus, located north of Liberal Arts & Business.	$	12,000
273	Big Bend Community College	Replace the vault serving Big Bend Community College - Main Campus, located southeast of Pe/Comm.Activity Center.	$	15,000
274	Columbia Basin College	Replace the potable water line (750 LF, 12" diameter, Ductile iron) serving Columbia Basin College - Main Campus, running from north of Career & Technology to south of Career & Technology.	$	852,000
275	Bellingham Technical College	Replace the potable water line (500 LF, 2" diameter) serving Bellingham T. C. - Main Campus, running from southwest of Building T to southeast of Building K.	$	327,000
276	Big Bend Community College	Replace the transformer 3 phase serving Big Bend Community College - Main Campus, located within Science, Enigneering, Math.	$	77,000
277	Bellingham Technical College	Replace the sewer line (400 LF, 8" diameter, PVC) serving Bellingham T. C. - Main Campus, running from northwest of Building B to northeast of Building B.	$	405,000
278	Yakima Valley College	Replace the electric line (100 LF) serving Yakima Valley C. C. - Main Campus, running from northeast of Glenn Anthon Hall to northeast of Glenn Anthon Hall.	$	70,000
279	Bates Technical College	Remodel space in building D to expand the automotive technology programs.	$	1,438,000
280	Bellevue College	The roof over B233-234, the technical IT space, has been leaking perpetually for many years.	$	524,000
281	Bellevue College	Replacing the lighting elements in the original globe corridor lights with LED.	$	118,000
282	Bellevue College	Replace the Fire Alarm System Panels in K/M, A and Q Buildings to meet current codes and standards and advance the campus towards a central station monitoring technology with the ability to monitor the systems down to the individual device level.	$	701,000
283	Bellevue College	- N Building – air flow monitoring stations at air handlers never worked- S Building – VAV boxes not connected to BAS/DDC on 2nd floor (SE 2-6 (S218), SE 2-4 (S217), GE 2-4 (general exhaust)Fix capital intensive equipment issues identified during Retro-Commissioning including a non-functional airflow monitoring system in N Building .	$	91,000
284	Bellevue College	Scope, clean, clear and replace failed sections of sewer lines	$	298,000
285	Bellevue College	To install 2 DC Fast Chargers and 4 level 2 chargers in parking lot 6; making 1 DC Fast charger and 1 level 2 charger accessible. Bellevue College Sustainability Office has secured grant funding from the Washington State Department of Commerce and the Department of Ecology for installation of these chargers. However, the grant funding does not fully cover the cost of the project.	$	158,000
286	Bellingham Technical College	Design and renovate the College Services (CS) building spaces that interface and support both potential and registered students. Improved access and flow for both students and staff will improve student support, student success, staff efficiencies and collaboration on campus.	$	638,000
287	Bellingham Technical College	Evaluation and renovation of one wing in DMC building to improve instruction through better utilization of Electronics program space that is under utilized.	$	400,000
288	Big Bend Community College	Remodel and update ATEC Library and adjoing meeting rooms, classrooms, and central Quad gathering space.	$	1,161,000
289	Cascadia College	Renovation of CC2-360 classroom - convert from classroom to physics and engineering lab.	$	818,000
290	Centralia College	Space renovations for HAN, LIB, TSB, and WSC Nursing for expanding and repurposing.	$	638,000
291	Centralia College	Replacement of older outdated ineficiant lighting and fixtures with new reliable energy efficient lighting equipment.	$	194,000
292	Centralia College	Remove and replace damaged sections of sidewalks and pathways so they are ADA compliant.	$	200,000
293	Clark College	This project will modernize and improve existing instructional student support, faculty, and staff spaces across campus to better support current teaching methods and student services. Improvements will enhance functionality, flexibility, and technology integration, creating more effective learning and working environments for the college community.	$	1,652,000
294	Clover Park Technical College	Retrofitting storage space into lab space and upgrading the dust collection system to handle the additional drops.	$	1,245,000
295	Columbia Basin College	Columbia Basin College is undertaking a renovation of outdated classrooms, labs, and restrooms within the T Building Science wing. Since 2024, upgrades have been completed to the lobby, two labs, and one classroom with another currently in the stages of remodel with plans to continue renovations in the remaining spaces.	$	1,582,000
296	Edmonds Community College	Renovate interior spaces in Monroe Hall to serve as a Center for Entrepreneurship and Innovation including a Welcome Center, Startup Center and product prototyping areas.	$	482,000

297	Edmonds Community College	Combine Brier Hall Rooms 180 and 188 into a larger Culinary Arts BakingTeaching Kitchen.	$	314,000
298	Edmonds Community College	Upgrade campus door locks for emergency lockdown capability.	$	321,000
299	Edmonds Community College	Refurbish the Triton Resource Hub on the second floor of Olympic Hall.	$	349,000
300	Everett Community College	Renovating and modernizing the Advising Center and support spaces. Creating a welcoming and effective space for students to meet with advisors and explore available programs, degrees, and pathways at EvCC.	$	1,386,000
301	Grays Harbor College	Diesel Technology Building 1800 was built in 1987 and needs to be modernized to support current learning environment standards.	$	985,000
302	Green River College	Green River College requests funding to replace its aging campus wayfinding system with a modern navigation network that improves accessibility and visitor experience across all facilities. The project will install consistent directional signage, interactive kiosk stations, and digital mapping tools to help students, staff, and visitors navigate campus safely and efficiently.	$	1,427,000
303	Highline College	Design and conduct an interior renovation of building 0 (which is presently a childcare center) to create new classrooms/labs and .offices	$	1,400,000
304	Lake Washington Institute of Technology	Renovation of multiple office and classroom areas.	$	1,197,000
305	Lower Columbia College	The Admissions building at Lower Columbia College was originally constructed in the early 1960s as the campus student center and was renovated in the mid-1990s to serve as the Admissions building. While minor improvements have been made since that time, the facility no longer adequately supports the evolving Student Success environment or the needs of today's diverse student population. This project will modernize and renovate the building to create a more functional, welcoming, and student-centered space. These updates will better align the facility with current service models and improve access to essential enrollment and student support resources.	$	1,158,000
306	North Seattle College	Relocated the Middle College High School program currently located on the 3rd floor of IB to the 1st floor of IB where we have underutilized nursing classrooms. This will make room for the Watch Technology program that has requested 2 more Labs/classrooms to make space for the students currently on a wait list for enrollment.	$	1,599,000
307	Olympic College	Interior renovations, code updates and exterior repairs to buildings 3, 13 and 19 to accommodate the growth of five new health sciences programs (EMT, Paramedic, Respiratory Therapy, Dental Assisting, Dental Hygiene).	$	1,356,000
308	Peninsula College	Build a wall to enclose the B114 Archive space.	$	48,000
309	Peninsula College	Birds are flying into our windows. We have applied bird strike dots on some buildings and it has reduced deaths. We would purchase dot film and apply it to building windows that have high strike rates according to our Biology department's data.	$	27,000
310	Peninsula College	Upgrade the R building electrical, shelving and doors to support outdoor Welding classes. Replace or upgrade existing shelving and roll up doors to support Welding and Construction Tech programs. This building will eventually be removed - possibly more than ten years from now - as part of a major project that will not start in the near future.	$	78,000
311	Peninsula College	Add security cameras to buildings and parking	$	131,000
312	Peninsula College	Build a counseling/meeting space off the Multi-purpose room for advising and meetings.	$	177,000
313	Peninsula College	Enclose the carport - old teller drive up - with fence or constructed walls to park the Natural Resource van and boat, and the portable welding program truck and trailer.	$	42,000
314	Peninsula College	The theater lighting system had non-UL fixtures that were removed for safety reasons. They were from 2012. Other components are similar vintage or surplus from Port Angeles high school.	$	155,000
315	Peninsula College	Add a floor to ceiling rolling gate that moves side to side. The space to be enclosed is curved.	$	42,000
316	Peninsula College	Change the lobby reception area so the workspace is ADA compliant.	$	30,000
317	Peninsula College	Make more individual test spaces in the D212 room.	$	144,000
318	Peninsula College	Build a sound barrier wall between the Test Center and the hallway.	$	36,000
319	Pierce College Fort Steilacoom	Remodel the International House and upgrade the building systems.	$	1,115,000
320	Pierce College Fort Steilacoom	Remodel the first floor classrooms from lab space to general classroom space.	$	1,018,000
321	Renton Technical College	Renovation of 4 bathrooms in Building L.	$	1,222,000
322	Seattle Central College	The project will include the full replacement of two elevators, while remaining funds will be used to address and stabilize other elevators across campus that are currently in disrepair.	$	1,863,000
323	Shoreline Community College	This project will execute a comprehensive wayfinding and signage renovation featuring a unique Lushootseed naming protocol developed in partnership with local tribal representatives to honor indigenous culture. By replacing obsolete maps and mismatched markers with this culturally significant, unified navigation system, Shoreline will eliminate student confusion and distinguish itself as a regional leader in tribal engagement and campus identity.	$	1,410,000
324	Skagit Valley College	Fire Apparatus Building — Phase III completes a partially delivered capital investment impacted by inflation. Supports full program functionality and removes operational constraints impacting other programs.	$	375,000

325	Skagit Valley College	Remodel our Ford Hall building to create dedicated, high-tech space for our IT program which will foster a modern collaborative working environment.	$	300,000
326	Skagit Valley College	Machining Technology Expansion (Workforce Capacity) - Expands program capacity (~25% increase) and supports workforce-aligned training in a space-constrained program without a near-term major capital solution.	$	145,000
327	Skagit Valley College	This project will include classroom technology and learning environment upgrades (Student Access & Modality) – Modernizes 36 classrooms to support hybrid, remote, and in-person learning, improving access for underserved and geographically constrained students.	$	400,000
328	Skagit Valley College	Relocate the trash compactor and recycling center that serves the Mount Vernon Campus.	$	120,000
329	South Puget Sound Community College	Replace 19 Water Supplied Heat Pumps that are 25 + years old and failing	$	1,138,000
330	South Seattle College	Refinishing part of the old Aubobody spaces to house our Art classes in the near future. The open space is what our art program is looking for to grow.	$	727,000
331	South Seattle College	Create student multipurpose space provides a flexible environment that supports learning, collaboration, and community building. By accommodating activities such as studying, group meetings, events, and informal social interaction, it maximizes the use of campus space and adapts to diverse student needs. These spaces encourage engagement beyond the classroom, fostering creativity, teamwork, and a sense of belonging.	$	724,000
332	Spokane Community College	This project renovates two, existing, adjacent classrooms in Building 19 to support the Heavy Equipment Program by replacing original 1970-era finishes and outdated systems. Improvements will create a modern, durable, and functional learning environment aligned with current instructional practices.	$	521,000
333	Spokane Community College	This project will convert an existing research laboratory in SCC Building 27 (Livingston Science and Mathematics) into a fully functional microbiology instructional lab. The renovation will include reconfiguring lab tables, sinks, and equipment to support modern microbiology teaching and increased student capacity.	$	1,500,000
334	Spokane Falls Community College	The project renovates underutilized space in SFCC Building 17 to develop a dedicated on-campus child care center. The facility will provide affordable, high-quality care for children of students, faculty, staff, and the broader community.	$	1,415,000
335	Tacoma Community College	This project will improve access to the college by providing better signage and wayfinding around the college.	$	401,000
336	Tacoma Community College	Equity and Diversity Inclusion improvements to the Tacoma campus such as indigenous interpretive signage and plantings.	$	50,000
337	Tacoma Community College	Wet Lab classroom conversion at Tacoma Community College Gig Harbor Campus	$	450,000
338	Tacoma Community College	Physical Education, Health and Wellness improvements to program area south of Gym, to include track, lighting, other necessary amenities.	$	450,000
339	Tacoma Community College	Tacoma and Gig Harbor campus improvements that support TCC sustainability initiatives and lower the campus carbon footprint.	$	50,000
340	Walla Walla Community College	This project modernizes instructional spaces across workforce program areas through classroom expansions, shop refreshes, electrical upgrades, and facility improvements to better support hands-on workforce training.	$	904,000
341	Walla Walla Community College	This project will resurface an existing 33k sq ft instructional parking lot used by multiple workforce programs, including Diesel Technology and John Deere, to support hands-on training, equipment operation, and safety instruction. The current deteriorating surface limits safe, effective use and reduces instructional capacity.	$	490,000
342	Wenatchee Valley College	WVC will look to this funding to ensure our mechanical systems are replaced timely with efficient equipment. We will also use this funding to remodel and adapt instructional, support spaces and more for flexible, multi-modal learning across both campuses.	$	1,285,000
343	Whatcom Community College	This project will provided updated instructional space in Kelly, Baker, and Cascade. These upgrades will greatly improve the physical teaching environment in several classrooms and address programmatic adjustments needed to facilitate the backfill plan for space vacated by the completion of the Technology & Engineering Center (TEC).	$	1,063,000
344	Yakima Valley College	Yakima Valley College (YVC) proposes the remodel of two traditional restrooms (room #s 112 & 114) in the Main Building on the Grandview Campus, converting them into a gender-neutral universally accessible restroom to better serve students, employees, and campus visitors. The project will consist of a transformation of the two restrooms into one and will include a new layout, interior walls removal and modifications, creating multiple stalls, new installations of [...]	$	229,000
345	Yakima Valley College	This Deccio lighting replacement and upgrade project replaces aging skylights on the second floor of the Deccio Building and completes a comprehensive renovation and LED upgrade of interior lighting throughout the facility, including classrooms, hallways, lobbies, offices, and workspaces. The upgrades will improve energy efficiency, lighting quality, and the overall instructional environment within the existing building footprint.	$	663,000

346	Yakima Valley College	Yakima Valley College (YVC) proposes the remodeling of an existing room in the HUB (room #182) currently underutilized and used for storage and closet in the HUB building into a gender-neutral universally accessible restroom to better serve students, employees, and campus visitors. The project will consist of minor interior modifications and/or renovation, including tearing down of an interior wall, creating partitions, signage and plumbing and fixture [...]	$	56,000
347	Yakima Valley College	This request seeks funding to replace the existing elevator in Prior Hall with a new, fully ADA compliant elevator system. The current elevator has exceeded its useful life, experiences repeated service failures, and does not meet current accessibility standards. The project will remove the existing elevator equipment and upgrade the elevator in the building by installing a modern code compliant system to ensure that there is safe and equitable access to the upper [...]	$	478,000

COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

GUIDELINES FOR USE OF UNANTICIPATED REPAIR FUNDS

2025-27 biennium

Updated: August 12, 2025

General

Unanticipated Repair Funds (URF) are included in the Minor Works Preservation and Program appropriation to the State Board for Community and Technical Colleges in the 2025-27 enacted capital budget. The college URF allocation is specifically intended to provide colleges with the flexibility to respond to unforeseen capital needs that arise during the biennium. URF funds are intended to preserve existing state-owned assets by repairing essential infrastructure[1] or building systems at individual college campuses. URF funds are not intended for program improvements that expand the function of a facility or system beyond its current use.

Colleges must ensure that all URF expenditures align with the capital budget bill, legislative intent, and Office of Financial Management (OFM) requirements. These guidelines are in place to support accountability and to help the Community and Technical College system maintain system credibility with policymakers. Adherence to these expectations will strengthen the system's position when competing for limited capital resources in future budget cycles.

For additional details, refer to 2025-27 Minor Project Allocation Notes.

URF allocation formula

Each biennium, the State Board determines a target request amount for system emergency funds, including URF. The formula for determining each college's URF share is based on the following:

Criteria	Approximate share of available dollars
Total GSF of owned buildings	35%
Total state supported FTE (students)	35%
Total GSF of buildings that are more than 25 years old	30%

Budget requirements

Section 8016 of the 2025–27 capital budget bill defines "minor works projects" and outlines specific funding criteria. Since URF is a component of the SBCTC Minor Works Preservation and Program appropriation, these funding requirements also apply to the use of URF:

- A project must have a minimum value of $25,000 and may not exceed $4 million.
- Funds are expected to be spent within the biennium and are not intended for

[1] For purposes of these guidelines, "essential infrastructure" refers to campus-wide or site-level physical systems that support multiple buildings or the overall campus environment. Examples include campus water, sewer, and stormwater systems; primary electrical distribution; central heating and cooling plants; and communication/data backbone systems. This is distinct from "building systems," which are the internal systems and components serving a specific facility, such as HVAC, plumbing, electrical, fire protection, and building automation systems. While the terms are sometimes used interchangeably, distinguishing between them helps clarify the scope and scale of work intended under URF.

reappropriation.

- Funding may not be used for:
    - Projects that are a phase of a larger project, and that if combined over a continuous period, would exceed $4 million.
    - Studies, planning, or design, except for technical or engineering reviews or designs that lead directly to and support a minor works project.
    - Movable, temporary, and traditionally funded operating equipment not in compliance with the equipment criteria established by the Office of Financial Management, including rolling stock and computers.
    - Software not dedicated to control of a specialized system.
    - Moving expenses.
    - Land or facility acquisitions.
    - Funding for projects with funding shortfalls unless expressly authorized by the Office of Financial Management.
    - Program improvements, except physical improvements necessary to comply with the Americans with Disabilities Act (ADA).
- Additional limitations as described in the Office of Financial Management capital budget instructions.

The 2025-27 capital budget requires reporting of completed and in progress minor works projects and expenditures in December of each even year (e.g., 2026), including projects funded using URF allocations.

State Board approval and project required

College URF funds are placed in reserve status at the start of the biennium. When a college determines an appropriate use, they must request a project/fund change through the minor works change tool. When approved, the State Board will assign a State Board project number, update CapTrack, and notify the college Business Office of project funding.

Allowable URF Expenditures

The following categories and definitions are established to help colleges plan for and use this funding. Any questions regarding the appropriate use of these funds should be brought to the attention of the Director of Capital at the State Board for Community and Technical Colleges. As a best practice, colleges should try to reserve at least 30 percent of their URF allocation for the second year of the biennium.

1. Emergency project matching funds
2. Code/regulatory compliance
3. Emergent/deferred capital repairs
4. Supplemental funding for capital repair

1. Emergency Reserve Matching Funds

Colleges can request to use a portion of the “SBCTC emergency project fund” identified above. When colleges qualify to use these emergency funds, they are required to commit funds on a cost-share basis. Colleges may use URF as described in the Emergency funding policy, found on the State Board website.

2. Code/Regulatory Compliance

URF may be used for permanent facility improvements to comply with building codes and regulations. These improvements include seismic, fire, health, life safety, ADA, and hazardous material removal (e.g., lead, PCBs, and asbestos). Other funding sources such as the "Hazardous Materials Fund" should be exhausted before using URF funds to address the need.

3. Emergent/Deferred Capital Repairs

URF can be used, and is intended, to fund critical capital repairs that have emerged since the last facilities condition survey. These funds should be applied to projects that preserve and maintain existing assets. They are not intended for program improvements. Under current law, if a minor works appropriation does not explicitly specify that it must be used solely for preservation or program improvements, up to 25 percent of the appropriation may be used for program improvements.

Accessibility improvements that bring facilities into compliance with ADA are specifically recognized as preservation improvements under the law, and therefore do not count toward the 25 percent program improvement cap.

4. Supplemental Funding for Capital Repair

URF may be used to supplement minor projects from the same appropriation. URF may also be used to supplement other capital projects with funding shortfalls, if expressly authorized by OFM. Please contact the Director of Capital at the State Board for Community and Technical Colleges to pursue this option.

Unallowable URF Expenditures

1. Maintenance and Operations
2. Enterprise Operations
3. Salaries and Benefits
4. Instructional Equipment
5. Equipment and Furnishings
6. Leased Facilities
7. Parking
8. Student Government
9. Energy Conservation
10. Telecommunications and Information Technology

1. Maintenance and Operations

URF funds may not be used for routine maintenance or day-to-day operational activities, including groundskeeping, security, and custodial services. These standard functions must be paid for through regular operating funds. Additionally, URF funds cannot be used to pay for Local Improvement District (LID) assessments or to cover charges in lieu of assessments from local fire, water, sewer, or other municipal service districts.

2. Enterprise Operations

URF funds may not be used to support self-sustaining enterprise operations, including bookstores, food services, dormitory operations, or parking. Similarly, capital funds may not be used for the repair, remodeling, renovation, or construction of facilities or areas dedicated to these enterprise functions.

3. Salaries and Benefits

URF funds may not be used to cover salaries, benefits, or other personnel-related expenses, except in cases where direct labor costs are associated with a capital project. For example, if a college hires a temporary employee or utilizes existing classified staff to complete an in-house capital project funded by URF, those direct labor costs may be charged to the project.

4. Instructional Equipment

URF funds may not be used to purchase or repair instructional equipment[2]. The use of capital funds for instructional equipment is permitted only as part of a major capital construction project—such as a new building, major renovation, or facility replacement—that includes the construction of new space. Once the capital project is complete, instructional equipment is considered portable and would typically be removed if the space were vacated.

5. Equipment and Furnishings

URF funds may not be used to purchase or repair equipment or furnishings, including mobile equipment, tools, furniture, site furnishings, office machines, or window coverings. The use of capital funds for these items is permitted only as part of a large capital project or grant programs that involves furnishing newly constructed space for the first time.

6. Leased Facilities

URF funds may not be used for projects within facilities that are not owned by the state. An exception may be granted if the lease arrangement is part of an existing Certificate of Participation (COP) or lease-purchase agreement that will result in eventual state ownership of the property.

7. Parking

URF funds may not be used to construct, maintain, or repair parking facilities, including parking lots, parking structures, and related elements such as curbs, access roads, and signage. Funding for the maintenance and repair of parking facilities should come from parking fee revenues. However, URF funds may be used to repair site lighting and pedestrian access paths within parking areas when such improvements are necessary to ensure accessibility and safety.

8. Student Government

URF funds may not be used to construct, remodel, or renovate facilities or spaces used exclusively for student governance, recreation, leisure activities, or student club spaces. Capital improvements to facilities or spaces primarily serving these purposes must be funded through student fees. Colleges are encouraged to explore alternative funding sources, such as Certificates of Participation (COP), to support these types of capital projects.

9. Energy Conservation

URF funds may not be used to pay debt service on energy conservation projects. Colleges are expected to use operating funds—primarily derived from utility cost savings—to finance such projects. The Department of Enterprise Services (DES) Energy Office partners with state agencies and colleges to support the evaluation and development of effective energy conservation initiatives. Colleges may

[2] Equipment used primarily for instructional purposes, such as laboratory apparatus, classroom technology (e.g., smart boards, projectors), and discipline-specific tools or machinery. It is generally movable and not permanently affixed to a facility.

utilize utility assistance programs and the Guaranteed Energy Savings Program, in combination with utility savings, to finance Energy Service Company (ESCO) projects. Well-structured projects typically achieve payback periods of less than eight years.

10. Telecommunications and Information

URF funds may not be used to purchase or repair telecommunications, computing, or information technology equipment, or to purchase software. However, URF may be used to extend communication and data infrastructure, such as conduit and wiring, if the 25% improvement limitation outlined in the capital budget bill is met. All other improvements to telecommunications, computing, and technology hardware or software must be funded through operating budgets and/or student fees.

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:39PM

Project Number: **40000222**
Project Title: **Cascadia: CC5 Gateway building**

Description

Starting Fiscal Year: 2020
Project Class: Program Improvement (State-Owned)
Agency Priority: 4

Project Summary

Construct a new 37,200-square-foot Gateway Building that creates a centralized entry point for student support services, reduces barriers to access, improves coordination of services, advances student success initiatives, and supports approximately 175 additional FTE students annually.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?

This request will fund construction of Cascadia College's new Gateway Building (CC5), a four-story facility of approximately 37,200 square feet located on the college's Bothell campus and connected to the existing CC2 building. The project will centralize student services currently dispersed across multiple buildings, including admissions, enrollment support, advising, financial aid, student accessibility services and related functions.

The project will directly benefit current and future Cascadia students by creating a single, clearly identifiable point of entry for support services. It is expected to support approximately 175 additional full-time-equivalent students and improve service delivery for adult basic education, worker retraining, academic transfer, and international students.

The project will also improve accessibility across campus by providing improved building connections and reducing reliance on a single elevator for access between key facilities.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if thestate does not act?

Cascadia's student services are currently distributed across four buildings and multiple floors, creating unnecessary barriers for students seeking assistance. Students must navigate a fragmented system that often requires persistence, confidence, and familiarity with college processes not shared equally across the student population. There is no centralized welcome center, and student populations are served in different locations, limiting coordination and ease of access.

These barriers disproportionately affect historically underserved students, including students of color, first-generation students, students with disabilities, LGBTQ+students, and students with limited English proficiency. Cascadia reports that students of color represent approximately 60 percent of its student population.

The need is amplified by sustained enrollment growth and increased demand for in-person services. Recent project materials indicate continued growth in enrollment, increased reliance on in-person instruction, and expanding Running Start participation. Existing facilities are at or near capacity and are not configured to support current student success strategies.

With out this investment, student services will remain fragmented, reducing their effectiveness and undermining prior state and institutional investments in Guided Pathways and related student success initiatives.

The project also advances state sustainability goals. The building incorporates energy-efficient systems, including electric heating, load management strategies, photo voltaic capacity, and reduced building energy demand consistent with current energy codes and high-performance building standards.

As mentioned above, CC5 will connect to CC2 and provide elevator redundancy as well as pedestrian walkways between the buildings, improving accessibility for students when the single elevator in CC1 is out of service.

3. Prior appropriations, expenditures, and project status

The project previously received state funding in the 2021–23 biennium totaling $3,096,000 for predesign and design. These funds supported completion of predesign and advancement through design development.

During development of construction documents, the project paused to evaluate delivery risks and, in coordination with the Department of Enterprise Services (DES), confirmed continuation under the GC/CM delivery method due to project complexity. The project has continued to advance through permitting and is considered shovel-ready. It received City of Bothell permit approval in late 2025, with associated costs and timing considerations tied to permit duration.

The project received an additional $5 million in the 2026 supplemental capital budget to maintain project readiness and preserve prior investment. This partial funding approach is intended to keep the project viable by maintaining permitting, design continuity, and code compliance while positioning the project to move quickly into construction once full funding is secured.

Description

The remaining construction funding is anticipated to be requested in the next biennium.

4. Non-state funding
Available project information identifies state capital appropriations as the primary funding source. No non-state funding contributions or matching funds are identified in the current project record.

5. How this project supports the agency's work and strategic plan
This project directly supports Cascadia College's strategic goals related to access, equity, and student success. It operationalizes the college's Guided Pathways framework by creating a physical environment aligned with how students move through the college—from application through completion.
By co-locating student-facing services, the project improves coordination among staff, reduces barriers to entry for students, and supports more efficient service delivery.
The project also aligns with the campus master plan and long-term development strategy. It will free space in existing facilities for instructional use, improve campus wayfinding and identity, and strengthen Cascadia's presence on its co-located campus with the University of Washington Bothell.

6. Equity impact, affected communities, and measurable outcomes
This project improves equity by addressing a structural access barrier that disproportionately impacts underserved student populations. By consolidating services into a single, highly visible and accessible location, the project reduces reliance on informal knowledge, navigation skills, and persistence that may not be equally available to all students.
Populations most directly impacted include students of color, first-generation students, students with disabilities, LGBTQ+ students, and students with limited English proficiency.
The project is expected to increase utilization of student services, improve student onboarding and retention, and support completion outcomes over time. It also provides capacity to serve approximately 175 additional FTE students.

7. Additional information for decision makers
This is a fully developed, ready-to-advance project. It has completed predesign, advanced through design development, secured permit approval, and is positioned to proceed to construction upon receipt of full funding.
The project addresses multiple state priorities simultaneously, including student success, equity, accessibility, campus efficiency, and sustainability. It also protects prior state investments already made in planning and design by maintaining project momentum.

8. Alternatives considered and rationale for selected approach
Cascadia explored several lower-cost alternatives prior to selecting new construction, including expanded remote services, shared office arrangements, enhanced online service delivery, improved signage, and website improvements.
These approaches did not resolve the core issue of fragmented service delivery and did not provide a clear, centralized point of access for students. During predesign, the college also evaluated alternate site options and a no-action scenario.
Construction of the Gateway Building was selected because it is the only alternative that fully addresses service fragmentation, aligns with Guided Pathways, improves accessibility, and creates additional instructional capacity by freeing space in existing buildings.

9. Project delivery method and rationale
The project will be delivered using the General Contractor/Construction Manager (GC/CM) method. This approach was confirmed in coordination with the Department of Enterprise Services following evaluation of project complexity and delivery risks.
GC/CM is appropriate for this project due to several factors, including construction on an active campus, complex site

Description

constraints, utility coordination, heavy pedestrian circulation, and the need for contractor involvement during design. The method allows for early constructability input, improved cost control, and phased construction sequencing where necessary.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to the Puget Sound Action Agenda or the Governor's Salmon Strategy.
The CC5 Gateway Building is a higher education facility project focused on student services and campus infrastructure. It does not include habitat restoration, shoreline work, or other actions identified under Puget Sound recovery or salmon recovery strategies.
While the project incorporates general sustainability features consistent with current environmental standards, these are not specifically designed to advance Puget Sound recovery or salmon-related outcomes.

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: No
How does this fit in master plan
Cascadia College's strategy is driven by our 2016 Strategic Plan (http://www.cascadia.edu/discover/governance/strategicplan.aspx) 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.

Funding

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:39PM

Project Number: 40000222
Project Title: Cascadia: CC5 Gateway building

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	47,918,000	2,667,000	306,000	5,123,000	39,822,000
	Total	**47,918,000**	**2,667,000**	**306,000**	**5,123,000**	**39,822,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
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 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	1.4	2.8	2.8	2.8	2.8
001-1	General Fund-State	187,000	373,000	373,000	373,000	373,000
	Total	**187,000**	**373,000**	**373,000**	**373,000**	**373,000**

Narrative

37,200 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Jan 2029). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-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 2026

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	$780
Usable Square Feet	24,230	Escalated MACC per Gross Square Foot	$822
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	65.1%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	8.03%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	18345 Campus Way NE, Bothell, WA 98011
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	TBD
Base Month (Estimate Date)	July-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	March-22	Predesign End	July-22
Design Start	August-22	Design End	July-26
Construction Start	July-27	Construction End	January-29
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	$45,634,488	Total Project Escalated	$47,918,209
		Rounded Escalated Total	$47,918,000
Amount funded in Prior Biennia			**$8,096,000**
Amount in current Biennium			**$39,822,000**
Next Biennium			**$0**
Out Years			**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	GCCM		
	Design Fee	$628,260	
	Construction	$4,625,606	
	Art	$26,269	
	Agency PM	$0	
	Total	$5,280,135	11.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$247,000		
Design Phase Services	$1,921,018		
Extra Services	$1,610,519		
Other Services	$863,066		
Design Services Contingency	$116,040		
Consultant Services Subtotal	**$4,757,643**	**Consultant Services Subtotal Escalated**	**$4,853,773**

Construction			
Maximum Allowable Construction Cost (MACC)	$29,026,073	Maximum Allowable Construction Cost (MACC) Escalated	$30,581,520
GCCM Risk Contingencies	$958,813		$1,012,507
GCCM Management	$3,035,148		$3,205,117
Owner Construction Contingency	$1,651,002		$1,743,458
Non-Taxable Items	$0		$0
Sales Tax	$3,571,117	Sales Tax Escalated	$3,763,888
Construction Subtotal	**$38,242,152**	**Construction Subtotal Escalated**	**$40,306,490**

Equipment			
Equipment	$1,271,900		
Sales Tax	$131,006		
Non-Taxable Items	$0		
Equipment Subtotal	**$1,402,906**	**Equipment Subtotal Escalated**	**$1,481,470**

Artwork			
Artwork Subtotal	**$238,399**	**Artwork Subtotal Escalated**	**$238,399**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$543,110		
Project Administration Subtotal	**$543,110**	**Project Administration Subtotal Escalated**	**$573,525**

Other Costs			
Other Costs Subtotal	**$450,278**	**Other Costs Subtotal Escalated**	**$464,552**

Project Cost Estimate			
Total Project	**$45,634,488**	Total Project Escalated	**$47,918,209**
		Rounded Escalated Total	**$47,918,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$4,853,773	$4,853,773	$0		**$0**
Construction					
Construction Subtotal	$40,306,490	$2,263,732	$38,042,758		**$0**
Equipment					
Equipment Subtotal	$1,481,470		$1,481,470		**$0**
Artwork					
Artwork Subtotal	$238,399	$23,840	$214,559		**$0**
Agency Project Administration					
Project Administration Subtotal	$573,525	$490,103	$83,422		**$0**
Other Costs					
Other Costs Subtotal	$464,552	$464,552	$0		**$0**
Project Cost Estimate					
Total Project	**$47,918,209**	**$8,096,000**	**$39,822,209**	**$0**	**$0**
	$47,918,000	**$8,096,000**	**$39,822,000**	**$0**	**$0**
Percentage requested as a new appropriation			**83%**		

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

This request is for the final construction funding for the project.

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

The project is into design with a GCCM delivery method and contractor. The building permit is ready and the team is preparing for site and utility work as an enabling project ahead of the remaining construction funding.

What is planned with a future appropriation?

There are no future requests anticipated.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Predesign Study	$247,000			
Sub TOTAL	**$247,000**	**1.0000**	**$247,000**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$1,921,018			69% of A/E Basic Services
Sub TOTAL	**$1,921,018**	**1.0000**	**$1,921,019**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$863,066			31% of A/E Basic Services
Sub TOTAL	**$863,066**	**1.0560**	**$911,398**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$873,059	1.0000	$873,059	45%
Construction Phase	$737,460	1.0560	$778,758	85%
Sales tax on consultant services (where services are taxable)	$0	1.0560	$0	
Sub TOTAL	**$1,610,519**	**1.0000**	**$1,651,817**	
5) Design Services Contingency				
Consultant Contingency	$232,080			Calculated - includes (4) Additional Consultant Services
Consultant Contingency Adjustment	-$116,040			
Sub TOTAL	**$116,040**	**1.0560**	**$122,539**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$4,757,643**		**$4,853,773**	
Consultant Services Cost Per SF	$128		$130	
Consultant Services % Of Const	12%		12%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$2,881,250			
Sub TOTAL	**$2,881,250**	**1.0317**	**$2,972,586**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0317**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$24,579,706			
Negotiated Support Services	$1,565,117			
Prime Cont. Field Overhead (GC/GR)		0%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	**$26,144,823**	**1.0560**	**$27,608,934**	Escalated to Mid-Const.
	$703 per GSF		*$742 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$29,026,073**		**$30,581,520**	
	$780 per GSF		*$822 per GSF*	
5a) GCCM Risk Contingency				
GCCM Risk Contingency	$958,813	3%		
Sub TOTAL	**$958,813**	**1.0560**	**$1,012,507**	Escalated to Mid-Const.
5b) GCCM Costs				
GCCM Fee	$1,197,020	4%		
Bid General Conditions	$1,335,209	5%		
GCCM Preconstruction Services	$348,352	1%		
Builders Risk Insurance	$154,567			
Sub TOTAL	**$3,035,148**	**1.0560**	**$3,205,117**	Escalated to Mid-Const.
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$33,020,034**		**$34,799,144**	
	$888 per GSF		*$935 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$1,651,002			Calculated
Other				

Sub TOTAL	**$1,651,002**	**1.0560**	**$1,743,458**	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	**$0**	**1.0560**	**$0**	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	**$3,571,117**		**$3,763,888**	
CONSTRUCTION CONTRACTS TOTAL	**$38,242,152**		**$40,306,490**	
Construction Contracts Cost Per SF	$1,028		$1,084	

Equipment				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment				
Equipment	$400,000			
Furnishings	$871,900			
Sub TOTAL	**$1,271,900**	**1.0560**	**$1,343,127**	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	**$0**	**1.0560**	**$0**	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	**$131,006**		**$138,343**	
EQUIPMENT TOTAL	**$1,402,906**		**$1,481,470**	

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	$238,399			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$238,399**	**NA**	**$238,399**	Not escalated

Project Management				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management				
Agency Project Management	$0			Calculated
Additional Services				

Predesign & CA Project Management	$543,110				
Subtotal of Other	*$543,110*				
PROJECT MANAGEMENT TOTAL	**$543,110**		**1.0560**	**$573,525**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Permit and Public Works Fees	$400,278				
Transit Relocation Allowance	$50,000				CC portion; shared w/ UW
OTHER COSTS TOTAL	**$450,278**		**1.0317**	**$464,552**	Escalated to Start Const.

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Project name: Cascadia: Gateway Building

OFM project number: 40000222 **Legislative district(s):** 1

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Design-phase funding request**	**Predesign to OFM**	**Construction-phase funding request**
December 2017	*September 2020*	*August 2022*	*September 2026*
Student Services	Student Services	Student Services	Student Services
Foundation Courses	Foundation Courses	Foundation Courses	Foundation Courses
Learning Commons	Learning Commons		
Faculty Offices	Faculty Offices		

SECTION 06

APPENDIX G: BOARD APPROVAL DOCUMENT

Cascadia College Board of Trustees

Action Items

May 18th, 2022

Subject: **CC5 pre-design change request**

Justification:

The state by way of the SBCTC approved the 61,600 GSF CC5-Gateway Building project through the formal project request process, funding $24,800,000 for its construction. While the college is grateful to have received funding from the state, due to extreme inflation of materials and labor, the budget is not adequate to build the project as originally envisioned. During the pre-design phase, the Project Management Team (PMT) has undertaken a process of determining the critical program needs that meet the college's CC5 objectives in alignment with our Strategic Plan.

Background:

The PMT has concluded stakeholder interviews. Based on feedback collected through engagement with students and employees, the PMT has determined that the college can meet its needs by constructing a 36,000 GSF that will consolidate all student services in one building.

The PMT recommends program changes as outlined below:

Maintained from original PPR	Added to original PPR	Deleted from original PPR
Student services and offices	*Additional services to support Guided Pathways*	*Formal academic spaces*
2 multi-use rooms for presentations/labs/classes	International Programs	10 classrooms
Advising	Outreach & Admissions/New Student Welcome Center	1 computer lab
Financial Aid	StopWatch Espresso	Learning Commons
Enrollment Services		Faculty Office Suite

College & Career Foundations		Workforce Lounge
Workforce		50% of informal learning space
Check-In Area		
Informal learning and gathering spaces		

Note: Bock Learning Center and IS will expand in their current locations which are adjacent to CC5. Testing will be relocated near Bock Learning Center. The pre-design will preserve walkways to connect CC5 to CC2 to enhance access to both buildings in the event of an elevator outage in either building.

Recommendation:

Cascadia College's Board of Trustees approves 1) reducing the CC5-Gateway Building project from 61,600 GSF to approximately 36,000 GSF and; 2) changing building programming as described.

Action:

Chair Mike Kelly asks for motion to approve the above recommendation to approve 1) reducing the CC5-Gateway Building project from 61,600 GSF to approximately 36,000 GSF and; 2) changing building programming as described. Trustee Janet McDaniel makes a motion, Trustee Meghan Quint seconds the motion, all in favor, no abstains, motion passes.

All in favor:

	Yes	No	Abstain
Kelly	X		
McDaniel	X		
Ponto	X		
Quint	X		
Seabrooks	X		

_____
Mike Kelly, Board Chair

_____
Dr. Eric Murray, President

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 11:49AM

Project Number: **40001150**
Project Title: **Grays Harbor College: Lake Swano Dam**

Description

Starting Fiscal Year: 2026
Project Class: Preservation (State-Owned)
Agency Priority: 5

Project Summary

Replace the deficient Hazard Class 1A Lake Swano Dam with a long-span bridge that eliminates a significant public safety risk, maintains reliable access to workforce training and instructional facilities, protects downstream residents and infrastructure, restores natural stream conditions, and removes ongoing state ownership and regulatory obligations.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?

This request will fund construction of the selected preferred alternative: removal of the existing Lake Swano Dam and construction of a long-span bridge to replace the current roadway crossing. The project will restore Alder Creek through the former reservoir footprint, reestablish natural stream and floodplain conditions, and remove a deficient high-hazard dam from long-term state ownership and regulatory responsibility.

The new bridge will span the restored channel, allowing Alder Creek to flow unimpeded while maintaining continuous access to instructional buildings, utilities, and emergency response. The project will also include utility relocation, roadway reconstruction, and stream restoration work needed to stabilize channel conditions and manage sediment within the former lake area.

The project willdirectly benefit students, faculty, and staff at Grays Harbor College bymaintaining safe access to key instructional facilities. It will protectdownstream residents in Aberdeen by eliminating the risk of dam failure. Itwill also benefit the broader community by maintaining an emergency accessroute and improving environmental conditions in Alder Creek.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?

The Lake Swano Dam has been classified by the Dam Safety Office (DSO) as in poor condition and has a hazard classification of Hazard Class 1A. Engineering analysis shows the dam lacks sufficient spillway capacity to safely pass major storm events and is vulnerable to overtopping and failure.

Geotechnical investigations confirm the dam is founded on weak soils and does not meet minimum stability requirements under seismic loading. These conditions create a credible risk of structural failure, particularly during extreme weather or seismic events.

This project is a priority because failure of the dam would result in downstream flooding, placing residential areas at risk, and disrupting infrastructure. Floodwaters could travel more than a mile toward the Chehalis River and impact a large number of homes.

If the state does not act, the dam will remain a deficient high-hazard structure with increasing risk to life, property, college operations, and public infrastructure. Failure could disrupt access to workforce training facilities, trigger emergency response costs, and leave the state responsible for ongoing liability, inspections, maintenance, and regulatory compliance for a structure that no longer provides meaningful public benefit.

The alternatives analysis provides the technical basis for this request by documenting dam safety deficiencies, geotechnical limitations, hydraulic constraints, environmental considerations, and comparative costs for rehabilitation and removal alternatives.

3. Prior appropriations,expenditures, and project status

This project has not received prior state capital construction funding. Grays Harbor College, in partnership with the Department of Enterprise Services, completed a comprehensive alternatives analysis to identify a long-term solution.

The study evaluated both rehabilitation and removal options and included geotechnical, hydraulic, environmental, and cost considerations. The analysis determined that dam removal with replacement of the roadway crossing is the preferred alternative.

Design is anticipated to be fully funded through prior allocations or other funding sources, positioning the project to proceed into construction once capital construction funding is appropriated.

4. Does this project leverage non-state funding?

Description

Non-state construction funding has not yet been secured. The college has pursued federal funding opportunities, including grant applications and congressional funding requests, and will continue to seek eligible infrastructure, public safety, and habitat restoration funding to reduce the amount of state capital investment required.
The project remains a strong candidate for federal infrastructure and habitat restoration funding due to its public safety and environmental benefits. These opportunities will continue to be pursued to offset state investments where feasible.

5. How does this project support the agency's work and strategic plan?
This project supports the core mission of Grays Harbor College by preserving safe, reliable access to instructional facilities that support workforce education programs in automotive, diesel, and welding. The existing dam crossing also functions as a utility corridor for these facilities, making replacement necessary to maintain both physical access and essential services.
Replacing the dam with a bridge maintains these essential services while eliminating a high-risk infrastructure asset. The project supports the college's goal of providing safe, reliable facilities that enable uninterrupted education and training.
The project also supports the college's role in regional emergency preparedness by maintaining acritical access route used for emergency response and evacuation.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
The project directly benefits vulnerable and underserved communities in the City of Aberdeen by reducing downstream flood risk from a deficient high-hazard dam. Residential neighborhoods downstream of the dam include households facing economic hardship and health disparities, which increases the importance of preventing avoidable flooding, displacement, and emergency disruption.
Removal of the dam eliminates a major life safety risk and reduces exposure to flooding hazards for these communities. It also protects access to workforce training programs that serve students from disadvantaged backgrounds and provide pathways to stable employment.
The outcomes include improved public safety, reduced infrastructure risk in vulnerable neighborhoods, and continued access to education and economic opportunity in a region with high employment needs.

7. Is there additional information decision makers should know?
The alternatives analysis found that the existing dam provides limited functional benefit. It does not serve water supply, power generation, or meaningful flood control purposes.
Construction of the preferred alternative will eliminate a regulated high hazard dam, significantly reducing long-term state liability, inspection requirements, and maintenance costs.
This project also aligns with regulatory and stakeholder priorities by restoring natural stream conditions, improving fish passage, and reducing the long-term regulatory obligations associated with maintaining a high-hazard dam.

8. What alternatives were considered and why was this option chosen?
Two primary alternatives were evaluated: rehabilitation of the existing dam and removal of the dam with replacement of the crossing structure.
Rehabilitation would require extensive ground improvement, replacement of spillways, and ongoing compliance with dam safety standards. Even after significant investment, the structure would remain classified as a high hazard dam and continue to require long-term maintenance, inspections, and regulatory oversight.
Removal of the dam eliminates these long-term risks. Several crossing types were evaluated, including culverts and bridge options.
The preferred solution is a long-span bridge because it allows full restoration of Alder Creek, improves fish passage, accommodates natural channel migration, and simplifies long-term maintenance. Compared with culvert options, the bridge provides greater flexibility during construction and better accommodates sediment and hydrologic conditions within the former reservoir area.
The selected alternative balances public safety, environmental benefit, cost, and long-term risk reduction more effectively than other options.

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 11:49AM

Project Number: 40001150
Project Title: Grays Harbor College: Lake Swano Dam

Description

9. What project delivery method will be used and why?
The project is expected to use a design–bid–build delivery method. The design phase establishes a fully defined scope, including bridge construction, dam removal, stream restoration, and utility relocation.
Design–bid–build is appropriate because it allows the project to be competitively bid based on completed construction documents. This approach provides cost control, transparency, and alignment with state procurement requirements for public infrastructure projects.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
The project supports the Puget Sound Action Agenda and the Governor's Salmon Strategy by restoring natural stream processes, improving aquatic connectivity, and removing a barrier to fish passage in Alder Creek.
The existing dam blocks aquatic organism movement and alters flow and sediment transport in Alder Creek. Removal of the dam will restore longitudinal connectivity and improve habitat conditions for species such as coho salmon in downstream reaches.
Restoration of the creekand floodplain will improve water quality, increase habitat complexity, andsupport long-term watershed health. These outcomes align with statewidepriorities to restore habitat and improve conditions for salmon recovery.

Location
City: Aberdeen **County:** Grays Harbor **Legislative District:** 019

Project Type
Major Projects-Infrastr Replacemnt

Growth Management impacts
N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	16,091,000		56,000	944,000	15,091,000
	Total	**16,091,000**	**0**	**56,000**	**944,000**	**15,091,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative
This project will replace Lake Swano Dam on the Grays Harbor College campus with a long-span bridge.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001150	40001150
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 2026

Agency	699 - Grays Harbor College
Project Name	Lake Swano Dam
OFM Project Number	40001150

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

Statistics			
Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Total Site Area (SF)	653,400 SF		
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	C
Construction Type	Civil Construction	A/E Fee Percentage	6.94%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	9.08%	Location Used for Tax Rate	1620 Edward P Smith Dr, Aberdeen WA 98520
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	N/A
Base Month (Estimate Date)	June-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	September-25	Predesign End	May-26
Design Start	August-26	Design End	June-27
Construction Start	July-28	Construction End	July-30
Construction Duration	24 Months		

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Project Cost Summary

Total Project	$15,108,506	Total Project Escalated	$16,161,937
		Rounded Escalated Total	$16,162,000

Amount funded in Prior Biennia	**$1,071,000**
Amount in current Biennium	**$15,091,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$0	
	Construction	$0	
	Art	$0	
	Agency PM	$0	
	Total	$0	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$109,007		
Design Phase Services	$603,364		
Extra Services	$197,626		
Other Services	$271,076		
Design Services Contingency	$59,054		
Consultant Services Subtotal	**$1,240,126**	**Consultant Services Subtotal Escalated**	**$1,290,098**

Construction			
Maximum Allowable Construction Cost (MACC)	$12,000,000	Maximum Allowable Construction Cost (MACC) Escalated	$12,848,748
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$600,000		$659,820
Non-Taxable Items	$0		$0
Sales Tax	$1,144,080	Sales Tax Escalated	$1,226,578
Construction Subtotal	**$13,744,080**	**Construction Subtotal Escalated**	**$14,735,146**

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	$4,300
Other Project Admin Costs	$120,000

Project Administration Subtotal	**$124,300**	**Project Administration Subtotal Escalated**	**$136,693**

Other Costs			
Other Costs Subtotal	**$0**	**Other Costs Subtotal Escalated**	**$0**

Project Cost Estimate			
Total Project	**$15,108,506**	Total Project Escalated	**$16,161,937**
		Rounded Escalated Total	**$16,162,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$1,290,098	$1,070,854	$219,244		**$0**
Construction					
Construction Subtotal	$14,735,146		$14,735,146		**$0**
Equipment					
Equipment Subtotal	$0		$0		**$0**
Artwork					
Artwork Subtotal	$0		$0		**$0**
Agency Project Administration					
Project Administration Subtotal	$136,693		$136,693		**$0**
Other Costs					
Other Costs Subtotal	$0		$0		**$0**
Project Cost Estimate					
Total Project	**$16,161,937**	**$1,070,854**	**$15,091,083**	**$0**	**$0**
	$16,162,000	**$1,071,000**	**$15,091,000**	**$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 will fund the construction phase of this project.

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

The predesign requirement was waived by OFM. The college performed an alternatives analysis and are now moving forward with design of the preferred alternative to demolish the dam and replace with a bridge.

What is planned with a future appropriation?

No future appropriations are planned for this project.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Alternatives analysis	$109,007			Actual cost. OFM waived predesign 9/2025
Sub TOTAL	**$109,007**	**1.0073**	**$109,803**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$603,364			69% of A/E Basic Services
Sub TOTAL	**$603,364**	**1.0203**	**$615,612**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$271,076			31% of A/E Basic Services
Sub TOTAL	**$271,076**	**1.0997**	**$298,103**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$197,626	1.0203	$201,638	33%
Construction Phase		1.0997	$0	0%
Sales tax on consultant services (where services are taxable)		1.0997	$0	
Sub TOTAL	**$197,626**	**1.0203**	**$201,638**	
5) Design Services Contingency				
Consultant Contingency	$59,054			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$59,054**	**1.0997**	**$64,942**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$1,240,126**		**$1,290,098**	
Consultant Services Cost Per SF	NA		NA	
Consultant Services % Of Const	9%		9%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$10,440,000			
Sub TOTAL	**$10,440,000**	**1.0664**	**$11,133,216**	Escalated to Start Const.
	$16 per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0664**	**$0**	Escalated to Start Const.
	NA per GSF		*NA*	*per GSF*
3) Facility Construction				
Direct Construction Cost				
Prime Cont. Field Overhead (GC/GR)	$960,000	0%		8 percent
Prime Cont. Fee/Profit	$600,000	0%		5 percent
Sub TOTAL	**$1,560,000**	**1.0997**	**$1,715,532**	Escalated to Mid-Const.
	NA per GSF		*NA*	*per GSF*
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$12,000,000**		**$12,848,748**	
	NA per 0		*NA per 0*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$12,000,000**		**$12,848,748**	
	NA per 0		*NA per 0*	
7) Owner Construction Contingency				
Allowance for Change Orders	$600,000			Calculated
Other				

Sub TOTAL	**$600,000**	**1.0997**	**$659,820**	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	**$0**	**1.0997**	**$0**	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	**$1,144,080**		**$1,226,578**	
CONSTRUCTION CONTRACTS TOTAL	**$13,744,080**		**$14,735,146**	
Construction Contracts Cost Per SF	NA		NA	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment					
Furnishings					
Sub TOTAL	**$0**		**1.0997**	**$0**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0997**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$0**			**$0**	
EQUIPMENT TOTAL	**$0**			**$0**	

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	$80,810				0.5% of total project cost for new and renewal construction
Artwork adjustment to zero	-$80,810				RCW 28B.10.027 requirement not applicable.
ARTWORK TOTAL	**$0**		**NA**	**$0**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					

Agency Project Management	$0				Calculated
Additional Services	$4,300				DES fee for local fund PM
College construction coordination	$120,000				Clerk of the works
Subtotal of Other	*$120,000*				
PROJECT MANAGEMENT TOTAL	**$124,300**		**1.0997**	**$136,693**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
OTHER COSTS TOTAL	**$0**		**1.0664**	**$0**	Escalated to Start Const.

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OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:34PM

Project Number: **40000114**
Project Title: **Edmonds: Triton Learning Commons**

Description

Starting Fiscal Year: 2020
Project Class: Program Improvement (State-Owned)
Agency Priority: 6

Project Summary

Renovate and expand Lynnwood Hall into a 44,421-square-foot Triton Learning Commons, including 5,411 GSF of renovated space and 39,010 GSF of new construction, to increase instructional and study capacity, support approximately 351 additional FTE students annually, improve student success and retention, and enhance access to integrated academic support services.

Project Description

1.What will the request produce or construct? Who or what will be impacted and how?
This project will expand and renovate the existing Lynnwood Hall to create the Triton Learning Commons. The work includes renovation of 5,411 gross square feet and construction of an additional 39,010 square feet to house library services, learning support programs, and student resources in one integrated facility.

The facility will improve access to academic support, technology, and collaborative learning environments by co-locating services that are currently dispersed across campus. The project is expected to support approximately 351 additional full-time-equivalent students annually by increasing instructional and study space capacity.

Students, faculty, and staff will benefit from modern, flexible learning environments and a centralized location for tutoring, computing labs, library services, and academic support. The project will particularly improve access and usability for students who rely on multiple support services.

2.Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?
The college does not have sufficient or appropriately designed space to serve its growing and increasingly diverse student population. Enrollment is projected to increase by approximately 9 percent over the next decade, with significant growth in Adult Basic Education and English as a Second Language programs.

Current facilities are overcrowded, fragmented, and do not support modern teaching and learning practices. Computer labs are over capacity, library space is limited and noisy, and critical student services are spread across multiple buildings. This creates confusion, reduces access to support, and limits the effectiveness of programs that serve the most vulnerable students.

The campus also lacks a centralized space for students to study, collaborate, and access resources. Without a “heart of campus,” students have fewer opportunities for engagement and informal learning, which are important for persistence and completion.

If the state does not act, the college will continue to face constrained enrollment, inefficient operations, and inadequate facilities. Students, especially those in basic skills and language programs, will continue to experience barriers to success, and the college’s ability to improve retention and completion outcomes will be limited.

3.Prior appropriations, expenditures, and project status
The project received $3,656,000 in state funding for predesign and design during the 2021–23 biennium. This investment supported completion of planning, programming, and full construction documents, advancing the project to a high level of readiness.

Description

The college has advanced the project as far as practical within the design phase and has completed all major design work. Additional design effort would not provide meaningful benefit until construction funding is available.

The project has completed construction documents and is ready to proceed to bid upon receipt of construction funding. It is fully shovel-ready and can move directly into construction once a contract is awarded.

Delaying construction to a future biennium will increase total project costs due to escalation and delay the delivery of critical student support space.

4.Does this project leverage non-state funding?
The project is expected to be funded through state general obligation bonds appropriated in the capital budget. No non-state funding sources have been identified at this time.

5.How does this project support the agency's work and strategic plan?
The project directly supports the college's master plan by expanding the library and integrating academic support services, basic skills programs, and open computing labs into a single, coordinated facility. This approach aligns physical space with current instructional practices and improves operational efficiency by consolidating services. The project also allows the college to repurpose other campus space to meet future needs, supporting long-term system planning.

By improving access to education and support services, the project advances statewide goals related to workforce development, educational attainment, and economic mobility.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
The project will directly benefit underserved student populations, including low-income students, adult learners, immigrants, and English language learners. These students are heavily represented in Adult Basic Education and English as a Second Language programs and currently face the greatest barriers to accessing support services.

The Triton Learning Commons will provide a welcoming, accessible environment that centralizes tutoring, mentoring, library services, and basic skills programs. This will reduce confusion, improve access, and support student success.

Expanded and integrated program space will improve outcomes for multilingual and immigrant students by strengthening connections between instruction and support services.

The expected result is improved retention, completion, and overall student success for historically underserved populations.

7. Is there additional information decision makers should know?
This project will significantly enhance the student experience by providing modern, flexible learning environments and centralized access to essential services. It addresses long-standing facility deficiencies and responds directly to enrollment growth and changing student needs.

The project is fully designed and ready for construction. Immediate funding will allow the college to proceed without delay and avoid further cost escalation.

Description

8. What alternatives were considered and why was this option chosen?
Three alternatives were evaluated during predesign: a two-sided addition, a no-action option, and a one-sided addition with targeted infill.

The two-sided addition was not selected because it would require relocating major utilities, increase site and stormwater impacts, remove a culturally significant tree, and result in higher construction costs.

The no-action alternative was rejected because it would leave existing deficiencies unaddressed, limit enrollment growth, and continue to constrain student success.

The selected one-sided addition with infill meets program needs while minimizing cost, site impacts, and disruption to existing infrastructure. It reuses existing building systems where feasible and preserves key campus features.

9. What project delivery method will be used and why?
The project is expected to use a traditional design-bid-build delivery method. This approach is appropriate because the design is complete and construction documents are ready for bid.

Design-bid-build supports competitive procurement, provides cost certainty based on a defined scope, and aligns with standard public works practices for projects at this level of design completion.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to Puget Sound Action Agenda implementation or the Governor's Salmon Strategy. It does not include shoreline work, habitat restoration, or salmon recovery actions. The project will comply with applicable environmental regulations, including stormwater management requirements, as part of standard design and construction practices.
This project is not identified as "Related to Puget Sound Action Agenda implementation" or "Related to implementing the Governor's Salmon Strategy."

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

OFM

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:34PM

Project Number: 40000114
Project Title: Edmonds: Triton Learning Commons

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	50,990,000	3,172,000		484,000	47,334,000
	Total	**50,990,000**	**3,172,000**	**0**	**484,000**	**47,334,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
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 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	1.5	3.0	3.0	3.0	3.0
001-1	General Fund-State	196,000	391,000	391,000	391,000	391,000
	Total	**196,000**	**391,000**	**391,000**	**391,000**	**391,000**

Narrative

39,010 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Dec 2028). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-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 2026

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 SF	MACC per Gross Square Foot	$713
Usable Square Feet	31,272 SF	Escalated MACC per Gross Square Foot	$753
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	70.4%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	10.18%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.70%	Location Used for Tax Rate	20000 68th Ave W, Lynnwood, WA 98036
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	partial renovation of A04627
Base Month (Estimate Date)	June-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	January-22	Predesign End	May-22
Design Start	June-22	Design End	May-27
Construction Start	July-27	Construction End	December-28
Construction Duration	17 Months		

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Project Cost Summary

Total Project	$48,517,297	Total Project Escalated	$50,989,954
		Rounded Escalated Total	$50,990,000

Amount funded in Prior Biennia	**$3,656,000**
Amount in current Biennium	**$47,334,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$1,745	
	Construction	$0	
	Art	$9	
	Agency PM	$0	
	Total	$1,754	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$279,085		
Design Phase Services	$2,335,157		
Extra Services	$2,051,301		
Other Services	$1,049,128		
Design Services Contingency	$285,734		
Consultant Services Subtotal	**$6,000,405**	**Consultant Services Subtotal Escalated**	**$6,118,897**

Construction			
Maximum Allowable Construction Cost (MACC)	$31,661,383	Maximum Allowable Construction Cost (MACC) Escalated	$33,445,804
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$1,583,069		$1,675,046
Non-Taxable Items	$0		$0
Sales Tax	$3,557,156	Sales Tax Escalated	$3,757,931
Construction Subtotal	**$36,801,609**	**Construction Subtotal Escalated**	**$38,878,781**

Equipment			
Equipment	$3,140,917		
Sales Tax	$336,078		
Non-Taxable Items	$0		
Equipment Subtotal	**$3,476,995**	**Equipment Subtotal Escalated**	**$3,679,010**

Artwork			
Artwork Subtotal	**$253,681**	**Artwork Subtotal Escalated**	**$253,681**

Agency Project Administration	
Agency Project Administration Subtotal	$0
DES Additional Services Subtotal	$0
Other Project Admin Costs	$231,172

Project Administration Subtotal	**$231,172**	**Project Administration Subtotal Escalated**	**$244,604**

Other Costs			
Other Costs Subtotal	**$1,753,435**	**Other Costs Subtotal Escalated**	**$1,814,981**

Project Cost Estimate			
Total Project	**$48,517,297**	Total Project Escalated	**$50,989,954**
		Rounded Escalated Total	**$50,990,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$6,118,897	$2,070,036	$4,048,861		**$0**
Construction					
Construction Subtotal	$38,878,781		$38,878,781		**$0**
Equipment					
Equipment Subtotal	$3,679,010		$3,679,010		**$0**
Artwork					
Artwork Subtotal	$253,681	$20,737	$232,944		**$0**
Agency Project Administration					
Project Administration Subtotal	$244,604		$244,604		**$0**
Other Costs					
Other Costs Subtotal	$1,814,981	$1,565,231	$249,750		**$0**
Project Cost Estimate					
Total Project	**$50,989,954**	**$3,656,004**	**$47,333,950**	**$0**	**$0**
	$50,990,000	**$3,656,000**	**$47,334,000**	**$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 will fund the construction phase of the Triton Learning Commons project.

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

The predesign is complete and approved by OFM. The project is fully design except for any changes that will need to occur due to delays caused by gaps between phases.

What is planned with a future appropriation?

No future appropriation requests are planned.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Programming/Site Analysis	$28,110			
Predesign study	$250,975			
Sub TOTAL	**$279,085**	**1.0000**	**$279,085**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$2,335,157			69% of A/E Basic Services
Sub TOTAL	**$2,335,157**	**1.0000**	**$2,335,157**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$1,049,128			31% of A/E Basic Services
Sub TOTAL	**$1,049,128**	**1.0581**	**$1,110,083**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$1,346,723	1.0000	$1,346,723	58%
Construction Phase	$704,578	1.0581	$745,514	67%
Sales tax on consultant services (where services are taxable)		1.0581	$0	
Sub TOTAL	**$2,051,301**	**1.0000**	**$2,092,237**	
5) Design Services Contingency				
Consultant Contingency	$285,734			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$285,734**	**1.0581**	**$302,335**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$6,000,405**		**$6,118,897**	
Consultant Services Cost Per SF	$135		$138	
Consultant Services % Of Const	16%		16%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$2,395,915			
Sub TOTAL	**$2,395,915**	**1.0351**	**$2,480,012**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0351**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$24,198,455			
Prime Cont. Field Overhead (GC/GR)	$2,305,128	10%		
Prime Cont. Fee/Profit	$2,761,885	11%		
Sub TOTAL	**$29,265,468**	**1.0581**	**$30,965,792**	Escalated to Mid-Const.
	$659 per GSF		*$697 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$31,661,383**		**$33,445,804**	
	$713 per GSF		*$753 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$31,661,383**		**$33,445,804**	
	$713 per GSF		*$753 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$1,583,069			Calculated
Other				
Sub TOTAL	**$1,583,069**	**1.0581**	**$1,675,046**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0581**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$3,557,156**			**$3,757,931**	
CONSTRUCTION CONTRACTS TOTAL	**$36,801,609**			**$38,878,781**	
Construction Contracts Cost Per SF	$828			$875	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$1,835,900				
Furnishings	$1,305,017				
Sub TOTAL	**$3,140,917**		**1.0581**	**$3,323,405**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0581**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$336,078**			**$355,605**	
EQUIPMENT TOTAL	**$3,476,995**			**$3,679,010**	

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	$253,681				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$253,681**		**NA**	**$253,681**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					

College Facilities Mgmt/Constructoin Coordination	$231,172				
Subtotal of Other	*$231,172*				
PROJECT MANAGEMENT TOTAL	**$231,172**		**1.0581**	**$244,604**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Local jursidiction fees	$1,753,435				
OTHER COSTS TOTAL	**$1,753,435**		**1.0351**	**$1,814,981**	Escalated to Start Const.

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

Project name: Edmonds Community College – Triton Learning Commons

OFM project number: 40000114 **Legislative district(s)**: 32

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Design-phase funding request**	**Predesign to OFM**	**Construction-phase funding request**
December 2017	*September 2020*	*April 2022*	*September 2026*
Basic Skills	Basic Skills	Basic Skills	
Library	Library	Library	
Learning Support Center	Learning Support Center	Learning Support Center	No changes
Multi-disciplinary Computing Labs	Multi-disciplinary Computing Labs	Multi-disciplinary Computing Labs	

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:41PM

Project Number: **40000204**
Project Title: **Renton: Health Sciences Center**

Description

Starting Fiscal Year: 2020
Project Class: Program Improvement (State-Owned)
Agency Priority: 7

Project Summary

This project will renovate approximately 50,200 square feet and add approximately 21,660 square feet to create a 71,860-square-foot Health Sciences Center, expanding healthcare workforce training capacity, improving student access and instructional quality, and preserving a state asset while meeting growing regional demand for skilled healthcare professionals.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?

This project will renovate and modernize an existing campus building to create a 71,860 gross square foot Health Sciences Center at Renton Technical College. Of this total, approximately 50,200 square feet will consist of renovated existing space, with the remainder resulting from enclosure, reconfiguration, and limited additions within the existing building footprint. The project will reuse the existing structural frame while replacing the building envelope, interior spaces, and major building systems to support modern healthcare education.

The completed facility will provide specialized labs, simulation suites, classrooms, and shared learning spaces designed to reflect current healthcare practice. It will consolidate multiple programs into one location and add general science labs that support broader campus needs.

Students, faculty, and regional employers will benefit directly. The facility will expand hands-on training, improve instructional quality, and increase program capacity. Peak occupancy is expected to reach approximately 460 students, faculty, and staff, reflecting expanded program delivery and improved access.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?

Health sciences programs are currently housed in outdated and inadequate facilities that do not support modern instructional needs. Existing spaces lack sufficient lab capacity, simulation environments, and technical infrastructure required for contemporary healthcare training.

Demand for healthcare workforce training continues to grow in the region. Current facilities limit enrollment, constrain instructional delivery, and reduce the college's ability to meet workforce needs.

If the state does not act, the college will continue to operate in substandard facilities that limit student access and program quality. Enrollment growth will remain constrained, students may seek education elsewhere, and the region will face continued shortages in trained healthcare professionals. Aging facilities will also require ongoing maintenance investment without resolving core functional issues.

3. Prior appropriations, expenditures, and project status

The project received $3,997,000 in the 2021–23 biennium to complete predesign and design. The Office of Financial Management approved the initial predesign in September 2022. During that phase, the college re-evaluated the project scope and delivery approach. Based on updated analysis, the college determined that renovating an existing building would better meet program needs and provide greater value than expanding or constructing a new facility.

As a result, the college developed and submitted a revised predesign reflecting the building renovation approach. This updated predesign was approved by the Office of Financial Management in September 2024. The project is now positioned to advance into final design and construction, pending additional funding.

4. Does this project leverage non-state funding?

The project will be funded through state capital budget appropriations supported by general obligation bonds. No non-state funding sources have been identified.

5. How does this project support the agency's work and strategic plan?

This project implements the college's campus master plan, which identifies a centralized Health Sciences Center as the top

Description

long-term facility priority. The plan is based on program demand, workforce needs, and campus development goals.
The project supports the college's mission to provide workforce-focused education and aligns with statewide priorities to expand access to high-demand career pathways. By modernizing facilities and increasing capacity, the project allows the college to respond more effectively to healthcare workforce shortages.
The project also improves operational efficiency by consolidating programs into one location and revitalizing an under utilized building at the center of campus.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
The college serves a diverse student population, including many students from historicallyunder represented and economically disadvantaged communities in South King County.
This project expands access to high-demand healthcare programs by increasing capacity and improving the quality of instructional space. The renovated facility will provide modern, accessible environments that improve safety, mobility, and usability for all students.
Expected outcomes include increased enrollment, improved completion rates, and stronger workforce readiness. The project supports access to family-wage careers and contributes to a more diverse healthcare workforce that reflects the communities served.

7. Is there additional information decision makers should know?
Renovating an existing building provides strong value to the state by maximizing the use of existing assets and avoiding the cost of developing a new site. The renovation avoids approximately $2.2 million in site development costs required for a new facility, allowing these resources to be invested directly into program space.
The project extends the useful life of an aging building, upgrades all systems to current code, and reduces long-term operating costs by utilizing existing campus infrastructure.
The building's central campus location also improves access to student services and strengthens campus activity by placing high-contact programs in the core of campus.

8. What alternatives were considered and why was this option chosen?
The project was originally approved and scoped as construction of a new HealthSciences Center on a separate site. This approach was advanced through the initial predesign and reflected the college's earlier preferred solution.
During further analysis, the college determined that new construction would result in a smaller building due to escalating costs and significant site development requirements, including infrastructure, parking, and roadway improvements. These constraints would reduce instructional space and prevent full co-location of programs.
The college therefore reevaluated alternatives and selected renovation of an existing campus building. Renovating Building H provides a larger total facility, including approximately 50,200 square feet of renovated space, and allows full consolidation of health sciences programs in one location. It also restores general science labs and other program elements that could not be accommodated in the reduced new construction footprint.
This option avoids major site development costs, keeps existing programs operational during construction, and leverages existing infrastructure and campus integration. It provides greater long-term value and better supports student access and workforce needs. For these reasons, the college formally shifted from the originally approved new construction approach to the current renovation strategy.

9. What project delivery method will be used and why?
The project will use a design-bid-build delivery method. This approach is appropriate for a renovation project with a well-defined scope and allows for competitive bidding to control costs.
Design-bid-build provides clear roles, strong public oversight, and alignment with standard public works processes used for similar higher education projects.

OFM

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:41PM

Project Number: 40000204
Project Title: Renton: Health Sciences Center

Description

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to the Puget Sound Action Agenda or the Governor's Salmon Strategy. It does not include habitat restoration, shoreline work, or salmon recovery actions.
The project will comply with applicable environmental and stormwater requirements and incorporates energy efficiency improvements consistent with state codes.
This project is not identified as "Related to Puget Sound Action Agenda implementation," or" Related to implementing the Governor's Salmon Strategy."

Location
City: Renton **County:** King **Legislative District:** 011

Project Type
Major Projects-Remodel/Renovation

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	59,176,000	1,194,000	347,000	2,456,000	55,179,000
	Total	**59,176,000**	**1,194,000**	**347,000**	**2,456,000**	**55,179,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
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 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	0.8	1.6	1.6	1.6	1.6
001-1	General Fund-State	109,000	217,000	217,000	217,000	217,000
	Total	**109,000**	**217,000**	**217,000**	**217,000**	**217,000**

Narrative
21,660 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Jan 2029). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000204	40000204
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 2026

Agency	Renton Technical College
Project Name	Health Sciences Center
OFM Project Number	40000204

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

Statistics			
Gross Square Feet	71,860 SF	MACC per Gross Square Foot	$501
Usable Square Feet	45,390 SF	Escalated MACC per Gross Square Foot	$530
Total Site Area (SF)	77,122 SF		
Alt Gross Unit of Measure			
Space Efficiency	63.2%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	9.97%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.50%	Location Used for Tax Rate	3000 NE 4th St, Renton, WA 98056
Contingency Rate	10%	OFM UFI# (from FPMT, if available)	A01938
Base Month (Estimate Date)	June-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	November-21	Predesign End	June-22
Design Start	December-22	Design End	May-27
Construction Start	July-27	Construction End	January-29
Construction Duration	18 Months		

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Project Cost Summary

Total Project	$56,243,263	Total Project Escalated	$59,176,151
		Rounded Escalated Total	$59,176,000

Amount funded in Prior Biennia	**$3,997,000**
Amount in current Biennium	**$55,179,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$0	
	Construction	$0	
	Art	$0	
	Agency PM	$0	
	Total	$0	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$415,561		
Design Phase Services	$2,722,421		
Extra Services	$2,626,597		
Other Services	$1,223,117		
Design Services Contingency	$698,770		
Consultant Services Subtotal	**$7,686,466**	**Consultant Services Subtotal Escalated**	**$7,832,595**

Construction			
Maximum Allowable Construction Cost (MACC)	$35,976,459	Maximum Allowable Construction Cost (MACC) Escalated	$38,052,871
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$3,597,646		$3,811,706
Non-Taxable Items	$0		$0
Sales Tax	$4,155,281	Sales Tax Escalated	$4,395,781
Construction Subtotal	**$43,729,386**	**Construction Subtotal Escalated**	**$46,260,358**

Equipment			
Equipment	$3,333,473		
Sales Tax	$350,015		
Non-Taxable Items	$0		
Equipment Subtotal	**$3,683,488**	**Equipment Subtotal Escalated**	**$3,902,656**

Artwork			
Artwork Subtotal	**$294,409**	**Artwork Subtotal Escalated**	**$294,409**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$278,716		
Project Administration Subtotal	**$278,716**	**Project Administration Subtotal Escalated**	**$295,301**

Other Costs			
Other Costs Subtotal	**$570,798**	**Other Costs Subtotal Escalated**	**$590,833**

Project Cost Estimate			
Total Project	**$56,243,263**	Total Project Escalated	**$59,176,151**
		Rounded Escalated Total	**$59,176,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$7,832,595	$3,399,312	$4,433,283		**$0**
Construction					
Construction Subtotal	$46,260,358		$46,260,358		**$0**
Equipment					
Equipment Subtotal	$3,902,656		$3,902,656		**$0**
Artwork					
Artwork Subtotal	$294,409	$27,203	$267,206		**$0**
Agency Project Administration					
Project Administration Subtotal	$295,301	$66,438	$228,863		**$0**
Other Costs					
Other Costs Subtotal	$590,833	$504,047	$86,786		**$0**
Project Cost Estimate					
Total Project	**$59,176,151**	**$3,997,000**	**$55,179,151**	**$0**	**$0**
	$59,176,000	**$3,997,000**	**$55,179,000**	**$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.*)

The college is requesting construction phase funding with this appropriation.

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

The college has received predesign and design funding. OFM approved the initial predesign in 2022. The college re-evaluated its need for additional space to house the programs and decided to pursue renovating an existing building on main campus. In 2024, the colleges submitted a revised predesign to renovate an existing building that was then approved by OFM. The college will be ready to begin construction during the 2027-29 biennium if funded.

What is planned with a future appropriation?

No further appropriations are planned or needed for the project.

Cost Estimate Details

Acquisition Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**		**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount					

Consultant Services					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services					
Predesign	$415,561				
Sub TOTAL	**$415,561**		**1.0000**	**$415,561**	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	$2,722,421				69% of A/E Basic Services
Sub TOTAL	**$2,722,421**		**1.0000**	**$2,722,422**	Escalated to Mid-Design
3) Construction Phase Services					
Bid/Construction/Closeout	$1,223,117				31% of A/E Basic Services
Sub TOTAL	**$1,223,117**		**1.0595**	**$1,295,893**	Escalated to Mid-Const.
4) Additional Consultant Services					
Design Phase	$1,849,873		1.0000	$1,849,873	68%
Construction Phase	$763,095		1.0595	$808,499	62%
Sales tax on consultant services (where services are taxable)	$13,629		1.0595	$14,440	
Sub TOTAL	**$2,626,597**		**1.0000**	**$2,658,372**	
5) Design Services Contingency					
Consultant Contingency	$698,770				Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency					
Sub TOTAL	**$698,770**		**1.0595**	**$740,347**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$7,686,466**		**$7,832,595**	
Consultant Services Cost Per SF	$107		$109	
Consultant Services % Of Const	18%		17%	

Construction Contracts					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work					
Site Prep., Devt. and Utilities	$1,896,802				
Sub TOTAL	**$1,896,802**		**1.0351**	**$1,963,380**	Escalated to Start Const.
	$25 per Site SF			*NA per Site SF*	
2) Related Project Costs					
Parking mitigation	$478,620				
Stormwater Retention/Detention	$255,264				
Sub TOTAL	**$733,884**		**1.0351**	**$759,644**	Escalated to Start Const.
	$10 per GSF			*$11 per GSF*	
3) Facility Construction					
Direct Construction Cost	$29,458,388				
Prime Cont. Field Overhead (GC/GR)	$1,700,000		6%		
Prime Cont. Fee/Profit	$2,187,385		7%		
Sub TOTAL	**$33,345,773**		**1.0595**	**$35,329,847**	Escalated to Mid-Const.
	$464 per GSF			*$492 per GSF*	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	**$35,976,459**			**$38,052,871**	
	$501 per GSF			*$530 per GSF*	

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6) Total Cost of Construction (TCC)					
TCC Sub TOTAL	**$35,976,459**			**$38,052,871**	
	$501 per GSF			*$530 per GSF*	
7) Owner Construction Contingency					
Allowance for Change Orders	$3,597,646				Calculated
Other					
Sub TOTAL	**$3,597,646**		**1.0595**	**$3,811,706**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0595**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$4,155,281**			**$4,395,781**	
CONSTRUCTION CONTRACTS TOTAL	**$43,729,386**			**$46,260,358**	
Construction Contracts Cost Per SF	$609			$644	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$1,847,633				
Furnishings	$1,485,840				
Sub TOTAL	**$3,333,473**		**1.0595**	**$3,531,815**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0595**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$350,015**			**$370,841**	
EQUIPMENT TOTAL	**$3,683,488**			**$3,902,656**	

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	$294,409				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$294,409**		**NA**	**$294,409**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					

College Project Coordination (Clerk of the Works)	$278,716				
Subtotal of Other	*$278,716*				
PROJECT MANAGEMENT TOTAL	**$278,716**		**1.0595**	**$295,301**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Hazardous Material Remediation/Removal	$106,360				
Permit Fees	$265,900				
City oF Renton Transportation Fee	$198,538				
OTHER COSTS TOTAL	**$570,798**		**1.0351**	**$590,833**	Escalated to Start Const.

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Project name: Renton Technical College: Health Science Center

OFM project number: 40000204 **Legislative district(s):** 11

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Design-phase funding request**	**Predesign to OFM**	**Construction-phase funding request**
December 2017	*September 2020*	*August 2022; revised June 2026*	*September 2026*
Anesthesia Technologist	Anesthesia Technologist	Anesthesia Technologist	Anesthesia Technologist
Central Service Technician	Central Service Technician	Central Service Technician	Central Service Technician
Dental Assistant	Dental Assistant	Dental Assistant	Dental Assistant
Massage Therapy Practitioner	Massage Therapy Practitioner	Massage Therapy Practitioner	Massage Therapy Practitioner
Medical Assistant	Medical Assistant	Medical Assistant	Medical Assistant
~~Medical Coding~~	~~Medical Coding~~	Pending	RTC Board of Trustees will be approved program removal at 9/21/2022 meeting. Agenda and minutes attached.

Nursing Programs	Nursing Programs	Nursing Programs	Nursing Programs
~~Ophthalmic Assistant~~	~~Ophthalmic Assistant~~	Pending	RTC Board of Trustees will be approved program removal at 9/21/2022 meeting. Agenda and minutes attached. decision.
Pharmacy Technician	Pharmacy Technician	Pharmacy Technician	Pharmacy Technician
MA-Phlebotomy Technician	MA-Phlebotomy Technician	MA-Phlebotomy Technician	MA-Phlebotomy Technician
Surgical Technologists	Surgical Technologists	Surgical Technologists	Surgical Technologists

Continental Breakfast – 8:30 AM

I. Board Retreat Agenda — Information/Action/Presenter

1. **CALL TO ORDER** — **9:00 AM**
2. **WELCOME, INTRODUCTIONS, ICE BREAKER** — Information
   Facilitator: Felis Peralta, ED, Puget Sound Educational Service District
3. **2021-2022 BOARD SELF-EVALUATION** — Information
4. **THE ROLE OF THE TRUSTEE** — Information
5. *Break*
6. **STRATEGIC PLAN DISCUSSION** — Information
7. *Lunch*
8. **ANNUAL GOAL SETTING** — Information
9. **TRAINING**: Open Public Meetings Act, Public Records — Information
   Facilitator: John Clark, Assistant Attorney General
10. *Break*

II. Regular Board Meeting Agenda — Information/Action/Presenter

1. **CALL TO ORDER** — **3:00 P.M.**
   - **A.** Notation of Quorum
   - **B.** RTC Land Acknowledgement
2. **ADOPTION OF MINUTES** — **ACTION**
   - **A.** June 15, 2022 – Regular Meeting
3. **COMMUNICATIONS** — Information
   - **A.** General Information/Introductions
   - **B.** Correspondence
   - **C.** Public Comments from the Audience
   - **D.** **Associated Student Government**
   - **E.** Renton Federation of Teachers
   - **F.** Written Communication Reports
4. **ACTION ITEMS**
   - **A.** Project Scope and Program Reduction Approval: Allied Health Sciences Center
   - **B.** Draw Request Approval: Innovation Fund, FY 2022-2023

5. DISCUSSION/REPORTS	Information
A. Budget Update	Vice President Jackson
B. President's Report	Dr. Harden
6. BOARD of TRUSTEES	
A. Trustee Tuesday, September 13, 2022	Information
B. Transforming Lives Committee Selection	Information
C. Board Liaison- Open Positions	
1. Primary and Secondary, Legislative Action Committee (LAC)	
2. RTC Advisory Council Liaison	
3. RTC Foundation Liaison	
D. Trustee Recruitment	Dr. Yoshiko Harden
E. Annual Board Meeting Schedule 2023- Draft	First Review
F. Board Meeting Survey	Board Members
7. MEETINGS	Information
A. Regular Board Meeting – October 19, 2022	
8. ADJOURNMENT	**ACTION**

EVENT REMINDERS

ACCT Leadership Congress | Oct. 26-29, 2022 · Marriott Marquis · NY, NY
ACT Legislative Action Committee Retreat · Nov. 17, 2022 · Hilton · Seatac, WA
ACT Fall Conference · Nov. 18, 2022 · Hilton · Seatac, WA
ACT New Trustee Orientation · Jan 23, 2023· Olympia Hotel · Olympia, WA
ACT Transforming Lives Award Dinner · Jan 23, 2023· Olympia Hotel · Olympia, WA

Renton Technical College
Board of Trustees Meeting
September 21, 2022

AGENDA ITEM: 4. ACTION

BOARD CONSIDERATION

Information

X Action

SUBJECT:

BACKGROUND:

A. Project Scope and Program Reduction Approval: Allied Health Sciences Building Project

Extreme inflation has impacted the initial budgeted cost of the Allied Health Sciences Building project. To continue the project and maintain critical programs that align the project with the RTC strategic plan, Vice President Jackson will request approval to reduce the project scope. The two reductions are as follows:

1) Reduce the Allied Health Science Center GSF from 69,992 to approximately 56,525 and;

2) Remove the Medical Coding and Ophthalmic Assistant programs from Allied Health Sciences Center to consolidate the majority of remaining programs into one building.

The full recommendation is attached for Trustee review.

B. Draw Request Approval: Innovation Fund, FY 2022-2023

Vice President Jackson will request approval to expend two hundred thousand dollars ($200,000) from RTC's innovation fund in Fiscal Year 2022-2023 to hire the following two positions:

1) Apprenticeship Coordinator: This position would work with our apprenticeship partners in Student Registration Support Services and with Worker Retraining staff to qualify apprentices for worker retraining benefits.

2) Credentialing and Transcripts Evaluator.

Renton Technical College will rebuild innovation fund reserves over 5 years starting in Fiscal Year 2023-2024 by depositing into reserves an amount of $40,000 each year.

RECOMMENDATION:

Approve as presented.

Recommendation to the RTC Board of Trustees
September 21, 2022

Subject
RTC's Allied Health Science Center – Reduction in scope of project

Recommendation
Renton Technical College's Board of Trustees approves 1) reducing the Health Science Center project from 69,992 GSF to approximately 56,525 GSF and; 2) changing building programming.

Justification
The state by way of the SBCTC approved the **69,992 GSF** Health Science Center project through the formal project request process, funding $**46,195,992** for its construction. While the college is grateful to have received funding from the state, due to extreme inflation of materials and labor and timing of the project funding, the budget is not adequate to build the project as originally envisioned. During the pre-design phase, the Project Management Team (PMT) has undertaken a process of determining the critical program needs that meet the college's Allied Health Science Center objectives in alignment with our Strategic Plan.

Background
The PMT has concluded stakeholder interviews, and based on feedback collected through engagement with employees and consultants, the PMT has determined that the college can meet its needs by constructing a **56,525 GSF** that will consolidate most Allied Health programs into one building. The PMT recommends program changes as outlined below:

College Proposal	**Design-phase funding request**
December 2017	*September 2020*
Anesthesia Technologist	Anesthesia Technologist
Central Service Technician	Central Service Technician
Dental Assistant	Dental Assistant
Massage Therapy Practitioner	Massage Therapy Practitioner
Medical Assistant	Medical Assistant
Medical Coding	~~Medical Coding~~
Nursing Programs	Nursing Programs
strategies	~~Ophthalmic Assistant~~
Pharmacy Technician	Pharmacy Technician
MA-Phlebotomy Technician	MA-Phlebotomy Technician
Surgical Technologists	Surgical Technologists
Veterinary Assistant	Veterinary Assistant

MEETING MINUTES

I. BOARD RETREAT – PART 1

1. CALL TO ORDER

Vice Board Chair Frieda Takamura called the meeting to order at 9:00 a.m. with no quorum. At 10:50 a.m. Trustee Jessica Norouzi arrived at which time quorum was made.

2. 2021-2022 BOARD SELF-EVALUATION

The Board of Trustees discussed the self-evaluation for 2021-2022 with the option of continuing the discussion at a future board meeting.

3. ICE BREAKER

Executive Director for the Puget Sound Educational Service District, Felis Peralta, was invited to work with the board and president on Equity, Diversity and Inclusion planning for the college. Executive Director Peralta shared a slide presentation to assist in developing guiding values with Trustees and Dr. Harden.

4. THE ROLE OF THE TRUSTEE

This topic was deferred to a future meeting of the board.

5. STRATEGIC PLAN DISCUSSION

This topic was deferred to a future special meeting of the board to be scheduled before the regular October 19, 2022, regular board meeting.

6. ANNUAL GOAL SETTING

This topic was deferred to a future special meeting of the board to be scheduled before the October 19, 2022, regular board meeting.

7. TRAINING

Assistant Attorney General John Clark presented training for Trustees and Dr. Harden on the Open Public Meetings Act and Public Records.

8. ADJOURNMENT

There being no further business, Vice Board Chair Takamura adjourned the Board of Trustees at 2:45 p.m. and until the start of the Regular Board Meeting scheduled to begin at 3:00 p.m.

II. REGULAR MEETING – PART II

1. CALL TO ORDER

Vice Board Chair Frieda Takamura called the meeting to order at 3:00 p.m. Notation of quorum was made. The RTC Land acknowledgement was noted with the consideration for reviewing how best to share this information at future RTC Board meetings, per Vice Board Chair Takamura.

Vice Board Chair Frieda Takamura introduced new RTC President, Dr. Yoshiko Harden who has a rich twenty-two-year career in the Community and Technical College system in Washington state. Dr. Harden comes most recently from serving as the interim President at Seattle Central Community College (SCCC) and prior to that she served as Vice President of Student Services at SCCC. Dr. Harden has served on the leadership, Equity, Diversity, Inclusion (DEI), and bargaining teams at Bellevue Community College and Highline Community College. Vice Board Chair Frieda Takamura introduced New Trustee, Jessica Norouzi who was in attendance for her first RTC board meeting. Trustee Norouzi stated that it was her privilege and honor to serve on the board.

2. ADOPTION OF MINUTES

Vice Board Chair Takamura asked for a motion to approve the following minutes:

A. June 15, 2022 – Regular Meeting

Trustee Unti introduced a motion to approve the meeting minutes for the regular meeting held on June 15, 2022, as presented. Trustee Norouzi seconded; motion carried.

3. COMMUNICATIONS

A. General Information/Introductions — Dr. Harden introduced Doris Martinez, Executive Director of DEI who started at RTC September 1. Director Martinez is RTC's inaugural DEI Executive Director. She comes most recently from Highline Community College where she served as Associate Dean. Director Martinez comes with board leadership experience in inclusivity, equity, diversity and student services. Vice President of Student Services Gilmore-English introduced three new employees. Julie Darrah-Cappelli, Veterans Services and Agency Fund Manager who has decades of experience and began at RTC in January and has now transitioned into a permanent role. Eva Juarez, Director of Outreach and Recruitment who started at RTC in August and most recently comes from Bellevue Community College where she oversaw outreach efforts and has over twenty-two years of experience. Kellie Luther, High School Program Outreach and Recruitment Manager, who will focus on K-12 recruitment efforts, is filling the proviso position and comes from the Renton School District with fifteen years of experience there. Dr. Delaney introduced four new staff members. Interim Dean of Nursing, Terry Trillo postponed retirement to take the role at RTC. Interim Dean of College and Career Pathways (CCP), Ali Cohen, who has been working with RTC's high school programs and provides a tremendous background in CCP, grants and technical expertise that is much needed in the role. Interim Associate Dean Samantha Nelson, who stepped up from her current Student Services role, effective October 1. Director of the Center for Innovative Teaching and Learning, Christie Fierro, who began with RTC over the summer and has a wealth of experience in the instructional technology field.

B. Correspondence — There was no correspondence.

C. Public Comments from the Audience — There were no audience comments.

D. Associated Student Government (ASG) Associate Dean of Student Engagement and Retention Wade Parrot shared updates from ASG and Student Leadership. The ASG office is staffed with two FT staff: Director Walter Lutsch and Administrative Assistant Mary McGee. Once the ASG President and Vice President roles are filled, the office will be fully staffed with five. New Student Orientation (NSO) occurred in-person September 14 with approximately two hundred students attending in-person. Student Services toured approximately fifty students to get their laptops, ID cards. A virtual NSO had approximately one hundred and fifty students. Surveys were sent to students after the NSO sessions, and feedback will be shared at a future board meeting. Associate Dean Parrot shared information regarding two scholarships. The Transforming Lives Award, which is accepting applications from students whose lives have been transformed by attending a Washington state community of technical college. RTC Trustees will review and make recommendations for the statewide award at the October board meeting. Each of the RTC nominees will be awarded $250 are awarded through the RTC Board Scholarship fund, with an additional amount awarded to final selected student nominees at the state level. The Phi Beta Kappa scholarship will accept four academic nominees this year: two from students who will be entering the workforce and two from students looking to transfer to continue their education. The Phi Beta Kappa scholarship offers up to $5k in potential scholarship awards.

E. Renton Federation of Teachers RFT President Donna Maher welcomed all into fall quarter and reported on concerns related to ctcLink, Canvas and RTC's technology in general. President Maher shared a letter which offered a positive note in assuming good intent.

F. Written Communication Reports Reports were included in the board packet.

4. ACTION ITEMS

A. Project Scope and Program Reduction Approval: Allied Health Sciences Center

Trustee Norouzi introduced a motion to approve the reduction of project scope for the Allied Health Sciences Center as proposed, seconded by Trustee Unti; motion carried.

B. Draw Request Approval: Innovation Fund, FY 2022-2023

Trustee Unti introduced a motion to approve the Innovation Fund Draw Request for FY 2022-2023, as proposed, seconded by Trustee Norouzi; motion carried.

5. DISCUSSION/REPORTS

A. Budget Update - Monthly Operations Vice President Jackson shared the financial information for the month ending July 2022. RTC should be at approximately 8.3% of revenues and expenses. RTC is currently approximately 5.9% of revenues. Revenues are down approximately $6.2m from year over year, due to the lost HEERF funds and the Scott/Jewitt donation. Tuition collection is up because of timing and booking of tuition revenues and not because of enrollment. FTE is down approximately 10% overall and 16% for tuition paying from the previous year even though headcount is up by about two hundred students. It should be noted that current students are taking about two credits fewer per student on average. Food services is $22k higher this July than July 2021 and still significantly lower than pre-pandemic sales. Expenses are approximately 6.5% and $450k less for July 2022 compared to July 2021. Salaries and benefits are up about $137k for July 2022 compared to July 2021. Financial

aid dropped by $310k due expending all student HEERF funds. Total cash and College reserves are approximately $22.9m. Trustee Unti expressed his appreciation for VPA Jackson's presentation and consistently clear format in sharing this information.

B. President's Report Dr. Harden provided her initial report since joining Renton Technical College in July. She met with RTC Trustees and has begun to build those relationships. Dr. Harden is spending time getting to know people at RTC, learning what is working and not working at the college. The Cabinet has been supportive and is a wonderful team to work with as she comes into her role. Deepening the equity work and community engagement provides excitement on campus and Dr. Harden is eager to spend more time with DEI Executive Director, Doris Martinez, in developing this work. Technology solutions at RTC continue to be identified and worked on. Dr. Harden reviewed the SBCTC FY2023-24 Operating and Capital legislative budget and will be looking for trustees, staff and students to join her in advocating for RTC in Olympia during the session this year. Dr. Harden thanked Vice Board Chair Takamura for joining the Fall Kickoff and Foundation Director, Carrie Shaw for the wonderful event, noting her delight in seeing so many people in the RTC cafeteria for Kickoff. Dr. Harden and other Cabinet members will attend the Kent Chamber Gala September 24 and the Northwest Alliance for Education luncheon on October 4. RTC Foundation Director, Carrie Shaw organized an introductory lunch for Dr. Harden and Chamber of Commerce Presidents. Dr. Harden reported that she completed her Aspen Fellowship this summer and presented her capstone project, addressing trends in Black male college enrollments, which are down, and especially during COVID. Her project has specific applications toward technical colleges as they tend to draw higher number of male students. Dr. Harden continues to monitor Governor Inslee's COVID proclamation with regards to higher education, masking, and vaccinations. Dr. Harden is being set-up as the new RTC President on social media and welcomes all to follow her.

Dr. Harden reported on the four priorities that the SBCTC included in the FY2023-24 Budget proposal for the legislature:

1) Provide fully funded competitive compensation for faculty and staff.
2) Advance Equity, Diversity and Inclusion: This request looks for specific amounts assigned to each college to expend as per their needs dictate.
3) Provide increased funding for Workforce Development Programs: A challenge for all the colleges since these high-demand programs are required in industries to maintain skill levels, but this comes with high-costs.
4) Provide increased funding to expand Learning Technology: This requests funds an array of components and training to foster student success and staff/faculty development.

Vice Board Chair Takamura thanked all in advance who may join legislative events in Olympia. Trustee Unti is excited that Dr. Harden is onboard and offered her his support, asking Dr. Harden how he and others might be of assistance now. Dr. Harden requested for people to let her know about specific groups or people in the community that may be beneficial for her to meet with and to offer to make introductions. Vice Board Chair Takamura reaffirmed the rule of no surprises for Trustees and all to provide advance information and symbiosis as Dr. Harden comes into her Presidency.

6. BOARD of TRUSTEES

A. Trustee Tuesday, September 13, 2022 Board Secretary Alanna Malone provided a report on the Trustee Tuesday meeting which featured new Executive Director of the SBCTC, Paul Francis. Executive Director Francis spoke about his background and his plan and goals as

he comes into his new role and detailed the SBCTC's FY2023-24 legislative budget proposal. He stated that he will visit every Community and Technical College in the state in his first year of his service.

B. Transforming Lives Committee Selection Vice Board Chair Takamura reported that she and Trustee Norouzi comprise the committee for application review and selection with recommendations for nominee advancement to be offered at the October 19 Board Meeting.

C. Board Liaison Roles Liaison role assignments are deferred until there is a full board of trustee and with Board Chair Entenman' s input. Volunteers will be accepted to fill the duties as specific requirements are needed. Dr. Harden reported that former Trustee, Shaunie Wheeler-James, will continue to serve on the RTC Advisory Council and that these meetings will be scheduled for the current academic year very soon. Trustee Norouzi stated her interest in serving in the RTC Advisory Council Liaison role.

D. Trustee Recruitment Dr. Harden provided an update on trustee recruitment, noting Trustee Unti's continuance on the board until a suitable replacement is named. Dr. Harden is working with local labor leaders, including former Trustee Wheeler-James, to identify potential applicants to fill the labor seat on the RTC Board.

E. Board Meeting Schedules 2023 Vice Board Chair Takamura thanked Board Secretary Alanna Malone and Dr. Harden for the 2022-2023 draft Board Meeting and Study Session calendars and especially the scheduled tenure sessions for this year.

F. Board Meeting Survey Trustees thanked Vice Board Chair Takamura for stepping in to chair the Board Meeting for Board Chair Entenman. During the upcoming legislative session, Vice Board Chair Takamura may be stepping in more frequently since Chair Entenman may be occupied with her official legislative duties.

7. MEETINGS

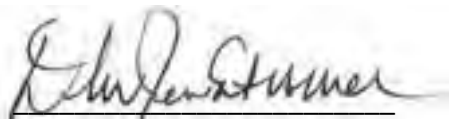
A. A special board meeting will be scheduled prior to the next regular board meeting.

B. The next regular board meeting is scheduled for October 19, 2022.

8. ADJOURNMENT

There being no further business, Trustee Unti moved to adjourn the Board of Trustees' regular meeting at 4:33 p.m., seconded by Trustee Norouzi; motion carried.

DEBRA ENTENMAN, Board Chair
Board of Trustees



YOSHIKO HARDEN, President
Board of Trustees

Renton Technical College

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:36PM

Project Number: **40000256**
Project Title: **Bellingham: Engineering Technology Center - Bldg J Replacement**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 8

Project Summary

This project will replace Bellingham Technical College's obsolete 11,558-square-foot Building J with a new 21,500-square-foot Engineering Technology Center, expanding capacity for high-demand workforce programs, improving student success and instructional quality, consolidating dispersed programs, and providing a modern, resilient facility aligned with regional engineering and technology workforce needs.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?

This request will replace the existing 11,558 gross square foot Building J at Bellingham Technical College with a new 21,500 gross square foot Engineering Technology Center on the existing campus.

The new facility will provide six flexible engineering laboratories, three general-purpose classrooms, and additional student support and collaboration spaces. These spaces will be designed to support modern instructional methods, flexible class sizes, and rapidly evolving technology requirements.

The project will directly benefit students enrolled in engineering technology programs by providing modern, technology-rich learning environments aligned with current industry standards. Faculty will benefit from improved teaching environments that support contemporary instructional methods. The broader community and regional employers will benefit from a stronger workforce pipeline trained in modern engineering and applied technology skills.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?

The existing Building J, constructed in 1977, is undersized, outdated, and no longer capable of supporting current engineering technology programs.

The building lacks adequate technology infrastructure, flexible instructional space, and effective layout. It also has significant deficiencies in energy performance, seismic resilience, and life-safety circulation. These limitations reduce instructional effectiveness, constrain student success, and prevent program growth.

Demand for engineering technology programs has increased significantly, driven by regional workforce needs. However, the facility cannot accommodate this growth. Programs are split across locations, including leased off-campus space, which disrupts instruction, reduces collaboration, and negatively impacts student retention.

If the state does not act, the college will be unable to meet workforce demand or expand program offerings. Facility conditions will continue to deteriorate, technology gaps will widen, and instructional quality will decline. The college will also remain unable to consolidate programs or eliminate inefficient leased space.

3. Prior appropriations, expenditures, and project status

The project has not received prior state funding for predesign or design. This request is for full project funding, including predesign, design, and construction.

The project has been developed through the college's capital planning process and is identified as the highest priority facility need in the campus Facility Master Plan. The scope and program requirements have been validated through systemwide evaluation and align with documented facility deficiencies and program demand.

The project is ready to begin predesign upon appropriation. Early planning work confirms the need, scale, and feasibility of a full replacement project at the existing site.

4. Does this project leverage non-state funding?

The project is anticipated to be funded through state capital budget appropriations supported by general obligation bonds.

5. How does this project support the agency's work and strategic plan?

This project directly supportsBellingham Technical College's strategic plan and Facility Master Plan by modernizing instructional

Description

space and addressing capacity constraints in high-demand programs.
The project is identified as the college's highest priority for addressing both current and future enrollment demand in engineering technology programs. It advances the college's goal of providing modern, technology-rich learning environments that support workforce development and student success.
By replacing outdated facilities with a multi-story, flexible instructional building, the project also aligns with long-term planning goals to improve space efficiency, expand capacity, and support evolving academic programs.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
This project will improve equity by providing modern, accessible learning environments for a diverse student population. Bellingham Technical College serves a high proportion of first-generation, low-income, and students of color, many of whom rely on career-focused training programs to access economic opportunities.
The current facility limits access to high-quality programs due to outdated infrastructure, limited capacity, and poor accessibility. The new building will provide inclusive design, upgraded technology, and improved student support spaces, ensuring all students can fully participate in instruction regardless of background or ability.
The project will improve access to high-demand, high-wage career pathways, increase student success and completion, and strengthen economic mobility for under represented populations.

7. Is there additional information decision makers should know?
The project will incorporate energy-efficient systems and sustainable design strategies to reduce long-term operating costs and improve building performance. Planned strategies include high-efficiency HVAC systems, photovoltaic energy systems, advanced lighting controls, and post-occupancy commissioning.
The college is also exploring a geothermal energy solution in partnership with regional stakeholders, which could significantly reduce energy costs and carbon emissions if proven feasible.

8. What alternatives were considered and why was this option chosen?
The college evaluated several alternatives, including use of a remote off-campus facility, renovation of another campus building, and construction of a smaller replacement building.
The off-campus option was rejected due to site limitations, lack of infrastructure, and misalignment with the campus plan. Renovation of an existing campus building was not feasible due to space constraints and the impact on other programs. A smaller replacement building was also rejected because it would not meet program needs and would provide limited cost savings.
The selected option, a full replacement at the current site, was chosen because it best meets current and future program needs, maximizes functionality and flexibility, aligns with the campus master plan, and provides the best long-term value for the state.

9. What project delivery method will be used and why?
The project is expected to use a General Contractor/Construction Manager (GCCM) delivery method, subject to final evaluation during the predesign phase.
GCCM is anticipated to be the most appropriate delivery method for this project because it supports early collaboration between the design and construction teams. Like Design-Build (DB), this approach allows the project to better coordinate complex building systems, integrate rapidly evolving instructional technology requirements, and improve cost and schedule control. BTC and our DES PM team are both trained and experienced in GCCM delivery after successfully completing the Campus Center (CC) Seismic Upgrade project in spring of 2026 for roughly $23 Million.
Final evaluation of delivery method options, including design-bid-build and design-build will occur during predesign. The selected method will be based on best value to the state, considering project complexity, schedule, cost certainty, and risk management.

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:36PM

Project Number: **40000256**
Project Title: **Bellingham: Engineering Technology Center - Bldg J Replacement**

Description

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to the Puget Sound Action Agenda or the Governor's Salmon Strategy. It does not include habitat restoration, shoreline modification, or salmon recovery activities. The project willcomply withall applicable environmental and stormwater regulations.

Location
City: Bellingham **County:** Whatcom **Legislative District:** 042

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	22,470,000				22,470,000
	Total	**22,470,000**	**0**	**0**	**0**	**22,470,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
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 2030	FY 2031	FY 2032	FY 2033	FY 2034
FTE	Full Time Employee	0.4	0.8	0.8	0.8	0.8
001-1	General Fund-State	50,000	100,000	100,000	100,000	100,000
	Total	**50,000**	**100,000**	**100,000**	**100,000**	**100,000**

Narrative
9,942 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Jan 2030). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000256	40000256
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2026

Agency	699 - Bellingham Technical College
Project Name	J-Building Replacement
OFM Project Number	40000256

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

Statistics			
Gross Square Feet	21,500 SF	MACC per Gross Square Foot	$571
Usable Square Feet	14,900 SF	Escalated MACC per Gross Square Foot	$606
Total Site Area (SF)	28,500 SF		
Alt Gross Unit of Measure			
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	9.12%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	9.20%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	To demo A03143 (J bldg)
Base Month (Estimate Date)		Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	July-27	Predesign End	February-28
Design Start	March-28	Design End	October-28
Construction Start	November-28	Construction End	January-30
Construction Duration	14 Months		

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Project Cost Summary

Total Project	$21,221,915	Total Project Escalated	$22,470,313
		Rounded Escalated Total	$22,470,000
Amount funded in Prior Biennia			**$0**
Amount in current Biennium			**$22,470,000**
Next Biennium			**$0**
Out Years			**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	GCCM		
	Design Fee	$430,525	
	Construction	$3,485,188	
	Art	$19,579	
	Agency PM	$0	
	Total	$3,935,292	17.5%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$191,583		
Design Phase Services	$1,011,935		
Extra Services	$618,498		
Other Services	$454,637		
Design Services Contingency	$113,833		
Consultant Services Subtotal	**$2,390,486**	**Consultant Services Subtotal Escalated**	**$2,486,288**

Construction			
Maximum Allowable Construction Cost (MACC)	$12,275,495	Maximum Allowable Construction Cost (MACC) Escalated	$13,028,861
GCCM Risk Contingencies	$613,775		$652,014
GCCM Management	$2,425,810		$2,576,938
Owner Construction Contingency	$765,754		$813,461
Non-Taxable Items	$0		$0
Sales Tax	$1,479,437	Sales Tax Escalated	$1,570,557
Construction Subtotal	**$17,560,271**	**Construction Subtotal Escalated**	**$18,641,831**

Equipment			
Equipment	$735,823		
Sales Tax	$67,696		
Non-Taxable Items	$0		
Equipment Subtotal	**$803,519**	**Equipment Subtotal Escalated**	**$853,579**

Artwork			
Artwork Subtotal	**$111,793**	**Artwork Subtotal Escalated**	**$111,793**

Agency Project Administration	
Agency Project Administration Subtotal	$0
DES Additional Services Subtotal	$0
Other Project Admin Costs	$292,624

Project Administration Subtotal	**$292,624**	**Project Administration Subtotal Escalated**	**$310,855**

Other Costs			
Other Costs Subtotal	**$63,224**	**Other Costs Subtotal Escalated**	**$65,968**

Project Cost Estimate			
Total Project	**$21,221,915**	Total Project Escalated	**$22,470,313**
		Rounded Escalated Total	**$22,470,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$2,486,288		$2,486,288		**$0**
Construction					
Construction Subtotal	$18,641,831		$18,641,831		**$0**
Equipment					
Equipment Subtotal	$853,579		$853,579		**$0**
Artwork					
Artwork Subtotal	$111,793		$111,793		**$0**
Agency Project Administration					
Project Administration Subtotal	$310,855		$310,855		**$0**
Other Costs					
Other Costs Subtotal	$65,968		$65,968		**$0**
Project Cost Estimate					
Total Project	**$22,470,313**	**$0**	**$22,470,313**	**$0**	**$0**
	$22,470,000	**$0**	**$22,470,000**	**$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.*)

This request will fund all phases of the project, predesign through construction.

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

The project has been conceptualized. The predesign will perform an alternatives analysis to select a prefered solution. Then design will begin.

What is planned with a future appropriation?

No future appropriations are planned or anticipated.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Predesign	$191,583			
Sub TOTAL	**$191,583**	**1.0220**	**$195,798**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$1,011,935			69% of A/E Basic Services
Sub TOTAL	**$1,011,935**	**1.0313**	**$1,043,609**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$454,637			31% of A/E Basic Services
Sub TOTAL	**$454,637**	**1.0623**	**$482,962**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$390,263	1.0313	$402,478	39%
Construction Phase	$226,410	1.0623	$240,515	50%
Sales tax on consultant services (where services are taxable)	$1,825	1.0623	$1,939	
Sub TOTAL	**$618,498**	**1.0313**	**$642,994**	
5) Design Services Contingency				
Consultant Contingency	$113,833			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$113,833**	**1.0623**	**$120,925**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$2,390,486**		**$2,486,288**	
Consultant Services Cost Per SF	$111		$116	
Consultant Services % Of Const	14%		13%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$603,075			
Sub TOTAL	**$603,075**	**1.0434**	**$629,249**	Escalated to Start Const.
	$21 per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0434**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$11,672,420			
Prime Cont. Field Overhead (GC/GR)		0%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	**$11,672,420**	**1.0623**	**$12,399,612**	Escalated to Mid-Const.
	$543 per GSF		*$577 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$12,275,495**		**$13,028,861**	
	$571 per GSF		*$606 per GSF*	
5a) GCCM Risk Contingency				
GCCM Risk Contingency	$613,775	5%		
Sub TOTAL	**$613,775**	**1.0623**	**$652,014**	Escalated to Mid-Const.
5b) GCCM Costs				
GCCM Fee	$931,540	8%		
Bid General Conditions	$1,244,270	10%		
GCCM Preconstruction Services	$250,000	2%		
Sub TOTAL	**$2,425,810**	**1.0623**	**$2,576,938**	Escalated to Mid-Const.
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$15,315,080**		**$16,257,813**	
	$712 per GSF		*$756 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$765,754			Calculated
Other				
Sub TOTAL	**$765,754**	**1.0623**	**$813,461**	Escalated to Mid-Const.

8) Non-Taxable Items				
Other				
Sub TOTAL	**$0**	**1.0623**	**$0**	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	**$1,479,437**		**$1,570,557**	
CONSTRUCTION CONTRACTS TOTAL	**$17,560,271**		**$18,641,831**	
Construction Contracts Cost Per SF	$817		$867	

Equipment				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment				
Equipment	$320,970			
Furnishings	$414,853			
Sub TOTAL	**$735,823**	**1.0623**	**$781,665**	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	**$0**	**1.0623**	**$0**	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	**$67,696**		**$71,914**	
EQUIPMENT TOTAL	**$803,519**		**$853,579**	

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	$111,793			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$111,793**	**NA**	**$111,793**	Not escalated

Project Management				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management				
Agency Project Management	$0			Calculated
Additional Services				

BTC Construction Coordination (Clerk of the Works)	$292,624				
Subtotal of Other	*$292,624*				
PROJECT MANAGEMENT TOTAL	**$292,624**		**1.0623**	**$310,855**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Hazardous Material Remediation/Removal	$63,224				
OTHER COSTS TOTAL	**$63,224**		**1.0434**	**$65,968**	Escalated to Start Const.

Green cells must be filled in by user

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

OFM project number: 40000256 **Legislative district(s):** 42

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

Funding request	**Predesign to OFM**	**Construction Reappropriation**
September 2026	*TBD*	*TBD*
Engineering Technology: General Ed Classrooms to support Engineering		
Engineering Technology: Composites Specialization (AAS, AAS-T)		

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

[1] BASOPs currently fully online

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:38PM

Project Number: **40000109**
Project Title: **Centralia: Teacher Education and Family Development Center**

Description

Starting Fiscal Year: 2029
Project Class: Preservation (State-Owned)
Agency Priority: 9

Project Summary

Construct a new 18,430-square-foot Teacher Education and Family Development Center replacing 17,430 square feet of obsolete facilities to expand instructional capacity, improve student success and program quality, increase teacher workforce training opportunities, support enrollment growth, enhance safety, and reduce long-term maintenance and operational risks.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?
This request will construct a new 18,430 gross square foot facility to replace 17,430 gross square feet currently spread across six buildings. The new Teacher Education and Family Development Center will consolidate instructional, laboratory, and support spaces that are now dispersed across campus into a single, purpose-built facility. The project will serve Early Childhood Education and Bachelor of Applied Science–Teacher Education programs by providing modern classrooms, teaching laboratories, and support space designed for current instructional standards.

Students will benefit from improved access to classrooms, cohesive program delivery, and expanded capacity. The facility will support approximately 40.4 additional full-time equivalent students annually and improve learning conditions for more than 160 students currently served. Faculty and staff will benefit from consolidated space that improves collaboration and program coordination. The project will also include space for essential campus operational systems, improving reliability and security functions.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?
The programs supported by this project currently operate across multiple outdated buildings, including converted single-family residences and aging structures not designed for academic use. These facilities do not meet current fire, seismic, or accessibility standards and are not suitable for modern instructional needs. Safety concerns have been raised by the local fire district regarding continued occupancy.

The dispersed layout reduces efficiency and limits the college's ability to deliver cohesive instructional programs. Existing space is inadequate for current enrollment and does not support the expanded requirements of the Bachelor of Applied Science–Teacher Education program. Students and faculty must move between buildings that were not designed to support integrated learning environments.

This project is a priority because it directly affects program quality, student access, and safety. Demand for educators, including special education teachers, continues to grow. Without this investment, the college will be unable to effectively expand or sustain these programs.

If the state does not act, the college will continue to rely on facilities that are functionally obsolete and increasingly costly to maintain. Safety risks will remain unaddressed, and the college's ability to grow enrollment and meet workforce demand will be constrained.

Deferred maintenance costs will increase, and program quality will continue to be compromised.

3. Prior appropriations, expenditures, and project status
This project has completed the design phase and is ready to proceed to construction. Prior state funding supported project

Description

design and development of construction-ready documents. [Add current amount under design contract and expenditures to date]. The project is positioned to move forward immediately upon receipt of construction funding, with no significant barriers to implementation. [Confirm updated completion schedule].

The project reflects a continuation of state investment in replacing aging facilities with code-compliant, energy-efficient buildings that meet current instructional needs.

4. Does this project leverage non-state funding?
Yes. The college has secured $1 million in local funding to support the project. The remaining project costs will be funded through state general obligation bonds appropriated through the capital budget. This local contribution demonstrates institutional commitment and helps reduce the total state funding requirement.

5. How does this project support the agency's work and strategic plan?
This project supports the college's strategic priorities to expand high-demand instructional programs, improve access to education, and manage facilities efficiently. It enables the college to evaluate and grow Bachelor of Applied Science programs in response to workforce demand, particularly in teacher education.

The project also supports efforts to increase enrollment, improve student retention, and expand outreach across the service district. By replacing multiple small, inefficient buildings with a single facility, the project advances facility master planning goals related to cost efficiency and improved space utilization.

At the system level, the project aligns with statewide goals to expand access to affordable higher education and address workforce shortages in critical fields such as K-12 education.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
This project improves access to education for students pursuing careers in teaching, including those from historically underserved communities. The consolidation of programs into a single, accessible facility reduces barriers related to navigation, scheduling, and access to support services.

The project includes space to support dual language instruction, with a focus on serving Spanish-speaking students and communities. This strengthens pathways for bilingual and multilingual students to enter the teaching profession and better reflects the diversity of K-12 student populations.

Improved facilities will support student success by providing safe, accessible, and purpose-built learning environments. The project will help increase the number of qualified educators entering the workforce, including those prepared to serve diverse and underserved populations.

7. Is there additional information decision makers should know?
The project is fully designed and ready for construction. Advancing this project now will avoid further escalation in construction costs and reduce ongoing maintenance expenses associated with aging buildings.

The facility is designed to meet high performance standards, including LEED Gold certification. It will include efficient building systems, all-electric operations, and infrastructure to support future renewable energy integration. These features will reduce

Description

long-term operating costs and support state goals for energy efficiency and reduced carbon emissions.

The project also improves operational efficiency by incorporating key campus systems, including energy management and security infrastructure, into a modern facility.

8. What alternatives were considered and why was this option chosen?
The college evaluated renovation of the existing buildings and continued use of the current dispersed facilities. Renovation was not pursued because the existing structures were not designed for instructional use and cannot be feasibly upgraded to meet current code requirements or program needs.

The buildings include converted single-family residences and outdated structures with significant limitations in layout, structural systems, and accessibility. Renovation would not resolve the inefficient distribution of space or provide a cohesive learning environment.

Replacement with a new consolidated facility is the only viable option to address safety deficiencies, meet current codes, and support program growth. This approach provides the most effective long-term solution and avoids continued investment in facilities that are no longer functional.

9. What project delivery method will be used and why?
The project is expected to use a design-bid-build delivery method. This approach is appropriate because the project design is complete and well-defined, allowing construction to be competitively bid. Design-bid-build provides cost certainty, supports transparent procurement, and is consistent with standard public works practices for projects of this type and scope.

This method also aligns with the project's readiness to proceed and reduces delivery risk by separating design and construction responsibilities.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to the Puget Sound Action Agenda or the Governor's Salmon Strategy. It does not include habitat restoration, shoreline work, or actions intended to support salmon recovery.

The project will comply with applicable state and local environmental and stormwater regulations as part of standard permitting and construction practices.

The project is not identified as "Related to Puget Sound Action Agenda implementation," and is not identified as "Related to implementing the Governor's Salmon Strategy."

Location
City: Centralia **County:** Lewis **Legislative District:** 012

Project Type
Preservation - Unidentified

OFM

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:38PM

Project Number: 40000109
Project Title: Centralia: Teacher Education and Family Development Center

Description

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	16,826,000	2,262,000		6,000	14,558,000
147-6	HE Plant Accounts-Non-Appropriate	1,000,000				1,000,000
	Total	**17,826,000**	**2,262,000**	**0**	**6,000**	**15,558,000**

		Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriate				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	10,000	10,000	10,000	10,000	10,000
	Total	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**

Narrative

1,000 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (July 2028). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000109	40000109
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 2026

Agency	699 - Centralia College
Project Name	Teacher Education and Family Development Center
OFM Project Number	40000109

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

Statistics			
Gross Square Feet	18,430 SF	MACC per Gross Square Foot	$621
Usable Square Feet	15,180 SF	Escalated MACC per Gross Square Foot	$651
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	82.4%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	8.32%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.40%	Location Used for Tax Rate	600 Centralia College Blvd, Centralia, WA 98531
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	To demolish: A03193, A04011, A04649, A08717, A02548
Base Month (Estimate Date)	June-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	July-21	Predesign End	December-21
Design Start	January-22	Design End	November-27
Construction Start	July-27	Construction End	July-28
Construction Duration	12 Months		

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Project Cost Summary

Total Project	$17,118,762	Total Project Escalated	$17,825,713
		Rounded Escalated Total	$17,826,000
Amount funded in Prior Biennia			**$2,268,000**

Amount in current Biennium	**$15,558,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$0	
	Construction	$0	
	Art	$0	
	Agency PM	$0	
	Total	$0	0.0%

Acquisition			
Acquisition Subtotal	**$1,105,142**	**Acquisition Subtotal Escalated**	**$1,105,142**

Consultant Services			
Predesign Services	$135,724		
Design Phase Services	$689,743		
Extra Services	$793,930		
Other Services	$309,885		
Design Services Contingency	$96,464		
Consultant Services Subtotal	**$2,025,746**	**Consultant Services Subtotal Escalated**	**$2,059,134**

Construction			
Maximum Allowable Construction Cost (MACC)	$11,442,627	Maximum Allowable Construction Cost (MACC) Escalated	$11,995,262
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$572,131		$600,738
Non-Taxable Items	$0		$0
Sales Tax	$1,009,240	Sales Tax Escalated	$1,058,064
Construction Subtotal	**$13,023,998**	**Construction Subtotal Escalated**	**$13,654,064**

Equipment			
Equipment	$675,477		
Sales Tax	$56,740		
Non-Taxable Items	$0		
Equipment Subtotal	**$732,217**	**Equipment Subtotal Escalated**	**$768,829**

Artwork			
Artwork Subtotal	**$83,710**	**Artwork Subtotal Escalated**	**$83,710**

Agency Project Administration

Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$116,041		
Project Administration Subtotal	**$116,041**	**Project Administration Subtotal Escalated**	**$121,844**

Other Costs			
Other Costs Subtotal	**$31,908**	**Other Costs Subtotal Escalated**	**$32,990**

Project Cost Estimate			
Total Project	**$17,118,762**	Total Project Escalated	**$17,825,713**
		Rounded Escalated Total	**$17,826,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$1,105,142	$1,105,142	$0		**$0**
Consultant Services					
Consultant Services Subtotal	$2,059,134	$1,156,505	$902,629		**$0**
Construction					
Construction Subtotal	$13,654,064	$0	$13,654,064		**$0**
Equipment					
Equipment Subtotal	$768,829	$0	$768,829		**$0**
Artwork					
Artwork Subtotal	$83,710	$6,353	$77,357		**$0**
Agency Project Administration					
Project Administration Subtotal	$121,844	$0	$121,844		**$0**
Other Costs					
Other Costs Subtotal	$32,990	$0	$32,990		**$0**
Project Cost Estimate					
Total Project	**$17,825,713**	**$2,268,000**	**$15,557,713**	**$0**	**$0**
	$17,826,000	**$2,268,000**	**$15,558,000**	**$0**	**$0**
	Percentage requested as a new appropriation		**87%**		

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

This request will fund the construction phase and complete the project.

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

The predesign is complete and approved by OFM. The design is complete unless further changes are needed for code changes since design was complete.

What is planned with a future appropriation?

There are no other future requests planned or anticipated.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
Property acquisition	$1,105,142			
ACQUISITION TOTAL	**$1,105,142**	**NA**	**$1,105,142**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Predesign	$135,724			
Sub TOTAL	**$135,724**	**1.0000**	**$135,724**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$689,743			69% of A/E Basic Services
Sub TOTAL	**$689,743**	**1.0000**	**$689,744**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$309,885			31% of A/E Basic Services
Sub TOTAL	**$309,885**	**1.0500**	**$325,379**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$532,550	1.0000	$532,550	77%
Construction Phase	$261,380	1.0500	$274,449	84%
Sales tax on consultant services (where services are taxable)	$0	1.0500	$0	
Sub TOTAL	**$793,930**	**1.0000**	**$806,999**	
5) Design Services Contingency				
Consultant Contingency	$96,464			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$96,464**	**1.0500**	**$101,288**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$2,025,746**		**$2,059,134**	
Consultant Services Cost Per SF	$110		$112	
Consultant Services % Of Const	16%		15%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$1,211,066			
Sub TOTAL	**$1,211,066**	**1.0339**	**$1,252,122**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0339**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$8,502,844			
Prime Cont. Field Overhead (GC/GR)	$882,995	10%		
Prime Cont. Fee/Profit	$845,722	10%		
Sub TOTAL	**$10,231,561**	**1.0500**	**$10,743,140**	Escalated to Mid-Const.
	$555 per GSF		*$583 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$11,442,627**		**$11,995,262**	
	$621 per GSF		*$651 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$11,442,627**		**$11,995,262**	
	$621 per GSF		*$651 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$572,131			Calculated
Other				
Sub TOTAL	**$572,131**	**1.0500**	**$600,738**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0500**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$1,009,240**			**$1,058,064**	
CONSTRUCTION CONTRACTS TOTAL	**$13,023,998**			**$13,654,064**	
Construction Contracts Cost Per SF	$707			$741	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$485,056				
Furnishings	$190,421				
Sub TOTAL	**$675,477**		**1.0500**	**$709,251**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0500**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$56,740**			**$59,578**	
EQUIPMENT TOTAL	**$732,217**			**$768,829**	

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	$88,710				0.5% of total project cost for new and renewal construction
Reduction for local funding	-$5,000				Local funds = $1M
ARTWORK TOTAL	**$83,710**		**NA**	**$83,710**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					

College Project Coordination (Clerk of the Works)	$116,041				
Subtotal of Other	*$116,041*				
PROJECT MANAGEMENT TOTAL	**$116,041**		**1.0500**	**$121,844**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Local permit fees	$31,908				
OTHER COSTS TOTAL	**$31,908**		**1.0339**	**$32,990**	Escalated to Start Const.

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McGRANAHAN PBK

July 29, 2026

Mr. Darrell Jennings
Capital Budget Director
Washington State Board for Community and Technical Colleges
1300 Quince St SE
Olympia, WA 98501

Re: Cost Increase Narrative
Centralia College - Teacher Education and Family Development Center
OFM Project Number 40000109

Dear Darrell,

We respectfully submit this memo to accompany the budget update for the Centralia College Teacher Education and Family Development Center project.

Based on the information included in your June 25th e-mail, we understand the total project escalated cost estimate when the project received design funding in the 2021-23 biennium based on the June 2020 C-100 was $12,055,000; and the inflation-adjusted amount in June 2026 using OFM's cumulative 20.4% escalation rate since June 2020 would be $14,310,220.

Due to several cumulative factors which were previously unexpected, the revised total project escalated cost estimate based on the June 2026 C-100 is $17,828,000.

Explanation of the unexpected (increased) costs

The revised total project budget includes the following unexpected costs:

1. Increase of Construction Costs
   The costs for construction have increased at an unexpectedly high rate over the past six years. The total unescalated MACC in the June 2020 C-100 was $7,594,126. The updated unescalated MACC construction cost estimate for June 2026 was $11,442,627 - an increase of approx. 50.68%. In their letter attached, project cost estimator RC Cost Group includes multiple construction cost escalation indices which show construction costs increased by an average of 55.20% from June 2020 to July 2026.

2. A/E fees and increases for Bid/Construction/Closeout phase
   OFM increased the A/E fee schedule effective July 1, 2025, to align with actual labor costs - the first increase in 10 years since 2015. Negotiated not to exceed hourly rates increased. The revised budget also includes an additional consultant service for Project Delay and Restart due to the project being on pause since the 2021-23 design biennium.

3. Increase of "Equipment" category costs
   The June 2020 C-100 included a total unescalated pretax amount of $161,918 for furnishings and equipment. This budget will not be adequate for a facility of this type and size.

   The costs for furnishings and equipment have increased at an unexpectedly high rate over the past six years. In their letter attached, Workpointe describes the costs for commercial furniture increased by 43%

since 2020. The revised budget includes increases to the furnishings and equipment as necessary to support a facility of this type and size.

Also, Play Equipment, Security Access Control Devices, and A/V Equipment Devices for the College and Childcare Classrooms will all be necessary to operate this facility. Outdoor Play Equipment is needed to meet Department of Children, Youth & Families (DCYF) licensing requirements. Security Access Control Devices are essential to providing a safe and secure facility by preventing access to children's areas by anyone other than authorized staff and individuals. Audio/Video Equipment Devices in Classrooms are critical to the education of children and college students, especially those with hearing challenges and disabilities.

The revised budget includes amounts for Play Equipment, Security Access Control Devices, and Audio/Video Equipment Devices. The amounts included are only half of the actual estimated costs to provide these items.

4. "Other Costs"
   The June 2020 C-100 did not include any budget for "Other Costs". This category is where we would typically see a budget for Permits Fees, but there were no line items. Permit Costs are included in the revised budget.

5. Construction Duration
   The June 2020 C-100 included a construction duration of 11 months. The updated C-100 includes an increase to 12 months, which is more appropriate based on current industry standard construction processes and lead times for a facility of this type and size.

Ways your college has mitigated or will mitigate the estimated (increased) costs

The college and project team have mitigated the estimated increased costs in several ways. The following are some key examples:

1. Additive Alternates
   During the CD phase, cost increases were partially offset by moving several items of scope from the base bid into additive alternate bid items. This reduced the cost of base bid scope and will allow more flexibility for bidding scope options.

2. Value Engineering Study
   An integrated Value Engineering Study was performed on the Schematic Design documents by Sazan Group in collaboration with the college and design team. The college and design team also performed internal Value Engineering processes prior to completing the Design Development and Construction Documents phases. These processes mitigated increased costs by identifying efficiencies and reducing risk components of the project.

3. Constructability Review
   A thorough Constructability Review was conducted on the Construction Documents by Sazan Group. The design team revised the CDs in accordance with the review comments and provided responses to close out each item. This will mitigate increased costs by reducing potential change orders caused by errors & omissions.

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4. DES QC Review
   A Quality Control review was conducted on the Construction Documents by the DES Project Manager. The design team revised the CDs in accordance with the review comments and provided responses to close out each item. This will mitigate increased costs by reducing potential change orders caused by errors & omissions.

5. Permit Vesting Coordination with City of Centralia
   Since permits were approved by the City of Centralia in 2023, the college has worked closely with the jurisdiction to prevent the expiration of permit approvals by maintaining the vesting of permits despite the schedule gap between design and construction funding. The college has been completing sequential demolition of existing structures on the project site in six-month increments in order to procure several permit extensions from the City and prepare for July 2027 construction funding.

6. No Design Changes
   The college has not changed the programmatic and operational requirements of the Teacher Education and Family Development Center, and continues to retain the proposed design and square footage of the project to be constructed.

The college and project team will continue to mitigate the estimated increased costs through disciplined and effective project delivery throughout the duration of the project.

Identification of other funding that may be applied to the project

The college has previously committed, and continues to commit, $1,000,000 of local funds to complete the project.

Thank you for reviewing these explanations and information. Please contact me if you have any questions.

Sincerely,
McGranahanPBK

Matt Lane, AIA, DBIA, LEED AP
Managing Principal

Distributions: Tariq Qureshi & Rick Perkins, Centralia College
Attachments: Escalation Indices Analysis letter from RC Cost Group 7/28/2026
Workpointe Explanation of Furniture Cost Escalation Increase Letter 7/22/2026

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Escalation Indices Analysis

CLIENT	McGranahanPBK	DATE	July 28th, 2026
CLIENT CONTACT	Matt Lane, Principal	PROJECT	Escalation

Dear Matt,

Please see below our Escalation Indices Analysis with regard the updated cost estimate for Centralia College Teacher Education and Family Development Center, located in Centralia, WA.

General Comments

There are numerous construction escalation indices, and each index will have individual differentiation. There are two general types that have historically been used when gauging the impact of construction project costs through a specific timeframe. The types are input and output.

Construction input indices consider prices at specific times for materials, labor, and equipment, but not margin impacts. Margin impacts include market conditions that deal with construction volume, competition, overhead and profit and other items such as job complexity. An input index does not represent a contract price or selling price of a project.

Construction output indices consider inputs as well as market conditions. As such an input index is typically a better proxy for selling price escalation than using an input index alone.

Our analysis uses four construction indices. Each is well known and has an understood and accepted history of use. Three of the four serve as proxies for selling price and one is a very well-known input index and is included because of its historical use when considering construction escalation.

The indices used are Engineering New Record Building Cost Index for Seattle; Bureau of Labor Statistics PPI Schools; Mortenson Construction Seattle; and Global Insight State and Local Government Construction Spending Forecast. The report averages these four without special weighting of any of the four.

BLS Schools Index

This index is an output index that serves as a national selling price index for academic buildings. It does not have a specific index for Washington state.

The Bureau of Labor Statistics employs a model-based approach and works with various professional cost-estimating firms. There are multiple models. The models include detailed components and quantities of projects using material, labor, and equipment that are updated quarterly to generate cost estimates.

As part of the monthly PPI survey, participating construction contractor firms, including general contractors and specialty trade contractors, are asked to review a sample of project descriptions and indicate the overhead and profit markup that their firm would apply to the given cost estimates to produce a final bid price.

These markups are added to the model based cost estimates to establish final output prices.

Mortenson Construction Seattle Index

This index is an output index that serves as a reasonable proxy for a selling price index for the Seattle area.
Mortenson Construction calculates quarterly a non-residential project in seven metropolitan locations.
The model based approach uses a typical project for Mortenson updating pricing from current local data for labor, material, and equipment as well as markups based on their perceptions of the construction market. This model project is not an academic building but more likely is an office building project.
Mortenson uses their internal pricing information along with tracking the latest PPI for construction inputs and construction employment. Mortenson comments for customers regarding the construction outlook using their data and insights.

Engineering New Record Building Cost Index for Seattle

The ENR BCI index is an input index. The index does not represent the whole building cost or is it considered a selling price index. It is not always the best indexing choice for all building types.
Updated monthly, the ENR BCI uses 68.38 hours of skilled labor averaging wages for three trades-bricklayers, carpenters, and structural ironworkers. The model uses a basket of three construction materials-fabricated steel, bulk portland cement, and 2 x 4 lumber.
The basket of construction inputs for the ENR BCI index does not include any representation for mechanical, electrical, or plumbing items which can easily make up 30% to 55% of the cost of a building.
It is one of the most well-known and most widely used building cost indices, but In times of fluctuating selling prices it does not perform well. However, the index will give a good representation of escalation when construction growth is constant without steep or volatile swings up and down in materials, labor, equipment, or margins.

Global Insight State and Local Government Construction Spending Index

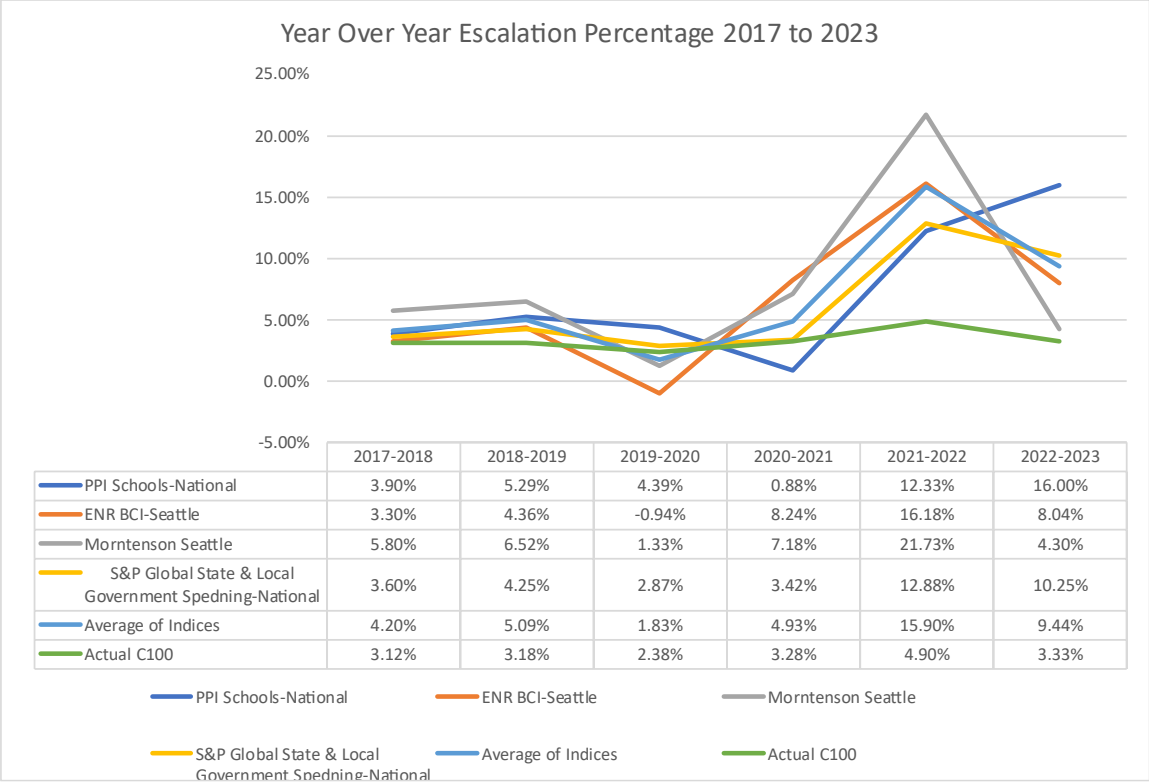
Global Insight State and Local Government Construction Spending is an output index. It includes new buildings and associated sitework, and most but not all equipment. It is a reasonable proxy for a selling price index using multiple building types at the national level.
Data estimates include the cost of labor and materials, architectural and engineering work, overhead, interest and taxes paid during construction, and contractor's profits. Data press releases are monthly.
Composite estimates are based on mail-out-mail-back surveys and interviews of selected building owners. Owners of selected projects report on the value of work done each month from project start through completion. There are about 10,500 state and local projects each month.
These data are used directly in producing GDP statistics. Government agencies and construction-related businesses use the data for economic forecasts, market research, and financial decision making.

Averaging The Four Indices

There is no perfect single construction cost escalation index, especially when the goal is to accurately track or forecast costs for a particular type of building in a specific region or locality. Combining the several indices used here, forges an average that incorporates the strengths of each well respected index, while moderating perceived weaknesses.

The PPI for schools is national but contributes uniquely by tracking academic building projects including margins and code impacts across the nation. The Mortenson index aids by emphasizing local pricing and margins as well as reflecting local codes. The ENR Building Cost index for Seattle contributes local material and labor impacts. The S&P Global State & Local Government Construction Spending index is a large and broad national data set that includes current monthly updated construction costs, including margins for a multitude of building types and their respective code impacts across the nation.

When comparing all four indices, the lowest overall six year cost escalation is the S&P Global Insight index. The highest overall six year cost escalation is the Mortenson Seattle index. There is about a 12.4% difference from low to high for the non-compounded average escalation over the six year period.



	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
PPI Schools-National	3.90%	5.29%	4.39%	0.88%	12.33%	16.00%
ENR BCI-Seattle	3.30%	4.36%	-0.94%	8.24%	16.18%	8.04%
Morntenson Seattle	5.80%	6.52%	1.33%	7.18%	21.73%	4.30%
S&P Global State & Local Government Spedning-National	3.60%	4.25%	2.87%	3.42%	12.88%	10.25%
Average of Indices	4.20%	5.09%	1.83%	4.93%	15.90%	9.44%
Actual C100	3.12%	3.18%	2.38%	3.28%	4.90%	3.33%

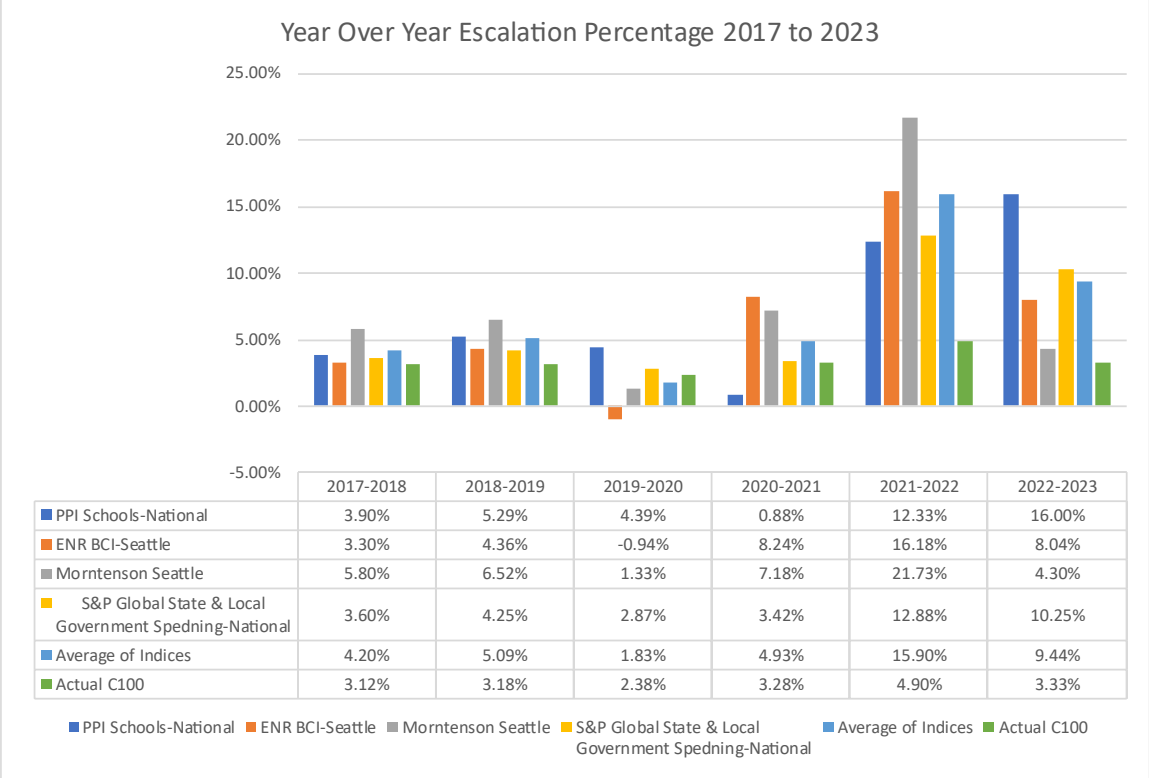
For the averaged index year over year:

- 2017-2018 4.20%
- 2018-2019 5.09%
- 2019-2020 1.83%
- 2020-2021 4.93%
- 2021-2022 15.90%
- 2022-2023 9.44%

None of the indices fully accounts for the type of steep rapid material escalation experienced in the 2021 to 2023 timeframe. During that period construction contracts were undertaken while not knowing the full or “final buyout” price for all materials in many projects. Contractors are then leveraged into losing margins to honor contracts. This

squeeze continues until material escalation steadies and margins can be re-established. This condition adds to instability in the bid market.

According to Mortenson, some of that rapid material escalation is now easing. Also, the AGC shows that this squeeze is easing as 2023 progresses. This can be seen in the leveling off of escalation in the Mortenson chart and is somewhat evident in all but the S&P Global State & Local Government Construction Spending chart.



	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
PPI Schools-National	3.90%	5.29%	4.39%	0.88%	12.33%	16.00%
ENR BCI-Seattle	3.30%	4.36%	-0.94%	8.24%	16.18%	8.04%
Morntenson Seattle	5.80%	6.52%	1.33%	7.18%	21.73%	4.30%
S&P Global State & Local Government Spedning-National	3.60%	4.25%	2.87%	3.42%	12.88%	10.25%
Average of Indices	4.20%	5.09%	1.83%	4.93%	15.90%	9.44%
Actual C100	3.12%	3.18%	2.38%	3.28%	4.90%	3.33%

Centralia Community College Teacher Education and Family Development Center C100 Recommendation

- **$7,594,126** MACC Non-escalated, June 2020
- **$11,442,627** MACC Non-escalated, July 2026
- Difference **$3,848,501**
- % Difference **50.68%** Increase

Averaged Index Year for Escalation (2020-2026) RCCG Escalation from 2023 to July 2026

- June 2020 Through December 2020: 2.50%
- 2021: 15.90%
- 2022: 9.44%
- 2023: 5.35%
- 2024: 5.70%
- 2025: 4.45%
- January 2026 - July 2026: 2.60%

Total Escalation using the averaged Index: **+55.20%** (Cumulative)

Kind Regards,

Andy Cluness, Managing Partner

RC Cost Group, INC.

Workpointe
9877 40th Ave S
Seattle, WA 98118

7.22.26

Matt Lane
Principal
McGranahan Architects
2111 Pacific Ave, Suite 100
Tacoma, WA 98402

Dear Matt:

Prior to COVID, the commercial furniture industry used to have predictable, consistent pricing increases of 3% annually. 2020 brought wild increases in product costs, fuel surcharges and freight fees multiple times that year. It continued through 2021, and lessened somewhat in 2022. 2023 began to stabilize somewhat, and 2024 leveled out around 4%. Tariffs introduced in 2025 began impacting costs of inputs again (aluminum, steel, casters, foam, fabrics, etc) adding about 5%. These have continued in 2026, as well as fuel surcharges with ongoing unrest in the Middle East. This has lead to some manufacturers increasing their list prices twice in less than 12 months and/or adding tariff surcharges. Collectively we estimate an increase since 2020 of 43%. Historically, based on an annual pre-COVID escalation of 3% for the same time frame, we would have expected an18% collective increase.

- 12% for 2020-21
- 9% for 2021-22
- 8% for 2022-23
- 5% for 2023-24
- 4% for 2024-25
- 5% for 2025-26

Sincerely,

LeeAnn Banfield
Account Manager, Workpointe
206.774.6886
leeann@workpointe.com

Project name: Centralia: Teacher Ed and Family Development Ctr

OFM project number: 40000109 **Legislative district(s):** 20

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Design-phase funding request**	**Predesign to OFM**	**Construction-phase funding request**
December 2017	*September 2026*	*TBD*	*TBD*
Early Childhood Education	Early Childhood Education		
BAS-Teacher Education	BAS-Teacher Education		

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:43PM

Project Number: **40000107**
Project Title: **Spokane: Apprenticeship Center**

Description

Starting Fiscal Year: 2020
Project Class: Preservation (State-Owned)
Agency Priority: 10

Project Summary

This project will construct a new 56,320-square-foot Apprenticeship and Journeyman Training Center, replacing 46,565 square feet across four outdated buildings, to improve student safety and success, expand capacity for high-demand skilled trades programs, strengthen Washington's workforce pipeline, and preserve long-term value through a modern, efficient training facility.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?

This request will fund construction of a new 56,320 gross square foot facility to replace four outdated buildings currently used by Spokane Community College's Apprenticeship and Journeyman Training Center. The project will consolidate classrooms, trade-specific laboratories, and student support spaces into a single, modern facility, replacing 46,565 square feet of substandard space, much of which dates to the 1950s. Since predesign and the 2024 budget update, the project has been refined to improve efficiency and control costs while maintaining workforce training capacity and educational outcomes. These refinements reduced the facility size by approximately 3,300 square feet through more efficient planning of shared and support spaces without diminishing the project's ability to serve students and industry partners.

The new center will support approximately 475 apprentices annually across multiple trades and allow for modest enrollment growth. Students and instructors will benefit from safe, code-compliant, and accessible learning environments designed for hands-on training. The facility will continue to support the broad range of apprenticeship, pre-apprenticeship, and workforce training programs established during project planning, including the many trade partnerships currently served by SCC.
Since predesign was completed, the facility program has been refined to better align with current workforce and industry needs. Overall, the project has been reduced by 3,300 square feet because of this approach. Remaining spaces have been adapted to provide more flexible laboratories that provide expanded capacity for existing programs directly connected to regional skilled-trades and industrial workforce demand. These existing programs include Electrical Maintenance Technology, and dedicated machining and fabrication space supporting Mechatronics, Robotics, and CNC-related training. Several of these programs are currently experiencing strong student demand and enrollment wait lists, demonstrating the need for additional training capacity and reinforcing the project's role in addressing regional workforce shortages.
The regional construction and manufacturing sectors will also benefit from a reliable pipeline of skilled workers trained in current industry standards. In addition, the site's proximity to a newly funded regional Trades High School creates future opportunities to strengthen career pathways into SCC workforce programs. As the high school becomes operational, it will provide an influx of RunningStart and dual-credit students into apprenticeship and skilled trades training.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?

The existing training center is comprised of four aging buildings that were not designed for educational use and are now in poor condition. These facilities have significant deficiencies, including inadequate heating and ventilation, poor lighting, failing building systems, unsafe circulation routes, and noncompliance with current building and accessibility codes. Instructional spaces are undersized and poorly configured, limiting effective teaching and creating unsafe conditions for students and staff.
This project is apriority because these deficiencies directly affect safety, program quality, and the college's ability to meet regional workforce demand. Apprenticeship programs are essential to Washington's construction economy and support high-demand, family-wage careers.
If the state does not act, the college will continue to operate in facilities that pose safety risks and limit enrollment capacity. Program quality and student outcomes will decline, and the college will be unable to meet employer demand for trained workers. Ongoing maintenance costs will increase, and the state may face liability associated with unsafe or inaccessible facilities.

3. Prior appropriations, expenditures, and project status

The project received $3,368,000 in the 2021–23 biennium to complete predesign. Predesign is complete, and the project scope, cost, and schedule have been validated. The project is ready to advance into design and construction when funding is

Description

provided.
Since completion of predesign, the project has been refined to address construction market escalation and inflation while preserving the project's workforce training mission, educational objectives, and training capacity. These refinements have been incorporated into the current scope, budget, and schedule.
Progress has been intentionally paused to avoid inefficiencies and added costs associated with gaps between design and construction. Design funding will need to be reauthorized in alignment with construction funding.

4. Does this project leverage non-state funding?
This project is expected to be funded through state general obligation bonds. No non-state or private funding sources have been identified for construction.

5. How does this project support the agency's work and strategic plan?
The project directly supports the college's mission to provide high-quality education and workforce training that leads to economic opportunity. It advances key priorities related to student success, operational effectiveness, and workforce development.
By providing modern, industry-aligned training spaces, the project will strengthen apprenticeship programs that are central to regional economic development.
The facility will support training in high-demand fields including construction trades, electrical maintenance, and advanced manufacturing technologies such as CNC Machining, Robotics, Mechatronics, and Fabrication, while providing flexibility to accommodate emerging workforce training needs as regional industry demands evolve.
Consolidating scattered facilities into one location will improve operational efficiency, reduce ongoing maintenance costs, and make better use of campus infrastructure. The project also supports long-term campus planning goals by locating the program on the main campus, improving access to shared student services and resources.
The location also positions the Apprenticeship Center to benefit from emerging educational partnerships in the surrounding area. A new regional Trades High School with approved funding is being planned for an adjacent site, creating opportunities to connect secondary, dual-credit, Running Start, and postsecondary workforce training pathways that support long-term participation in skilled trades programs.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
The project serves students from Spokane County and across eastern and northeastern Washington, including many rural communities where access to higher education and workforce training is more limited. As the primary community college provider serving a large geographic area in far eastern Washington, SCC plays a critical role in preparing skilled trades workers for communities throughout the region. Many students enrolled in apprenticeship programs come from rural, low-income, or historically under served communities.
The current facilities create barriers due to accessibility limitations, safety concerns, and inadequate learning environments. The new building will remove these barriers by providing accessible, safe, and supportive spaces for all students.
This investment will improve equitable access to high-quality training and increase opportunities for under represented populations to enter skilled trades and advanced manufacturing careers. The expected outcome is stronger completion rates, improved job placement, and expanded access to family-wage careers throughout the region

7. Is there additional information decision makers should know?
This project represents a long-term investment in Washington's workforce infrastructure. The new facility will provide flexible, adaptable training spaces that can respond to evolving industry standards, technologies, and workforce demands. This flexibility is particularly important in eastern Washington, where workforce needs can shift rapidly in response to changes in construction activity, manufacturing investment, infrastructure development, and employer demand.

Consolidating four buildings into one will reduce operational and maintenance costs and improve energy performance compared to the existing facilities. The project will also enhance the visibility and credibility of apprenticeship and trades programs, strengthening partnerships with labor organizations, industry employers, and workforce development organizations

Description

The evolution of the facility program since predesign illustrates the importance of creating flexible training environments that can respond to changing workforce demands, something that the existing facilities struggle to facilitate. The project continues to support the broad range of apprenticeship, pre-apprenticeship, and workforce training programs identified during project planning while maintaining its original mission and workforce focus.

Since predesign was completed, several spaces have been removed from the building program and replaced with flexible laboratories providing expanded capacity for existing programs directly connected to regional skilled-trades and industrial workforce demand. These additions include existing programs such as Electrical Maintenance Technology and dedicated machining and fabrication space supporting Mechatronics, Robotics, and CNC Machining. Several of these programs currently maintain student wait lists, demonstrating unmet demand for training opportunities and reinforcing the need for additional instructional capacity. These adjustments strengthen the project's ability to meet current and future workforce needs while maintaining its core emphasis on apprenticeship, journeyman education, and industry partnership.

Recent program refinements reflect the college's ability to respond to demonstrated industry demand. New workforce needs continue to emerge through discussions with industry partners, including potential future training opportunities such as a non-union roofing program and a meat cutters program. The facility's flexible laboratory and training spaces will support this type of program evolution without requiring significant future facility and infrastructure modifications. The flexibility of the facility will allow SCC to adapt to changing employer needs and support workforce development opportunities that may not be apparent today but are critical to the region's future economic competitiveness.

In response to significant construction market escalation and inflation since predesign, the college has proactively refined the project to improve affordability while maintaining program outcomes and workforce training capacity. The facility size has been reduced from 59,683 gross square feet to 56,320 gross square feet through a more compact building layout, more efficient planning of shared and support spaces, and modest reductions to laboratory areas that do not affect program delivery. Additional cost-saving measures include relocating secured outdoor storage areas to reduce building envelope size, revising the shop and laboratory structural system from load-bearing concrete masonry construction toa steel post-and-beam system, and adjusting the building location to avoid utility relocation costs.

Collectively, these refinements reduced the total project budget from **$48,032,000** to **$47,069,000. (This represents a $3,048,549 reduction in the project's anticipated construction cost).** These changes demonstrate responsible stewardship of state resources while maintaining the project's core educational objectives, workforce training capacity, and long-term value to the state.

An additional long-term benefit is the project's proximity to a planned regional trades high school. While not a primary driver of the project, the adjacency creates opportunities to strengthen awareness of apprenticeship careers and support seamless transitions for Running Start and other career and technical education students into SCC's apprenticeship and workforce training programs.

The project is ready to proceed and can move efficiently into design and construction once funding is appropriated.

8. What alternatives were considered and why was this option chosen?

Renovation of the existing buildings was evaluated but determined to be infeasible. While renovation may have a lower initial cost, it would not resolve significant structural limitations, code compliance issues, or inefficient building layouts. The buildings cannot be effectively reconfigured to meet modern instructional needs, and major systems would still require replacement. The option of taking no action was also considered and would result in continued deterioration, increased safety risks, and reduced program effectiveness.

The selected approach also provides benefits beyond simple facility replacement. Locating the Apprenticeship Center on the main SCC campus improves access to shared student services and resources, creates stronger connections with related workforce, manufacturing, and technical education programs housed in nearby Building 28 and elsewhere on the SCC campus, and supports greater collaboration among apprenticeship programs, workforce education, and industry partners. The location also positions the college to benefit from educational partnerships, including a nearby Trades High School that is expected to strengthen career pathways into SCC workforce programs through dual-credit, Running Start, and career and technical education opportunities. These advantages would not be fully realized through renovation of the existing facilities.

New construction was selected because it is the only option that fully addresses safety, functionality, and long-term program needs. It provides a durable, efficient, and flexible facility that supports current and future workforce training demands while strengthening connections between secondary education, workforce training, apprenticeship program, and regional industry partners.

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:43PM

Project Number: 40000107
Project Title: Spokane: Apprenticeship Center

Description

9. What project delivery method will be used and why?
The project will use the design-bid-build delivery method. This approach is appropriate because the project scope and program requirements are well defined following predesign. It supports competitive bidding, helps control costs, and aligns with the college's experience managing similar capital projects. This method also provides a clear and predictable process from design through construction.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to Puget Sound Action Agenda implementation or the Governor's Salmon Strategy. It does not include habitat restoration, shoreline work, or salmon recovery actions. The project will comply with applicable environmental and stormwater regulations. This project is not identified as "Related to Puget Sound Action Agenda implementation," or" Related to implementing the Governor's Salmon Strategy."

Location
City: Spokane **County:** Spokane **Legislative District:** 003

Project Type
Major Projects-Rehab/Restoration.

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	47,069,000	372,000		2,996,000	43,701,000
	Total	**47,069,000**	**372,000**	**0**	**2,996,000**	**43,701,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
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 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	0.4	0.7	0.7	0.7
001-1	General Fund-State	57,000	98,000	98,000	98,000
	Total	**57,000**	**98,000**	**98,000**	**98,000**

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:43PM

Project Number: 40000107
Project Title: Spokane: Apprenticeship Center

Operating Impacts

Narrative

9,755 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Dec 2029). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000107	40000107
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 2026

Agency	Spokane Community College
Project Name	Spokane: Apprentice Center
OFM Project Number	40000107

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

Statistics			
Gross Square Feet	56,320 SF	MACC per Gross Square Foot	$572
Usable Square Feet	44,370 SF	Escalated MACC per Gross Square Foot	$619
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	78.8%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	7.16%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	9.10%	Location Used for Tax Rate	1810 N Greene St, Spokane, WA 99217
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	to demolish A00226 (apprenticeship west), A10412 (apprenticeship east), A21469 (apprenticeship modules), A25178 (apprenticeship storage)
Base Month (Estimate Date)	July-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	April-22	Predesign End	June-22
Design Start	February-27	Design End	March-28
Construction Start	June-28	Construction End	December-29
Construction Duration	18 Months		

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Project Cost Summary

Total Project	$43,636,962	Total Project Escalated	$47,069,183
		Rounded Escalated Total	$47,069,000

Amount funded in Prior Biennia	**$3,368,000**
Amount in current Biennium	**$43,701,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$1,715	
	Construction	$0	
	Art	$9	
	Agency PM	$0	
	Total	$1,724	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$216,886		
Design Phase Services	$1,671,844		
Extra Services	$1,662,456		
Other Services	$751,118		
Design Services Contingency	$215,115		
Consultant Services Subtotal	**$4,517,419**	**Consultant Services Subtotal Escalated**	**$4,744,173**

Construction			
Maximum Allowable Construction Cost (MACC)	$32,228,811	Maximum Allowable Construction Cost (MACC) Escalated	$34,876,791
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$1,611,441		$1,748,413
Non-Taxable Items	$161,144		$174,842
Sales Tax	$3,079,463	Sales Tax Escalated	$3,332,894
Construction Subtotal	**$37,080,858**	**Construction Subtotal Escalated**	**$40,132,940**

Equipment			
Equipment	$1,095,522		
Sales Tax	$99,693		
Non-Taxable Items	$0		
Equipment Subtotal	**$1,195,215**	**Equipment Subtotal Escalated**	**$1,296,809**

Artwork

Artwork Subtotal	**$234,175**	**Artwork Subtotal Escalated**	**$234,175**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$609,295		
Project Administration Subtotal	**$609,295**	**Project Administration Subtotal Escalated**	**$661,086**

Other Costs			
Other Costs Subtotal	**$0**	**Other Costs Subtotal Escalated**	**$0**

Project Cost Estimate			
Total Project	**$43,636,962**	Total Project Escalated	**$47,069,183**
		Rounded Escalated Total	**$47,069,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$4,744,173	$3,089,413	$1,654,760		**$0**
Construction					
Construction Subtotal	$40,132,940		$40,132,940		**$0**
Equipment					
Equipment Subtotal	$1,296,809		$1,296,809		**$0**
Artwork					
Artwork Subtotal	$234,175	$19,674	$214,501		**$0**
Agency Project Administration					
Project Administration Subtotal	$661,086	$258,913	$402,173		**$0**
Other Costs					
Other Costs Subtotal	$0		$0		**$0**
Project Cost Estimate					
Total Project	**$47,069,183**	**$3,368,000**	**$43,701,183**	**$0**	**$0**
	$47,069,000	**$3,368,000**	**$43,701,000**	**$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.*)

The request is for construction phase funding. Once received, the college will proceed with construction.

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

The project has been funded through desgin, but paused after the predesign was approved to avoid redesign costs from stopping/restarting design.

To ready the project and control costs, the college will initiate the design this fall if construction funding looks viable in the 2027-29 biennium.

What is planned with a future appropriation?

No additional appropriations are anticipated after construction funding in this request is appropriated.

Cost Estimate Details

Acquisition Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**		**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount					

Consultant Services					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services					
Predesign	$216,886				Funded in prior biennia
Sub TOTAL	**$216,886**		**1.0175**	**$220,682**	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	$1,671,844				69% of A/E Basic Services
Sub TOTAL	**$1,671,844**		**1.0346**	**$1,729,690**	Escalated to Mid-Design
3) Construction Phase Services					
Bid/Construction/Closeout	$751,118				31% of A/E Basic Services
Sub TOTAL	**$751,118**		**1.0850**	**$814,964**	Escalated to Mid-Const.
4) Additional Consultant Services					
Design Phase	$1,042,805		1.0346	$1,078,886	62%
Construction Phase	$614,333		1.0850	$666,551	82%
Sales tax on consultant services (where services are taxable)	$5,318		1.0850	$5,770	
Sub TOTAL	**$1,662,456**		**1.0346**	**$1,745,437**	
5) Design Services Contingency					
Consultant Contingency	$215,115				Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency					
Sub TOTAL	**$215,115**		**1.0850**	**$233,400**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$4,517,419**		**$4,744,173**	
Consultant Services Cost Per SF	$80		$84	
Consultant Services % Of Const	12%		12%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$3,688,285			
Sub TOTAL	**$3,688,285**	**1.0602**	**$3,910,320**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0602**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$25,526,530			No General Reqs included
Prime Cont. Field Overhead (GC/GR)	$1,671,188	7%		Gen Reqs, Insurance, BO
Prime Cont. Fee/Profit	$1,342,808	5%		Profit
Sub TOTAL	**$28,540,526**	**1.0850**	**$30,966,471**	Escalated to Mid-Const.
	$507 per GSF		*$550 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$32,228,811**		**$34,876,791**	
	$572 per GSF		*$619 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$32,228,811**		**$34,876,791**	
	$572 per GSF		*$619 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$1,611,441			Calculated
Other				
Sub TOTAL	**$1,611,441**	**1.0850**	**$1,748,413**	Escalated to Mid-Const.

8) Non-Taxable Items					
Building permit	$161,144				0.5%
Sub TOTAL	**$161,144**		**1.0850**	**$174,842**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$3,079,463**			**$3,332,894**	
CONSTRUCTION CONTRACTS TOTAL	**$37,080,858**			**$40,132,940**	
Construction Contracts Cost Per SF	$658			$713	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$870,802				
Furnishings	$224,720				
Sub TOTAL	**$1,095,522**		**1.0850**	**$1,188,642**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0850**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$99,693**			**$108,167**	
EQUIPMENT TOTAL	**$1,195,215**			**$1,296,809**	

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	$234,175				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$234,175**		**NA**	**$234,175**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					

SCC Project Coordination & Facilities Support Services (Clerk of the Works)	$609,295				
Subtotal of Other	*$609,295*				
PROJECT MANAGEMENT TOTAL	**$609,295**		**1.0850**	**$661,086**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
OTHER COSTS TOTAL	**$0**		**1.0602**	**$0**	Escalated to Start Const.

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Project name: Spokane Community College: Apprenticeship Center

OFM project number: 40000107 **Legislative district(s):** 3, 4, 6, 7

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Design-phase funding request**	**Predesign to OFM**	**Const.-phase funding request**
December 2017	*September 2026*	*TBD*	*TBD*
Associated General Contractors, Carpenters, Heavy Equipment Operators, Laborers	Associated General Contractors, Carpenters, Heavy Equipment Operators, Laborers		
Bricklayers and Allied Crafts	Bricklayers and Allied Crafts		
Cement Masons Heat and Frost Insulators	Cement Masons Heat and Frost Insulators		
Elevator Construction	Elevator Construction		

Finishing Trades (Painters, Drywall, Glazier)	Finishing Trades (Painters, Drywall, Glazier)		
Roofers	Roofers		
Avista Gas Welding	Avista Gas Welding		
Spokane Home Builders, Residential Carpentry	Spokane Home Builders, Residential Carpentry		
Roofers	Roofers		
Skilled Trades Preparation (Pre-Apprenticeship)	Skilled Trades Preparation (Pre-Apprenticeship)		
Mass Timber Manufacturing and Construction (CLT)	Mass Timber Manufacturing and Construction (CLT)		
Electrical trades	Electrical trades		

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:45PM

Project Number: **40000110**
Project Title: **Skagit: Library/Culinary Arts Building**

Description

Starting Fiscal Year: 2026
Project Class: Preservation (State-Owned)
Agency Priority: 11

Project Summary

Construct a new 39,366-square-foot Learning Commons building to replace the 26,730-square-foot Norwood Cole Library, expanding student access to academic support, technology, and workforce training while improving instructional capacity, supporting enrollment growth, enhancing student success, and replacing outdated facilities with a modern, efficient, and accessible campus resource.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?

This request will construct a new 39,366 gross square foot Learning Commons building that integrates library, culinary arts, and student services into a single, modern facility. The project replaces the existing 26,730 gross square foot Norwood Cole Library and consolidates dispersed functions into a centralized, accessible location on campus.

The new facility will provide flexible study environments, instructional space, technology-rich learning areas including IT Help desk, a Maker Space and VR Room, Tutoring suite and hands-on culinary training facilities. It will additionally serve as a primary gateway to the campus, improving way finding and creating a clear arrival point for students and visitors.

Students, faculty, and staff will benefit from expanded access to academic support, modern technology, and collaborative learning environments. The project supports additional student enrollment and improves access to programs that prepare students for high-demand careers.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?

The existing library facility is more than 50 years old and no longer meets the needs of modern teaching and learning. The building lacks flexibility, has outdated systems, and cannot support current technology, collaborative learning, or evolving instructional models.

The facility also has significant deficiencies, including seismic risks, failing mechanical systems, inadequate power and data infrastructure, and a lack of climate-controlled storage. These conditions affect safety, reliability, and the ability to deliver instruction.

Culinary arts facilities are similarly inadequate. Existing spaces do not support current enrollment, lack proper instructional and demonstration areas, and do not provide a realistic training environment for students. These limitations restrict program growth and reduce student learning outcomes.

This project is a priority because it addresses critical facility deficiencies while supporting student success, workforce training, and community partnerships. If the state does not act, the college will continue to operate in facilities that are outdated, inefficient, and unable to meet program demand. This will limit student access, constrain enrollment growth, increase operating costs, and reduce the college's ability to support local workforce needs.

3. Prior appropriations, expenditures, and project status

The state previously appropriated funds for the design phase of this project in the 2021–23 biennium. Design work is substantially complete, and the project is prepared to move into permitting and construction.

Please refer to the attached DCW Cost Management memo dated July 28,2026, which identifies some project conditions affecting the current cost increases for the current C-100 for the project, since the original PRR in 2020. DCW outlines that since June 2020, through June 2026, escalated components for Commercial kitchen equipment, Mechanical and HVAC metal components, Concrete and steel components, and Electrical system components have resulted in a $5,180,000 variance from state projected costs.

These volatile construction materials in conjunction with post PRR identified Municipal zoning changes of large frontage improvements at East College Way, existing East parking lot landscaping requirements, additional EV charging stations and the LEED performance path required PV roof panels have resulted in $785,800 ($724,850 x 1.084) of additional project costs. The Consultant team also identifies projected increases for metal Library shelving systems of $84,000.

The project is considered bid-ready and positioned to proceed immediately upon receipt of construction funding. Delaying construction will result in cost escalation and reduce the value of prior state investment.

Description

4. Does this project leverage non-state funding?
The project is primarily supported by state capital appropriations and includes an original $3,999,000 commitment of local funding from the College, and additional local funding could be acquired via an ask to the College Board.
Local funds will be used to support project costs, both of the core project and for the New Vision scope that enhances the proposed design and demonstrate the college's financial commitment to delivering the project. This investment reduces the total amount of state funding required and reflects strong institutional support.

5. How does this project support the agency's work and strategic plan?
This project directly supports the college's strategic plan and long-term campus development goals. It is identified as a priority project in the institution's master plan and advances key objectives related to access, student success, and community engagement.
The Learning Commons consolidates academic support services, improves access to technology, and creates a centralized hub for student learning. It supports modern instructional methods, including collaborative and project-based learning, which are essential for student success and workforce readiness.
The project also enhances campus organization and creates a more welcoming and functional environment, improving the overall student experience and strengthening connections with community partners.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
This project advances equity by improving access to education, technology, and student support services for historically under served populations. The college serves a diverse community, including a significant Hispanic population and local Native American tribes.
The new facility collocates student services and creates a welcoming, inclusive environment that reflects the needs of these communities. It improves access to academic resources, reduces barriers to participation, and supports student persistence and completion.
By expanding capacity and modernizing facilities, the project enables the college to better serve under represented students and provide pathways to high-demand careers, particularly in culinary arts and related industries.

7. Is there additional information decision makers should know?
This project is fully designed and ready for construction. The college and its design team have completed extensive planning and stakeholder engagement to ensure the project meets current and future needs.
Providing funding in the upcoming biennium will allow the state to realize the benefits of prior investments and avoid additional further cost escalation. Delays will only increase project costs and postpone critical improvements to student learning environments and workforce training capacity.

8. What alternatives were considered and why was this option chosen?
Multiple alternatives were originally evaluated, including renovating the existing library, relocating the library off campus, using other campus facilities, and constructing a new building with different configurations.
Renovation of the existing building was rejected because the structure cannot be efficiently reconfigured to meet modern program needs and included significant MEP system upgrades. The existing Library layout additionally lacked flexibility and would not readily support current or future instructional models.
Relocation off campus and use of other existing facilities were not viable due to lack of suitable space, higher operating costs, and reduced access for students for a core campus resource.
A two-story building option was also considered but rejected due to higher costs, operational inefficiencies, and accessibility challenges.
The selected alternative, a new, one-story Learning Commons of cost effective wood framing systems, was chosen because it best meets program requirements, supports accessibility, provides flexible learning spaces, and offers the most cost-effective

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:45PM

Project Number: 40000110
Project Title: Skagit: Library/Culinary Arts Building

Description

long-term solution.

9. What project delivery method will be used and why?
The college studied procurement methods during the predesign and expects to use the Design-Bid-Build delivery method to procure the project.
This delivery method is appropriate because the design is substantially complete, the project scope is well defined, and Design-Bid-Build provides a clear, competitive procurement process. It supports cost control, transparency, and alignment with state public works requirements.
This approach reduces risk by separating design and construction, allowing the state to receive competitive bids based on a fully developed design and ensuring accountability throughout construction.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to the Puget Sound Action Agenda or the Governor's Salmon Strategy. It does not include habitat restoration, shoreline work, or salmon recovery actions.
The project will comply with applicable environmental and stormwater regulations and incorporate energy-efficient building systems as required by state law.
This project is not identified as "Related to Puget Sound Action Agenda implementation," and is not identified as "Related to implementing the Governor's Salmon Strategy."

Location
City: Mount Vernon **County:** Skagit **Legislative District:** 040

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	44,170,000	2,245,000		12,000	41,913,000
147-6	HE Plant Accounts-Non-Appropriate	3,999,000				3,999,000
	Total	**48,169,000**	**2,245,000**	**0**	**12,000**	**45,912,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriate				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium
*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:45PM

Project Number: **40000110**
Project Title: **Skagit: Library/Culinary Arts Building**

Operating Impacts

Acct Code	Account Title	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
FTE	Full Time Employee	0.2	1.0	1.0	1.0	1.0
001-1	General Fund-State	32,000	127,000	127,000	127,000	127,000
	Total	**32,000**	**127,000**	**127,000**	**127,000**	**127,000**

Narrative

12,636 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Apr 2030). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000110	40000110
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 2026

Agency	699 - Skagit Valley College
Project Name	Library and Culinary Arts
OFM Project Number	40000256

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

Statistics			
Gross Square Feet	39,366 SF	MACC per Gross Square Foot	$769
Usable Square Feet	30,350 SF	Escalated MACC per Gross Square Foot	$829
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	77.1%	A/E Fee Class	B
Construction Type	Libraries	A/E Fee Percentage	7.23%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	9.00%	Location Used for Tax Rate	2405 East College Way, Mount Vernon, WA 98273
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	Demo: A05680
Base Month (Estimate Date)	June-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	November-21	Predesign End	April-22
Design Start	July-22	Design End	May-27
Construction Start	November-27	Construction End	April-30
Construction Duration	29 Months		

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Project Cost Summary

Total Project	$44,964,566	Total Project Escalated	$48,169,257
		Rounded Escalated Total	$48,169,000
Amount funded in Prior Biennia			**$2,257,000**
Amount in current Biennium			**$45,912,000**
Next Biennium			**$0**
Out Years			**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$1,669	
	Construction	$0	
	Art	$8	
	Agency PM	$0	
	Total	$1,677	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$206,778		
Design Phase Services	$1,585,622		
Extra Services	$2,467,111		
Other Services	$712,381		
Design Services Contingency	$575,497		
Consultant Services Subtotal	**$5,547,388**	**Consultant Services Subtotal Escalated**	**$5,710,316**

Construction			
Maximum Allowable Construction Cost (MACC)	$30,270,728	Maximum Allowable Construction Cost (MACC) Escalated	$32,626,420
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$1,513,536		$1,643,096
Non-Taxable Items	$0		$0
Sales Tax	$2,860,584	Sales Tax Escalated	$3,084,256
Construction Subtotal	**$34,644,848**	**Construction Subtotal Escalated**	**$37,353,772**

Equipment			
Equipment	$2,594,367		
Sales Tax	$233,493		
Non-Taxable Items	$0		
Equipment Subtotal	**$2,827,860**	**Equipment Subtotal Escalated**	**$3,069,926**

Artwork			
Artwork Subtotal	**$219,753**	**Artwork Subtotal Escalated**	**$219,753**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$84,000		
Other Project Admin Costs	$208,354		
Project Administration Subtotal	**$292,354**	**Project Administration Subtotal Escalated**	**$317,380**

Other Costs			
Other Costs Subtotal	**$1,432,364**	**Other Costs Subtotal Escalated**	**$1,498,110**

Project Cost Estimate			
Total Project	**$44,964,566**	Total Project Escalated	**$48,169,257**
		Rounded Escalated Total	**$48,169,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$5,710,316	$1,705,912	$4,004,404		**$0**
Construction					
Construction Subtotal	$37,353,772		$37,353,772		**$0**
Equipment					
Equipment Subtotal	$3,069,926		$3,069,926		**$0**
Artwork					
Artwork Subtotal	$219,753	$16,348	$203,405		**$0**
Agency Project Administration					
Project Administration Subtotal	$317,380		$317,380		**$0**
Other Costs					
Other Costs Subtotal	$1,498,110	$534,740	$963,370		**$0**
Project Cost Estimate					
Total Project	**$48,169,257**	**$2,257,000**	**$45,912,257**	**$0**	**$0**
	$48,169,000	**$2,257,000**	**$45,912,000**	**$0**	**$0**
Percentage requested as a new appropriation			**95%**		

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

This funding request is for the construction phase of this project.

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

The predesign is complete and approved by OFM. The design is largely complete except for any changes required to meet code requirements since design was completed to when construction funding is received.

What is planned with a future appropriation?

No future funding requests are planned.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Predesign	$206,778			
Sub TOTAL	**$206,778**	**1.0000**	**$206,778**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$1,585,622			69% of A/E Basic Services
Sub TOTAL	**$1,585,622**	**1.0000**	**$1,585,622**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$712,381			31% of A/E Basic Services
Sub TOTAL	**$712,381**	**1.0856**	**$773,361**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$1,659,241	1.0000	$1,659,241	105%
Construction Phase	$792,699	1.0856	$860,554	111%
Sales tax on consultant services (where services are taxable)	$15,171	1.0856	$16,470	
Sub TOTAL	**$2,467,111**	**1.0000**	**$2,519,795**	
5) Design Services Contingency				
Consultant Contingency	$248,595			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	$326,902			added to match 2024 C-100 non-escalated Contracted amount

Sub TOTAL	**$575,497**	**1.0856**	**$624,760**	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	**$5,547,388**		**$5,710,316**	
Consultant Services Cost Per SF	$141		$145	
Consultant Services % Of Const	16%		15%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$5,931,577			Includes New Vision Annex Demo
Sub TOTAL	**$5,931,577**	**1.0459**	**$6,203,837**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
				City Premium for Frontage and interior Parking lighting and Landscaping included in Site work above
Sub TOTAL	**$0**	**1.0459**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$21,008,344			Includes New Vision Scope
Prime Cont. Field Overhead (GC/GR)	$2,326,645	11%		
Prime Cont. Fee/Profit	$1,004,162	5%		
Sub TOTAL	**$24,339,151**	**1.0856**	**$26,422,583**	Escalated to Mid-Const.
	$618 per GSF		*$671 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$30,270,728**		**$32,626,420**	
	$769 per GSF		*$829 per GSF*	

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6) Total Cost of Construction (TCC)

TCC Sub TOTAL	**$30,270,728**		**$32,626,420**	
	$769 per GSF		*$829 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$1,513,536			Calculated
Other				
Sub TOTAL	**$1,513,536**	**1.0856**	**$1,643,096**	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	**$0**	**1.0856**	**$0**	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	**$2,860,584**		**$3,084,256**	
CONSTRUCTION CONTRACTS TOTAL	**$34,644,848**		**$37,353,772**	
Construction Contracts Cost Per SF	$880		$949	

Equipment				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment				
Equipment	$2,158,337			
Furnishings	$436,030			
Sub TOTAL	**$2,594,367**	**1.0856**	**$2,816,445**	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	**$0**	**1.0856**	**$0**	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	**$233,493**		**$253,481**	
EQUIPMENT TOTAL	**$2,827,860**		**$3,069,926**	

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	$239,748			0.5% of total project cost for new and renewal construction
Local fund art deduction	-$19,995			$3,999,000
ARTWORK TOTAL	**$219,753**	**NA**	**$219,753**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services	$84,000				DES fee for local funding
College Construction Coordination (Clerk of the Works)	$208,354				
Subtotal of Other	*$208,354*				
PROJECT MANAGEMENT TOTAL	**$292,354**		**1.0856**	**$317,380**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Hazardous Material Remediation/Removal	$63,160				
Temp building rental	$854,071				
Permit Fees	$515,133				
OTHER COSTS TOTAL	**$1,432,364**		**1.0459**	**$1,498,110**	Escalated to Start Const.

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TECHNICAL MEMORANDUM

Market Cost Escalation 2020 to 2026

Project: Skagit Valley College – Library & Culinary Arts Building
Prepared By: DCW Cost Management
Prepared For: Skagit Valley College / RMC Architects & Hacker
Date: July 28, 2026
Re: Project cost increases for C100 preparation

1.0 Purpose

This memorandum has been prepared by DCW Cost Management to summarize construction material cost escalation from a June 2020 baseline through June 2026, affecting the primary cost-driving elements of the Skagit Valley College Culinary Arts and Commons project. The intent is to provide the project team's C-100 development with a factual, current basis for evaluating budget variance across all major escalation-exposed scopes to date.

2.0 Background

The project's original conceptual and schematic design (SD) budgets were established prior to a six-year period of significant volatility in construction materials markets. Beginning in 2020, the COVID-19 pandemic disrupted global supply chains, mill and plant production capacity, and freight/logistics networks, triggering the first wave of broad-based construction cost escalation — most dramatically in framing lumber and panel products, which saw unprecedented spikes in 2021, and in crude oil and diesel fuel, which fell to historic lows in mid-2020 before rebounding sharply. This was followed by sustained inflation across 2021–2023, and, since 2024, by a further round of increases tied to Section 232 tariff actions on steel and aluminum, elevated energy costs affecting cement and asphalt production, and continued global demand for copper and transformer-grade electrical steel. Aluminum, stainless steel, carbon steel, copper, cement, liquid asphalt binder, electrical distribution equipment, diesel fuel, and lumber/panel products — the primary material inputs for this project's kitchen fabrications, mechanical systems, structural concrete, sitework paving, electrical systems, formwork, and general trades scopes — have experienced significant and, in many cases, compounding cost increases over this period.

Key contributing factors include:

- Pandemic-era (2020–2021) supply chain disruption and mill/plant capacity constraints, which established the first major step-change in material pricing off the June 2020 baseline.
- Section 232 tariff actions on imported steel and aluminum, including expansions to derivative products (fabricated assemblies, appliances, and equipment containing steel or aluminum content), which have materially increased landed cost for both raw stock and imported finished equipment.
- Sustained increases in London Metal Exchange (LME) benchmark pricing for aluminum and copper, driven by global demand, energy costs at smelting facilities, and constrained scrap and primary metal supply.
- Elevated cement and clinker production costs, reflecting energy price volatility and limited kiln capacity investment, directly affecting ready-mix concrete pricing for structural and sitework scopes.

- Crude oil price volatility feeding directly into liquid asphalt binder costs, a primary driver of hot-mix asphalt (HMA) paving pricing for site and parking scopes.
- Extended manufacturing lead times and cost increases for switchgear, transformers, and panelboards, driven by global component and transformer-core steel shortages affecting the electrical scope.
- Elevated alloy surcharges on stainless steel (nickel, chromium, molybdenum), which directly affect NSF-rated kitchen fabrication pricing (worktables, hoods, sinks, shelving).
- Continued fabrication and field labor cost growth, compounding raw material increases in the final installed cost of ductwork, kitchen casework, concrete, paving, and electrical distribution systems.
- Extended lead times for stainless and galvanized sheet metal stock, rebar, and electrical equipment, which, in some cases, required change orders or early material buyout to hold pricing.
- Crude oil price movement off the mid-2020 pandemic collapse, which has driven diesel fuel and freight/trucking costs sharply higher and layered a fuel surcharge onto nearly every delivered material and equipment line in this memorandum.
- Historic 2021 framing lumber and panel product price spikes, followed by a partial retreat, which have left current softwood lumber and OSB/plywood pricing meaningfully above the June 2020 baseline despite easing from peak levels.

3.0 Market Data Summary

The table below summarizes representative market index movement from a June 2020 baseline to current (June 2026) conditions for the primary materials and assemblies relevant to this project's kitchen equipment, mechanical, concrete, asphalt paving, electrical, petroleum/fuel, and lumber scopes. Figures are derived from published producer price indices, LME spot/forward pricing, U.S. Energy Information Administration (EIA) fuel data, Random Lengths lumber/panel pricing, and DCW's internal subcontractor and vendor pricing survey for the Puget Sound / Pacific Northwest market, and are presented as ranges to reflect variability by gauge, alloy, mix design, and supplier.

Material / Assembly	Base Index (Jun 2020)	Current Index (Jun 2026)	Approx. % Change	Primary Driver
Aluminum sheet/plate (mill)	100	175 – 190	+75% to +90%	Section 232 tariffs, pandemic-era supply shock, LME premiums
Stainless steel sheet (304/316)	100	150 – 165	+50% to +65%	Nickel/chromium surcharges, tariffs
Galvanized/black iron duct steel	100	145 – 160	+45% to +60%	Section 232 steel tariffs, mill capacity
Copper tube, wire & fittings	100	170 – 190	+70% to +90%	LME copper price surge, grid/EV demand
Reinforcing steel (rebar)	100	140 – 155	+40% to +55%	Mill capacity, Section 232 tariff exposure
Ready-mix concrete / cement	100	135 – 148	+35% to +48%	Cement kiln capacity, energy cost, freight

Material / Assembly	Base Index (Jun 2020)	Current Index (Jun 2026)	Approx. % Change	Primary Driver
Asphalt paving mixture (HMA/binder)	100	130 – 150	+30% to +50%	Crude oil volatility, refinery capacity
Aggregate & base course materials	100	120 – 130	+20% to +30%	Fuel and trucking cost pass-through
Electrical conduit & raceway (steel/PVC)	100	140 – 155	+40% to +55%	Steel tariffs, PVC resin cost volatility
Switchgear, transformers & panelboards	100	160 – 185	+60% to +85%	Global transformer/component shortage, extended lead times
Fabricated SS kitchen casework	100	155 – 175	+55% to +75%	Raw material pass-through + labor
HVAC sheet metal fabrication (installed)	100	148 – 162	+48% to +62%	Material + shop labor escalation
Diesel fuel / freight & trucking index	100	145 – 165	+45% to +65%	Crude oil rebound off 2020 pandemic lows, freight demand
Framing lumber (softwood dimensional)	100	125 – 140	+25% to +40%	2021 price spike, mill capacity, tariffs on Canadian softwood
Plywood / OSB sheathing	100	130 – 145	+30% to +45%	Resin cost, mill curtailments, panel demand

Note: Index figures are representative of national and regional trends compiled from public producer price data and DCW's subcontractor/vendor market survey. Figures should be validated against current vendor and subcontractor quotes as design progresses.

4.0 Impact on Commercial Kitchen Equipment

The Culinary Arts and Commons project includes an extensive commercial kitchen and teaching-kitchen program with significant custom stainless-steel fabrication (worktables, hoods, sinks, shelving, serving lines) alongside manufactured cooking, refrigeration, and ventilation equipment. Because NSF-compliant fabrications are almost exclusively stainless steel, and much of the manufactured equipment (ranges, ovens, refrigeration casework, exhaust hoods) contains substantial stainless and aluminum content, this scope has experienced above-average escalation relative to the overall project budget since June 2020.

- Custom stainless-steel fabrications (Division 11 kitchen equipment) are tracking approximately 55–75% above the June 2020 baseline, driven by the compounding effect of pandemic-era supply disruption, alloy surcharges, and fabrication shop labor.
- Manufactured cooking and refrigeration equipment with imported components has seen cumulative list price increases from major manufacturers since 2020, layered with tariff-related surcharges on specific product lines.

- Ventilation hoods and fire suppression enclosures, largely aluminum and stainless assemblies, are tracking near the high end of the range due to combined aluminum and stainless exposure.
- Vendors are increasingly quoting shorter price-hold periods (30–45 days versus the historical 90-day hold), increasing exposure to further escalation between budgeting and award.

5.0 Impact on Mechanical Systems

The mechanical scope for the Culinary Arts and Commons building includes substantial kitchen exhaust and makeup air ductwork, general HVAC ductwork, and copper piping for domestic water, hydronic, and refrigerant lines — all metal-intensive systems directly exposed to the cost trends summarized in Section 3.0 since 2020.

- Galvanized and black iron ductwork, including grease duct assemblies serving the kitchen exhaust systems, is tracking 45–60% above the June 2020 baseline, reflecting the combined effect of pandemic-era escalation and Section 232 steel tariff impacts.
- Copper tube and fittings for domestic water and hydronic piping are tracking 70–90% above baseline, consistent with LME copper price movement over the full 2020–2026 period.
- Installed sheet metal fabrication costs (labor plus material) are tracking 48–62% above baseline, reflecting both material escalation and continued shop labor rate growth in the regional market.
- Kitchen-specific exhaust and makeup air systems, given the higher gauge and stainless requirements associated with grease duct code compliance, are trending toward the upper end of the mechanical cost range.

6.0 Impact on Concrete and Structural Sitework

The Culinary Arts and Commons project includes structural concrete foundations, slabs-on-grade, structural walls, and associated sitework, all of which are directly exposed to cement, aggregate, and reinforcing steel cost trends over the 2020–2026 period.

- Ready-mix concrete and cement are tracking 35–48% above the June 2020 baseline, driven by cement kiln production capacity constraints, energy cost pass-through, and regional trucking/freight costs.
- Reinforcing steel (rebar) is tracking 40–55% above baseline, reflecting steel mill capacity constraints and Section 232-related tariff exposure carried forward from the broader steel market.
- Foundation and structural concrete scopes (footings, slabs, structural walls) for the Culinary Arts and Commons building are exposed to both material lines concurrently, compounding the net cost impact on this division.
- Batch plants are quoting shorter pricing holds, and rebar mill order lead times have in some cases extended to 8–14 weeks, increasing the risk of cost growth between budgeting and placement of concrete orders.

7.0 Impact on Asphalt Paving

Sitework for the project includes parking area upgrades, access drives, and paved walkways, all of which are directly exposed to asphalt binder and aggregate cost trends since 2020.

- Hot-mix asphalt (HMA) paving mixture is tracking 30–50% above the June 2020 baseline, driven primarily by crude oil price volatility feeding into liquid asphalt binder cost, compounded by regional refinery capacity constraints.
- Aggregate and base course materials are tracking 20–30% above baseline, reflecting fuel and trucking cost pass-through rather than raw material scarcity.
- Parking area, access drive, and walkway paving scopes for the project are directly exposed to these trends.
- Paving contractors report escalating fuel surcharges and shorter bid validity periods (approximately 30 days) given continued binder price volatility.

8.0 Impact on Electrical Systems

The electrical scope for the Culinary Arts and Commons building includes service distribution, switchgear, panelboards, and building wiring, all of which have been affected by copper, steel, and global component supply trends since 2020.

- Copper wire and cable are tracking 70–90% above the June 2020 baseline, consistent with LME copper pricing more than doubling over the period amid grid modernization and broader electrification demand.
- Switchgear, transformers, and panelboards are tracking 60–85% above baseline, with manufacturing lead times in some cases extending to 52–78 weeks due to global transformer-core steel and semiconductor component shortages.
- Conduit and raceway (steel and PVC) are tracking 40–55% above baseline, reflecting both steel tariff impacts and PVC resin cost volatility.
- Given the extended lead times for switchgear and transformers in particular, early procurement or vendor buyout is recommended to protect both project cost and schedule for this scope.

9.0 Impact of Petroleum-Based Products and Fuel Costs

Crude oil pricing collapsed to historic lows in mid-2020 amid the pandemic demand shock, meaning the June 2020 baseline reflects an unusually low starting point for petroleum-linked costs. Diesel fuel and freight/trucking costs have since risen substantially, and because nearly every material addressed in this memorandum — kitchen equipment, ductwork, rebar, concrete, asphalt, conduit, switchgear, and lumber — is delivered to the Skagit Valley site by truck, this fuel cost increase functions as a cross-cutting surcharge layered on top of the underlying material escalation reported elsewhere in this memorandum.

- Diesel fuel and regional freight/trucking indices are tracking 45–65% above the June 2020 baseline, reflecting the rebound off pandemic-era lows and sustained elevated crude oil pricing since.
- PVC and other petroleum-derived plastic products (electrical conduit, pipe insulation, sealants, roofing membrane components) are tracking cost increases tied to both resin feedstock pricing and asphalt/bitumen market conditions.
- Liquid asphalt binder for the paving scope (Section 7.0) is directly linked to crude oil pricing and has been a primary driver of hot-mix asphalt cost growth over the 2020–2026 period.

- Freight surcharges are now commonly itemized as separate line items by vendors and subcontractors rather than embedded in unit pricing, which increases visibility into this cost driver but also increases exposure to further fuel price movement between budgeting and delivery.
- Because fuel cost is embedded across all divisions rather than isolated to a single CSI scope, it is not broken out as a separate line in the Section 11.0 budget table; it is instead reflected within the escalation percentages shown for each affected division.

10.0 Impact on Lumber and Wood Products

The Culinary Arts and Commons project is a predominantly a wood-framed building with limited steel column supports and accordingly engineered wood products remain a meaningful cost input for this Project.

Framing lumber and structural panel products experienced one of the most volatile price histories of any construction material over the 2020–2026 period, with prices spiking to several multiples of the June 2020 baseline in 2021 before retreating substantially by 2023. Current (June 2026) pricing remains above the original June 2020 baseline, though well below the 2021 peak.

- Softwood dimensional framing lumber is tracking approximately 25–40% above the June 2020 baseline, reflecting a partial retreat from the extraordinary 2021 spike but continued elevation due to mill capacity constraints and tariffs on Canadian softwood lumber imports.
- Plywood and OSB sheathing are tracking 30–45% above baseline, driven by resin cost, periodic mill curtailments, and continued panel demand.
- Concrete formwork, blocking, and temporary wood structures supporting the concrete scope in Section 6.0 are directly exposed to this cost trend, representing an indirect lumber cost impact embedded in the concrete and general trades pricing.
- Unlike the metals, concrete, and electrical trends discussed elsewhere in this memorandum, lumber pricing has historically been highly volatile in both directions; the project team should treat the current lumber range as a snapshot rather than a stable trend line, and re-verify pricing close to buyout.

11.0 Estimated Budget Impact

Applying the escalation ranges above to the escalation-exposed scopes of the June 2020 baseline estimate yields the following order-of-magnitude budget impact across kitchen equipment, mechanical, concrete, asphalt paving, electrical, and wood framing/millwork scopes. Fuel and freight cost increases are embedded within each division's escalation percentage rather than shown as a separate line, consistent with Section 9.0. These figures are intended to illustrate the scale of exposure and should be refined against updated vendor and subcontractor pricing as design is finalized and released for Bid.

Scope of Work	2020 Baseline Estimate	2026 Escalated Estimate	Net Variance
Commercial Kitchen Equipment & Fabrications (Div. 11)	$1,750,000	$2,780,000	+$1,030,000 (+59%)
Mechanical (HVAC ductwork, hoods, piping) (Div. 23)	$2,650,000	$4,320,000	+$1,670,000 (+63%)

Scope of Work	2020 Baseline Estimate	2026 Escalated Estimate	Net Variance
Concrete & Structural Sitework (Div. 3)	$1,850,000	$2,700,000	+$850,000 (+46%)
Asphalt Paving & Sitework (Div. 32)	$620,000	$860,000	+$240,000 (+39%)
Electrical Systems (Div. 26)	$1,450,000	$2,500,000	+$1,050,000 (+72%)
Wood Framing, Millwork & General Trades (Div. 6)	$980,000	$1,320,000	+$340,000 (+35%)
Combined Escalation-Exposed Scope	**$9,300,000**	**$14,480,000**	**+$5,180,000 (+56%)**

Note: Baseline figures are generally consistent with the project's SD-level budget allocations.

12.0 Risk Factors and Considerations

- Trade policy volatility: tariff rates and product exclusions have changed multiple times since 2020 and remain subject to further revision, which could increase or, in the case of negotiated exclusions, partially offset current pricing.
- Energy price sensitivity: cement, asphalt binder, diesel fuel, and cast electrical component production are all energy-intensive or petroleum-linked processes; further crude oil or energy price volatility would directly affect concrete, paving, freight, and electrical equipment costs simultaneously.
- Vendor and subcontractor price-hold exposure: shortened quote validity periods across concrete, paving, kitchen equipment, lumber, and electrical equipment increase the risk of cost growth between the current estimate and actual buyout or procurement.
- Electrical equipment lead time risk: switchgear and transformer lead times of 52–78 weeks present a schedule risk independent of cost, and may require early release or design freeze on service size to hold a place in manufacturer production queues.
- Lumber price volatility risk: unlike most other materials in this memorandum, lumber and panel pricing can move sharply in either direction within a single design cycle; the current 25–45% range should be re-verified close to buyout rather than relied upon as a stable escalation rate.
- Schedule sensitivity: earlier procurement of long-lead kitchen equipment, ductwork materials, rebar, lumber/panel products, and electrical distribution equipment may allow the project to lock in current pricing ahead of further anticipated increases.

13.0 Recommendations

- Since the current C100 escalation rate is 3.13% and actual escalation is generally 4.25% overall across product lines in Washington State, we recommend maintaining a dedicated escalation contingency for metal-, concrete-, asphalt-, electrical-, fuel-, and lumber-intensive scopes distinct from general project contingency, given the volatility documented in this memorandum.
- Prioritize early procurement or vendor buyout of long-lead switchgear and transformers, and lock in rebar and ready-mix concrete pricing ahead of the structural pour schedule, to mitigate both cost and schedule risk.
- Monitor random lengths lumber/panel indices and diesel fuel/freight surcharges separately from the annual escalation rate, given their demonstrated capacity for rapid movement within a single budget cycle.
- Revisit this analysis at the final design milestone, as tariff policy, energy costs, fuel pricing, and commodity index movement remain active and unresolved variables across all scopes addressed in this memorandum.

14.0 Closing

DCW Cost Management will continue to monitor construction materials market conditions, energy and fuel costs, and tariff developments affecting the Skagit Valley College Culinary Arts and Commons project — across kitchen equipment, mechanical, concrete, asphalt paving, electrical, petroleum-linked, and lumber scopes — and will be available to discuss market data as the project advances toward construction documents and bidding. Please contact our office with any questions regarding the data or methodology summarized herein.

Respectfully submitted,

Trish Drew and Ryan Fouts – DCW Cost Management

Project name: Skagit Valley College: Library/Culinary Arts Building

OFM project number: 40000110 **Legislative district(s):** 10, 39, 40

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Design-phase funding request**	**Predesign to OFM**	**Const.-phase funding request**
December 2017	*September 2026*	*TBD*	*TBD*
Culinary Arts	Culinary Arts		
Library	Library		
Student Services	Student Services		

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:45PM

Project Number: **40001350**
Project Title: **Yakima Kendall Hall Replacement**

Description

Starting Fiscal Year: 2028
Project Class: Program Improvement (State-Owned)
Agency Priority: 12

Project Summary

Demolish and replace the obsolete 16,486-square-foot Kendall Hall with a new 19,587-square-foot performing arts facility that expands instructional capacity, improves student success and workforce preparation in music and theater programs, enhances accessibility and safety, reduces operating risks, and preserves a critical state asset while strengthening community engagement.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?

This request will fund demolition of the existing Kendall Hall and construction of a new, purpose-built performing arts instructional facility on the Yakima Valley College (YVC) Yakima Campus. The replacement facility will increase space from approximately 16,486 square feet to about 19,587 square feet and will include modern classrooms, rehearsal rooms, performance and stage space, technical support areas, secure instrument and equipment storage, faculty offices, and student collaboration areas. The project also includes complete replacement of building systems, site work, and code-compliant accessibility and life-safety features.

The new facility will directly support YVC's music, theater, and performing arts programs and will serve students in transfer and professional-technical pathways. Faculty will gain functional, flexible teaching environments that support current curriculum requirements. The project will also benefit the broader Yakima Valley community by providing an appropriate venue for performances, outreach activities, and partnerships with local schools and community groups. By replacing an obsolete facility with a right-sized, modern building, the project will improve instructional quality, student experience, and community access to arts education.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?

Kendall Hall was constructed in 1961 and no longer meets the functional, technical, or programmatic needs of YVC's performing arts programs. The building's systems are beyond their useful life, and its layout does not support modern instructional practices. Spaces are undersized, acoustically inadequate, and inflexible. The facility lacks appropriate rehearsal space, performance infrastructure, accessible features, and secure storage for specialized equipment.

The 2023 Facility Condition Survey identifies Kendall Hall as the highest-priority facility need on campus, with a score indicating critical deficiencies and end-of-life systems. These conditions constrain enrollment, limit program growth, and reduce the quality of instruction. They also create ongoing operational risks, including increasing maintenance costs and potential system failures.

This project is a priority because it addresses both facility condition and program capacity needs in a single investment. Without state action, conditions will continue to deteriorate, increasing costs and risk while further limiting student access to performing arts education. Over time, the college may be forced to reduce or suspend program offerings due to inadequate space and safety concerns, resulting in lost educational opportunities for students and diminished community engagement.

3. Prior appropriations, expenditures, and project status

This project has not received prior state funding. It is proposed as a new intermediate capital request for the 2027–29 biennium. No state expenditures have been made to date. The project is currently at the conceptual stage, with planning-level cost estimates based on standard capital budgeting methods. The total estimated project cost is $15,000,000.

If funded, the college will immediately proceed with design and early project development activities. YVC will work in coordination with the Department of Enterprise Services (DES) to advance project scope, refine cost estimates, and prepare for design and construction.

4. Does this project leverage non-state funding?

No non-state funding is currently identified for this project. The replacement of Kendall Hall is dependent on state capital appropriations. The college will continue to evaluate opportunities for partnerships or supplemental funding; however, no such funding is required to complete the project as proposed.

Description

5. How does this project support the agency's work and strategic plan?
Yakima Valley College's mission is to strengthen its communities by providing accessible, high-quality education that leads to student success in transfer, workforce, and lifelong learning pathways. The Kendall Hall replacement directly supports this mission by ensuring that performing arts programs are delivered in appropriate, modern facilities that meet current educational standards.
The project aligns with the college's strategic goals to improve student access, increase completion rates, and modernize facilities to support high-demand and high-impact programs. Performing arts programs play a key role in student engagement, retention, and transfer preparation, particularly for students pursuing careers in education, the arts, and related fields.
The project also supports statewide capital priorities by replacing an aging facility with a durable, efficient building that will serve students for decades. It advances asset stewardship goals by addressing a high-risk facility and reducing long-term maintenance and operating costs. The new building will also incorporate energy-efficient systems and sustainable design practices consistent with state requirements.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
YVC serves a large and diverse student population, including a significant number of Hispanic/Latino students, first-generation college students, and students from low-income and rural backgrounds. The current Kendall Hall facility creates barriers to equitable participation due to limited accessibility, inadequate space, and outdated infrastructure.
The replacement facility will provide fully accessible, inclusive learning environments that meet current accessibility standards. Students will have equal access to instructional spaces, rehearsal rooms, and performance areas designed to support a wide range of learning and physical needs.
The project will expand opportunities for participation in performing arts programs, which are often an important point of entry and engagement for students. It will also support outreach to local K–12 schools and community organizations, increasing access to arts education for under served populations in the region.
Expected outcomes include improved student access and participation, increased retention and completion in performing arts programs, and expanded community engagement. The project will help ensure that all students have access to high-quality facilities that support their academic and creative development.

7. Is there additional information decision makers should know?
The Kendall Hall replacement addresses the most critical facility deficiency identified at YVC and is strongly supported by campus leadership. The project is appropriately scoped to resolve both facility condition and programmatic limitations in a single, efficient investment.
Replacing the building rather than continuing incremental repairs provides the best long-term value to the state. The project will reduce ongoing maintenance costs, improve energy performance, and create a durable facility with a long service life.
The college is prepared to move forward with project development upon receipt of funding and has aligned this request with its long-range facility and academic plans. The project represents a strategic investment in both student success and community engagement.

8. What alternatives were considered and why was this option chosen?
The college evaluated renovation, phased system upgrades, and replacement on alternative sites. Renovation was determined to be infeasible due to extensive system failures, structural limitations, and the inability to achieve required program space within the existing building. Phased upgrades would not resolve fundamental deficiencies and would result in continued disruption to instructional activities and higher long-term costs.
Alternative site options were also considered; however, maintaining the facility within the existing campus core best supports program integration, student access, and community use.
Full replacement on the current site was selected as the only option that addresses all identified deficiencies, supports current and future program needs, and provides a long-term solution aligned with institutional and state goals.

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:45PM

Project Number: **40001350**
Project Title: **Yakima Kendall Hall Replacement**

Description

9. What project delivery method will be used and why?
Yakima Valley College intends to use the General Contractor/Construction Manager(GCCM) delivery method for this project. The college will work with its assigned Department of Enterprise Services Project Manager to confirm and implement this approach in accordance with state requirements.
The GCCM method is appropriate because it supports early contractor involvement, improves cost control, and helps manage risks associated with demolition, replacement construction, and coordination of specialized performance spaces. Selection of the final delivery strategy will consider project scope, schedule, complexity, and risk to ensure efficient delivery and best value for the state.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not identified as related to Puget Sound Action Agenda implementation or to the Governor's Salmon Strategy. It does not include habitat restoration, shoreline work, or salmon recovery actions and is not directly associated with these initiatives.

Location
City: Yakima **County:** Yakima **Legislative District:** 014

Project Type
Major Projects-New Facilities

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No
How does this fit in master plan
This is a replacement of an existing facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	15,000,000				15,000,000
	Total	**15,000,000**	**0**	**0**	**0**	**15,000,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:45PM

Project Number: 40001350
Project Title: Yakima Kendall Hall Replacement

Operating Impacts

Acct Code	Account Title	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
FTE	Full Time Employee	0.1	0.2	0.2	0.2	0.2
001-1	General Fund-State	16,000	31,000	31,000	31,000	31,000
	Total	**16,000**	**31,000**	**31,000**	**31,000**	**31,000**

Narrative

3,101 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Jan 2031). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001350	40001350
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 2026

Agency	Yakima Valley College
Project Name	Kendall Hall Replacement
OFM Project Number	40001350

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

Statistics			
Gross Square Feet	19,587 SF	MACC per Gross Square Foot	$408
Usable Square Feet	14,299 SF	Escalated MACC per Gross Square Foot	$458
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	73.0%	A/E Fee Class	B
Construction Type	Auditorium without stag	A/E Fee Percentage	9.86%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	S. 16th Ave. & Nob Hill Blvd., Yakima, WA 98902
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	To demo: A06936
Base Month (Estimate Date)	April-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start		Predesign End	
Design Start	September-27	Design End	September-28
Construction Start	January-29	Construction End	January-31
Construction Duration	24 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	$13,435,919	Total Project Escalated	$14,999,810
		Rounded Escalated Total	$15,000,000

Amount funded in Prior Biennia	**$0**
Amount in current Biennium	**$15,000,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	GCCM		
	Design Fee	$194,623	
	Construction	$1,046,738	
	Art	$6,207	
	Agency PM	$0	
	Total	$1,247,569	8.3%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$45,000		
Design Phase Services	$636,399		
Extra Services	$772,700		
Other Services	$285,918		
Design Services Contingency	$87,001		
Consultant Services Subtotal	**$1,827,018**	**Consultant Services Subtotal Escalated**	**$1,969,716**

Construction			
Maximum Allowable Construction Cost (MACC)	$7,990,748	Maximum Allowable Construction Cost (MACC) Escalated	$8,972,996
GCCM Risk Contingencies	$0		$0
GCCM Management	$917,950		$1,031,868
Owner Construction Contingency	$445,435		$500,714
Non-Taxable Items	$100,000		$112,410
Sales Tax	$804,455	Sales Tax Escalated	$903,480
Construction Subtotal	**$10,258,588**	**Construction Subtotal Escalated**	**$11,521,468**

Equipment			
Equipment	$1,101,000		
Sales Tax	$94,686		
Non-Taxable Items	$0		
Equipment Subtotal	**$1,195,686**	**Equipment Subtotal Escalated**	**$1,344,072**

Artwork			
Artwork Subtotal	**$74,626**	**Artwork Subtotal Escalated**	**$74,626**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$80,000		
Project Administration Subtotal	**$80,000**	**Project Administration Subtotal Escalated**	**$89,928**

Other Costs			
Other Costs Subtotal	**$0**	**Other Costs Subtotal Escalated**	**$0**

Project Cost Estimate			
Total Project	**$13,435,919**	Total Project Escalated	**$14,999,810**
		Rounded Escalated Total	**$15,000,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$1,969,716		$1,969,716		**$0**
Construction					
Construction Subtotal	$11,521,468		$11,521,468		**$0**
Equipment					
Equipment Subtotal	$1,344,072		$1,344,072		**$0**
Artwork					
Artwork Subtotal	$74,626		$74,626		**$0**
Agency Project Administration					
Project Administration Subtotal	$89,928		$89,928		**$0**
Other Costs					
Other Costs Subtotal	$0		$0		**$0**
Project Cost Estimate					
Total Project	**$14,999,810**	**$0**	**$14,999,810**	**$0**	**$0**
	$15,000,000	**$0**	**$15,000,000**	**$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.*)

This request is for funding to complete the design and construction phases for this project.

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

The project has been conceptualized, scoped and estimated with consultant support. Once funded, design will begin.

What is planned with a future appropriation?

No future apporpriations are planned for this project.

Cost Estimate Details

Acquisition Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**		**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount					

Consultant Services					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services					
Other	$45,000				
Sub TOTAL	**$45,000**		**1.0459**	**$47,066**	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	$636,399				69% of A/E Basic Services
Sub TOTAL	**$636,399**		**1.0622**	**$675,984**	Escalated to Mid-Design
3) Construction Phase Services					
Bid/Construction/Closeout	$285,918				31% of A/E Basic Services
Sub TOTAL	**$285,918**		**1.1241**	**$321,401**	Escalated to Mid-Const.
4) Additional Consultant Services					
Design Phase	$664,374		1.0622	$705,698	104%
Construction Phase	$108,326		1.1241	$121,769	38%
Sales tax on consultant services (where services are taxable)			1.1241	$0	
Sub TOTAL	**$772,700**		**1.0622**	**$827,467**	
5) Design Services Contingency					
Consultant Contingency	$87,001				Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency					
Sub TOTAL	**$87,001**		**1.1241**	**$97,798**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$1,827,018**		**$1,969,716**	
Consultant Services Cost Per SF	$93		$101	
Consultant Services % Of Const	18%		17%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$275,000			
Sub TOTAL	**$275,000**	**1.0899**	**$299,723**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0899**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$7,715,748			
Prime Cont. Field Overhead (GC/GR)		0%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	**$7,715,748**	**1.1241**	**$8,673,273**	Escalated to Mid-Const.
	$394 per GSF		*$443 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$7,990,748**		**$8,972,996**	
	$408 per GSF		*$458 per GSF*	
5a) GCCM Risk Contingency				
GCCM Risk Contingency		0%		
Sub TOTAL	**$0**	**1.1241**	**$0**	Escalated to Mid-Const.
5b) GCCM Costs				
GCCM Fee	$381,812	5%		
Bid General Conditions	$536,138	7%		
GCCM Preconstruction Services		0%		
Sub TOTAL	**$917,950**	**1.1241**	**$1,031,868**	Escalated to Mid-Const.
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$8,908,698**		**$10,004,864**	
	$455 per GSF		*$511 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$445,435			Calculated
Other				
Sub TOTAL	**$445,435**	**1.1241**	**$500,714**	Escalated to Mid-Const.

8) Non-Taxable Items					
Plan review, permits, planning	$100,000				
Sub TOTAL	**$100,000**		**1.1241**	**$112,410**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$804,455**			**$903,480**	
CONSTRUCTION CONTRACTS TOTAL	**$10,258,588**			**$11,521,468**	
Construction Contracts Cost Per SF	$524			$588	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$675,000				
Furnishings	$426,000				
Sub TOTAL	**$1,101,000**		**1.1241**	**$1,237,635**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.1241**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$94,686**			**$106,437**	
EQUIPMENT TOTAL	**$1,195,686**			**$1,344,072**	

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	$74,626				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$74,626**		**NA**	**$74,626**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					

YVCC Consrtruction Coordination (Clerk of the Works)	$80,000				
Subtotal of Other	*$80,000*				
PROJECT MANAGEMENT TOTAL	**$80,000**		**1.1241**	**$89,928**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
OTHER COSTS TOTAL	**$0**		**1.0899**	**$0**	Escalated to Start Const.

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Project name: Yakima Valley College – Kendall Hall Replacement

OFM project number: 40001350 **Legislative district(s):** 14, 15

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Const.-phase funding request**
April 2026	*September 2026*
Music (Performing Arts)	*Music (Performing Arts)*
Drama/Theatre	*Drama/Theatre*
Performing Arts (general coursework)	*Performing Arts (general coursework)*
Rehearsal/Ensemble Instruction	*Rehearsal/Ensemble Instruction*
Performance/Production (stage-based learning	*Performance/Production (stage-based learning*

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:53AM

Project Number: **40001351**
Project Title: **Everett CC Adv. Manufacturing Building Renovation**

Description

Starting Fiscal Year: 2028
Project Class: Program Improvement (State-Owned)
Agency Priority: 13

Project Summary

This project will modernize 16,000 square feet of Everett Community College's Advanced Manufacturing Training and Education Center (AMTEC), creating flexible, industry-aligned instructional spaces that expand workforce training capacity while extending the facility's useful life.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?
This project will remodel and modernize the Advanced Manufacturing Training and Education Center(AMTEC) at Everett Community College. The work will transform approximately 15,000 to 16,000 square feet of existing under utilized interior space within a 70,000-square-foot building into a cohesive, fully integrated instructional facility.

The project will reconfigure the building to create a clear, accessible main entry, improve internal circulation, and relocate and expand classrooms, computer labs, and program-specific shop and laboratory spaces. It will add two new flexible classrooms, expand the Mechatronics and Advanced Composites labs, and create dedicated “clean” labs adjacent to active shop areas. The project will also provide centralized student amenities, including collaboration space, lockers, and support areas, and consolidate faculty offices into functional and accessible locations.

Building systems will be upgraded to support modern instructional delivery and extend facility life. Electrical systems will be reconfigured and expanded to meet code requirements and support current and future equipment. Mechanical systems, including rooftop HVAC units, will be replaced with efficient electric systems. Lighting will be upgraded to LED, and safety and security systems will be improved.

The primary beneficiaries are students in manufacturing and technical programs, including machining, welding, composites, and mechatronics. Faculty and staff will benefit from improved work environments and proximity of instructional spaces. The project will also benefit regional employers by strengthening the college’s ability to train a skilled workforce that meets current and emerging industry needs.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?
The AMTEC facility was not originally designed for instructional use and has been modified over time through piecemeal renovations. This has resulted in inefficient circulation, disconnected instructional spaces, poor way finding, and limited capacity in key lab environments.

Program growth and evolving industry requirements have outpaced the facility’s current configuration. Modern manufacturing training requires integrated classroom and lab spaces, updated equipment capacity, and flexible instructional environments. Existing layouts separate related functions and constrain student capacity, particularly in specialized labs.

The building also has infrastructure deficiencies. Electrical systems require upgrades due to capacity constraints and safety concerns. HVAC systems are inefficient, rely on aging equipment, and create poor thermal comfort. These conditions increase energy use and limit the building’s ability to support modern instruction.

The project is a priority because it addresses both program capacity and building system deficiencies. It leverages recently vacated space to expand instructional use without new construction, making it a cost-effective response to workforce demand.

If the state does not act, the college will be unable to meet increasing demand for advanced manufacturing training. Students may face reduced access to programs, and regional employers may struggle to find trained workers. Building systems deficiencies will persist, leading to higher operating costs, reduced reliability, and potential safety risks. Deferred improvements will also increase future capital costs.

3. Prior appropriations, expenditures, and project status

Description

The estimated total project cost is approximately $15 million. This project has not received prior state capital appropriations. No design or construction work has been completed or is currently underway for this scope.

4. Does this project leverage non-state funding?
The project does not include non-state funding. The college is not proposing the use of local funds or private contributions to supplement the state request. The project will be fully funded through state capital appropriations.

5. How does this project support the agency's work and strategic plan?
This project supports Everett Community College's mission to provide accessible education and workforce training aligned with regional and statewide economic needs. Manufacturing programs at the college serve as a critical pathway to high-demand careers and provide direct support to local employers.

The project aligns with the college's strategic priorities by strengthening industry partnerships, expanding workforce training capacity, and improving instructional effectiveness. It advances the goals of the campus facilities plan by completing full occupancy of the AMTEC building, improving building systems, and creating flexible, student-centered learning environments.

The project also supports state priorities for capital investment by maximizing the use of existing space, improving energy performance, and addressing deferred maintenance. It enhances system capacity without requiring new construction, consistent with efficient use of public resources.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
This project improves equitable access to high-demand workforce training programs. Everett Community College serves a diverse student population, including first-generation college students, low-income students, and working adults seeking career advancement.

The project addresses barriers to access by creating a clear, welcoming, and accessible building entry, improving way finding, and providing appropriate student support spaces. The addition of centralized collaboration areas and student amenities supports a sense of belonging and improves the overall student experience.

Instructional improvements will increase program capacity and enable more students to enroll in advanced manufacturing programs. Graduates will gain skills that lead to family-wage jobs in regional industries, improving economic mobility.

The project also supports inclusive learning by reducing distractions from noise and improving adjacency of classrooms and labs, creating a more effective learning environment for all students.

7. Is there additional information decision makers should know?
The AMTEC building is over 50 years old but remains structurally sound, making renovation a viable and cost-effective strategy for long-term use.

The project will utilize existing vacant space created by the departure of a previous tenant, allowing the college to expand instructional capacity without acquiring new property.

The project includes sustainability measures such as replacing gas-fired HVAC equipment with electric systems, improving energy performance, and targeting LEED Silver certification.

Construction phasing will allow the building to remain operational during renovation, minimizing disruption to students and programs.

8. What alternatives were considered and why was this option chosen?
The college considered maintaining the existing facility with minor repairs. This option would not address fundamental layout deficiencies, program capacity limitations, or building system needs. It would also perpetuate inefficient use of space and higher operating costs.

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:53AM

Project Number: 40001351
Project Title: Everett CC Adv. Manufacturing Building Renovation

Description

Constructing a new facility was also considered. While this could provide a purpose-built solution, it would require substantially higher capital investment and longer delivery time lines.

The chosen approach, comprehensive renovation and expansion within the existing building, provides the most cost-effective solution. It maximizes the value of an existing state asset, addresses critical deficiencies, and allows for timely expansion of instructional capacity.

9. What project delivery method will be used and why?
The project is expected to use the General Contractor/Construction Manager delivery method. This method aligns with the specific usage of this building and not being able to relocate or close the programs during construction.

GC/CM provides a clear and structured process that allows the college and the Department of Enterprise Services to develop the design, solicit competitive bids, and select a contractor based on cost and qualifications. This approach supports transparency and accountability in the use of public funds as well as program continuation.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to Puget Sound Action Agenda implementation and is not related to implementing the Governor's Salmon Strategy.

The project does not include habitat restoration, shoreline work, or activities that affect salmon recovery.

Location
City: Everett **County:** Snohomish **Legislative District:** 038

Project Type
Major Projects-Remodel/Renovation

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No
How does this fit in master plan
N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	15,000,000				15,000,000
	Total	**15,000,000**	**0**	**0**	**0**	**15,000,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:53AM

Project Number: **40001351**
Project Title: **Everett CC Adv. Manufacturing Building Renovation**

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001351	40001351
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 2026

Agency	Everett Community College
Project Name	Advanced Manufacturing Building Enhancement & Renovation
OFM Project Number	40001351

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

Statistics			
Gross Square Feet	70,212 SF	MACC per Gross Square Foot	$116
Usable Square Feet	61,164 SF	Escalated MACC per Gross Square Foot	$126
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	87.1%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	12.68%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	9.90%	Location Used for Tax Rate	2000 Tower St. Everett, WA 98201
Contingency Rate	10%	OFM UFI# (from FPMT, if available)	A21057
Base Month (Estimate Date)	April-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start		Predesign End	
Design Start	July-27	Design End	June-28
Construction Start	July-28	Construction End	June-29
Construction Duration	12 Months		

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Project Cost Summary

Total Project	$13,821,889	Total Project Escalated	$14,999,729
		Rounded Escalated Total	$15,000,000

Amount funded in Prior Biennia	**$0**
Amount in current Biennium	**$15,000,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	GCCM		
	Design Fee	$318,170	
	Construction	$1,855,662	
	Art	$10,869	
	Agency PM	$0	
	Total	$2,184,701	14.6%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$931,166		
Extra Services	$302,500		
Other Services	$418,350		
Design Services Contingency	$165,202		
Consultant Services Subtotal	**$1,817,217**	**Consultant Services Subtotal Escalated**	**$1,940,047**

Construction			
Maximum Allowable Construction Cost (MACC)	$8,140,332	Maximum Allowable Construction Cost (MACC) Escalated	$8,860,022
GCCM Risk Contingencies	$275,000		$299,338
GCCM Management	$1,260,000		$1,371,510
Owner Construction Contingency	$967,533		$1,053,160
Non-Taxable Items	$0		$0
Sales Tax	$1,053,644	Sales Tax Escalated	$1,146,819
Construction Subtotal	**$11,696,509**	**Construction Subtotal Escalated**	**$12,730,849**

Equipment			
Equipment	$212,500		
Sales Tax	$21,038		
Non-Taxable Items	$0		
Equipment Subtotal	**$233,538**	**Equipment Subtotal Escalated**	**$254,207**

Artwork			
Artwork Subtotal	**$74,626**	**Artwork Subtotal Escalated**	**$74,626**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$0**	**Project Administration Subtotal Escalated**	**$0**

Other Costs			
Other Costs Subtotal	**$0**	**Other Costs Subtotal Escalated**	**$0**

Project Cost Estimate			
Total Project	**$13,821,889**	Total Project Escalated	**$14,999,729**
		Rounded Escalated Total	**$15,000,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$1,940,047		$1,940,047		**$0**
Construction					
Construction Subtotal	$12,730,849		$12,730,849		**$0**
Equipment					
Equipment Subtotal	$254,207		$254,207		**$0**
Artwork					
Artwork Subtotal	$74,626		$74,626		**$0**
Agency Project Administration					
Project Administration Subtotal	$0		$0		**$0**
Other Costs					
Other Costs Subtotal	$0		$0		**$0**
Project Cost Estimate					
Total Project	**$14,999,729**	**$0**	**$14,999,729**	**$0**	**$0**
	$15,000,000	**$0**	**$15,000,000**	**$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.*)

This request is for funding to complete the design and construction phases for this project.

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

The project has been conceptualized, scoped and estimated with consultant support. Once funded, design will begin.

What is planned with a future appropriation?

No future apporpriations are planned for this project.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Sub TOTAL	**$0**	**1.0393**	**$0**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$931,166			69% of A/E Basic Services
Sub TOTAL	**$931,166**	**1.0554**	**$982,753**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$418,350			31% of A/E Basic Services
Sub TOTAL	**$418,350**	**1.0885**	**$455,374**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$216,700	1.0554	$228,705	23%
Construction Phase	$85,800	1.0885	$93,393	21%
Sales tax on consultant services (where services are taxable)		1.0885	$0	
Sub TOTAL	**$302,500**	**1.0554**	**$322,098**	
5) Design Services Contingency				
Consultant Contingency	$165,202			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$165,202**	**1.0885**	**$179,822**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$1,817,217**		**$1,940,047**	
Consultant Services Cost Per SF	$26		$28	
Consultant Services % Of Const	16%		15%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$44,000			
Sub TOTAL	**$44,000**	**1.0719**	**$47,164**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0719**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$8,096,332			
Prime Cont. Field Overhead (GC/GR)	$0	0%		
Prime Cont. Fee/Profit	$0	0%		
Sub TOTAL	**$8,096,332**	**1.0885**	**$8,812,858**	Escalated to Mid-Const.
	$115 per GSF		*$126 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$8,140,332**		**$8,860,022**	
	$116 per GSF		*$126 per GSF*	
5a) GCCM Risk Contingency				
GCCM Risk Contingency	$275,000	3%		
Sub TOTAL	**$275,000**	**1.0885**	**$299,338**	Escalated to Mid-Const.
5b) GCCM Costs				
GCCM Fee	$350,000	4%		
Bid General Conditions	$350,000	4%		
GCCM Preconstruction Services	$250,000	3%		
Negotiated support services	$310,000			
Sub TOTAL	**$1,260,000**	**1.0885**	**$1,371,510**	Escalated to Mid-Const.
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$9,675,332**		**$10,530,870**	
	$138 per GSF		*$150 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$967,533			Calculated
Other				
Sub TOTAL	**$967,533**	**1.0885**	**$1,053,160**	Escalated to Mid-Const.

8) Non-Taxable Items				
Other				
Sub TOTAL	**$0**	**1.0885**	**$0**	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	**$1,053,644**		**$1,146,819**	
CONSTRUCTION CONTRACTS TOTAL	**$11,696,509**		**$12,730,849**	
Construction Contracts Cost Per SF	$167		$181	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$112,500				
Furnishings	$100,000				
Sub TOTAL	**$212,500**		**1.0885**	**$231,307**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0885**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$21,038**			**$22,900**	
EQUIPMENT TOTAL	**$233,538**			**$254,207**	

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	$74,626				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$74,626**		**NA**	**$74,626**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$0**		**1.0885**	**$0**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
OTHER COSTS TOTAL	**$0**		**1.0719**	**$0**	Escalated to Start Const.

Green cells must be filled in by user

Project name: Everett CC Adv. Manufacturing Building Renovation

OFM project number: 40001352 **Legislative district(s):** 21, 38

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Const.-phase funding request**
April 2026	*September 2026*
Adv. Mfg. (AMTEC)	*Adv. Mfg. (AMTEC)*
Machining	*Machining*
Welding	*Welding*
Metal Fabrication	*Metal Fabrication*
Mechatronics (within AMTEC)	*Mechatronics (within AMTEC)*
Advanced Composites (within AMTEC)	*Advanced Composites (within AMTEC)*
Corp. & Cont. Ed (CCEC) (co-located)	*Corp. & Cont. Ed (CCEC) (co-located)*

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 2:29PM

Project Number: **40001352**
Project Title: **Renton TC: Building A Renovation**

Description

Starting Fiscal Year: 2028
Project Class: Program Improvement (State-Owned)
Agency Priority: 14

Project Summary

This project will renovate approximately 17,354 GSF of Renton Technical College's oldest campus building to create modern advanced manufacturing training space, including machining and fabrication labs, classrooms, offices, and upgraded building systems.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?
This project will renovate approximately 17,354 gross square feet within Building A at Renton Technical College to modernize instructional space and support high-demand workforce programs. The renovation will reconfigure existing interior space to create a machining shop, fabrication shop, two classrooms, offices, and accessible restrooms. Exterior work will include replacement of doors and windows, addition of windows and skylights, and roofing replacement, with no change to the building footprint or height.

The project will replace aging building systems, including mechanical, electrical, plumbing, fire protection, and information technology systems. New high-efficiency systems, including heat pump-based HVAC and energy-efficient lighting, will improve building performance and reduce energy use. Accessibility improvements will bring restrooms and building features into compliance with current codes.

Students, faculty, and staff will directly benefit from improved instructional environments that support modern advanced manufacturing training. The project will expand capacity for machining and fabrication programs, which are experiencing increased enrollment, and will improve safety, functionality, and learning outcomes.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?
Building A is the oldest facility on campus and is currently under utilized due to outdated layouts, aging infrastructure, and inefficient space configuration. Existing conditions limit program growth and create operational challenges, including poor sightlines, inadequate electrical capacity, and constrained access between spaces that disrupt instruction.

Demand for advanced manufacturing programs continues to increase, with prior planning identifying sustained enrollment growth and overcapacity conditions in related programs. The college lacks appropriate, modern space to support machining and fabrication instruction, which are critical workforce training areas aligned with regional economic needs.

Without state investment, the building will continue to provide substandard learning environments, constraining enrollment growth and limiting the college’s ability to meet workforce demand. Safety risks associated with outdated systems and inefficient layouts will persist. Deferred investment will increase long-term costs and further reduce the useful life of the facility.

3. Prior appropriations, expenditures, and project status
This request represents the first phase of state funding needed to advance the project into design and implementation. This project has not received prior state capital appropriations.

The project is in an early planning stage, supported by feasibility analysis, cost estimating, and scope definition. The proposal includes a detailed cost estimate and preliminary schedule, with design anticipated to begin in summer 2027 and construction to follow.

Description

4. Does this project leverage on-state funding?
The project is proposed as a state-funded capital investment. No non-state funding sources are identified or planned. The college will continue to evaluate opportunities to supplement state funding if feasible; however, the scope and scale of building system replacement and modernization require state support to proceed.

5. How does this project support the agency's work and strategic plan?
Renton Technical College provides workforce-focused education and training aligned with regional industry needs. This project directly supports the college's mission by modernizing facilities for advanced manufacturing instruction, a key workforce sector.

The project aligns with the college's strategic plan objectives to equip students with in-demand skills, strengthen its role as a community and economic development hub, and improve infrastructure to support equitable access. It also supports planning and resource alignment efforts by addressing known facility deficiencies identified in the college's facility master plan.

Statewide, the project supports workforce development priorities by expanding capacity in high-demand trades and industrial programs. It also extends the useful life of an existing state asset while improving performance and operational efficiency.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
The project advances equity by improving access to high-quality training environments for students pursuing careers in skilled trades and advanced manufacturing. The college serves a diverse student population and emphasizes equity, diversity, and inclusion in its strategic framework.

Modernized facilities will reduce barriers to student success by providing safe, accessible, and well-designed instructional spaces. Improved layouts will eliminate disruptions caused by inefficient circulation and shared access through active work areas. New ADA-compliant restrooms and building improvements will enhance accessibility for all users.

Outcomes include increased program access, improved completion rates, and stronger alignment between training and workforce opportunities. The project supports equitable workforce pathways by expanding capacity in programs that lead to family-wage jobs.

7. Is there additional information decision makers should know?
The project targets LEED Silver certification and includes significant energy and sustainability upgrades. Improvements include electrification of building systems, replacement of inefficient equipment, and enhanced insulation and daylighting. These upgrades will reduce greenhouse gas emissions and improve long-term operating efficiency.

The facility is structurally sound and well located on campus, making it a strong candidate for renovation rather than replacement. The project also provides an opportunity to incorporate voluntary seismic improvements within the renovation scope, extending the building's useful life.

The Department of Archaeology and Historic Preservation has determined that the building is not eligible for the National Register of Historic Places and that the project will have no adverse impact on historic resources, reducing risk related to cultural resource compliance.

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 2:29PM

Project Number: 40001352
Project Title: Renton TC: Building A Renovation

Description

8. What alternativeswere considered and why was this option chosen?
The primary alternative considered was construction of a new trades and industries building, as identified in prior facility planning efforts. However, this option is not feasible in the near term due to funding constraints and the project's position within the capital project pipeline.

Maintaining the building in its current condition was also considered but would not address critical deficiencies in safety, functionality, and capacity. Existing layouts cannot be efficiently adapted without renovation, and continued use in its current state would limit program growth and degrade learning conditions.

Renovation was selected as the most cost-effective and timely solution. It maximizes use of an existing state asset, addresses immediate program needs, and delivers measurable improvements in space utilization, safety, and energy performance.

9. What project delivery method will be used and why?
The college expects to use a Design-Bid-Build delivery method for this project. This method is the most appropriate for a renovation project with a well-defined scope and supports competitive bidding to achieve cost efficiency. It is consistent with standard practice for similar state-funded projects and allows for clear separation of design and construction responsibilities.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to Puget Sound Action Agenda implementation and is not related to implementing the Governor's Salmon Strategy. It does not include habitat restoration, shoreline improvements, or activities related to salmon recovery.

Location
City: Renton **County:** King **Legislative District:** 011

Project Type
Major Projects-Remodel/Renovation

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	14,996,000				14,996,000
	Total	**14,996,000**	**0**	**0**	**0**	**14,996,000**

Future Fiscal Periods			
2029-31	2031-33	2033-35	2035-37

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 2:29PM

Project Number: **40001352**
Project Title: **Renton TC: Building A Renovation**

Funding

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001352	40001352
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 2026

Agency	699 - Renton Technical College
Project Name	Building A Renovation
OFM Project Number	40001352

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

Statistics			
Gross Square Feet	17,354 SF	MACC per Gross Square Foot	$562
Usable Square Feet	17,117 SF	Escalated MACC per Gross Square Foot	$607
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	98.6%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	11.45%
Remodel	Yes	Projected Life of Asset (Years)	25
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.50%	Location Used for Tax Rate	3000 NE 4th St, Renton, WA 98056
Contingency Rate	10%	OFM UFI# (from FPMT, if available)	A04666
Base Month (Estimate Date)	April-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start		Predesign End	
Design Start	August-27	Design End	February-28
Construction Start	May-28	Construction End	March-29
Construction Duration	10 Months		

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Project Cost Summary

Total Project	$13,923,690	Total Project Escalated	$14,995,513
		Rounded Escalated Total	$14,996,000

Amount funded in Prior Biennia	**$0**
Amount in current Biennium	**$14,996,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$561	
	Construction	$0	
	Art	$3	
	Agency PM	$0	
	Total	$564	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$848,193		
Extra Services	$0		
Other Services	$381,072		
Design Services Contingency	$122,927		
Consultant Services Subtotal	**$1,352,192**	**Consultant Services Subtotal Escalated**	**$1,435,058**

Construction			
Maximum Allowable Construction Cost (MACC)	$9,759,948	Maximum Allowable Construction Cost (MACC) Escalated	$10,535,282
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$975,995		$1,054,172
Non-Taxable Items	$0		$0
Sales Tax	$1,127,274	Sales Tax Escalated	$1,216,893
Construction Subtotal	**$11,863,217**	**Construction Subtotal Escalated**	**$12,806,347**

Equipment			
Equipment	$200,000		
Sales Tax	$21,000		
Non-Taxable Items	$0		
Equipment Subtotal	**$221,000**	**Equipment Subtotal Escalated**	**$238,703**

Artwork			
Artwork Subtotal	**$74,605**	**Artwork Subtotal Escalated**	**$74,605**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$52,677		
Project Administration Subtotal	**$52,677**	**Project Administration Subtotal Escalated**	**$56,897**

Other Costs			
Other Costs Subtotal	**$360,000**	**Other Costs Subtotal Escalated**	**$383,904**

Project Cost Estimate			
Total Project	**$13,923,690**	Total Project Escalated	**$14,995,513**
		Rounded Escalated Total	**$14,996,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$1,435,058		$1,435,058		**$0**
Construction					
Construction Subtotal	$12,806,347		$12,806,347		**$0**
Equipment					
Equipment Subtotal	$238,703		$238,703		**$0**
Artwork					
Artwork Subtotal	$74,605		$74,605		**$0**
Agency Project Administration					
Project Administration Subtotal	$56,897		$56,897		**$0**
Other Costs					
Other Costs Subtotal	$383,904		$383,904		**$0**
Project Cost Estimate					
Total Project	**$14,995,513**	**$0**	**$14,995,513**	**$0**	**$0**
	$14,996,000	**$0**	**$14,996,000**	**$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.*)

This request is for funding to complete the design and construction phases for this project.

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

The project has been conceptualized, scoped and estimated with consultant support. Once funded, design will begin.

What is planned with a future appropriation?

No future apporpriations are planned for this project.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Sub TOTAL	**$0**	**1.0420**	**$0**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$848,193			69% of A/E Basic Services
Sub TOTAL	**$848,193**	**1.0501**	**$890,688**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$381,072			31% of A/E Basic Services
Sub TOTAL	**$381,072**	**1.0801**	**$411,597**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase		1.0501	$0	0%
Construction Phase		1.0801	$0	0%
Sales tax on consultant services (where services are taxable)		1.0801	$0	
Sub TOTAL	**$0**	**1.0501**	**$0**	
5) Design Services Contingency				
Consultant Contingency	$122,927			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$122,927**	**1.0801**	**$132,773**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$1,352,192**		**$1,435,058**	
Consultant Services Cost Per SF	$78		$83	
Consultant Services % Of Const	11%		11%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$272,016			
Sub TOTAL	**$272,016**	**1.0664**	**$290,078**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
City Utilities Relcoation	$198,000			
Sub TOTAL	**$198,000**	**1.0664**	**$211,148**	Escalated to Start Const.
	$11 per GSF		*$12 per GSF*	
3) Facility Construction				
Direct Construction Cost	$8,084,507			
Prime Cont. Field Overhead (GC/GR)	$688,814	9%		
Prime Cont. Fee/Profit	$516,611	6%		
Sub TOTAL	**$9,289,932**	**1.0801**	**$10,034,056**	Escalated to Mid-Const.
	$535 per GSF		*$578 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$9,759,948**		**$10,535,282**	
	$562 per GSF		*$607 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$9,759,948**		**$10,535,282**	
	$562 per GSF		*$607 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$975,995			Calculated
Other				
Sub TOTAL	**$975,995**	**1.0801**	**$1,054,172**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0801**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$1,127,274**			**$1,216,893**	
CONSTRUCTION CONTRACTS TOTAL	**$11,863,217**			**$12,806,347**	
Construction Contracts Cost Per SF	$684			$738	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment					
Furnishings	$200,000				
Sub TOTAL	**$200,000**		**1.0801**	**$216,020**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0801**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$21,000**			**$22,683**	
EQUIPMENT TOTAL	**$221,000**			**$238,703**	

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	$74,605				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$74,605**		**NA**	**$74,605**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					
RTC Construction Coordination	$52,677				Clerk of the Works

Subtotal of Other	*$52,677*				
PROJECT MANAGEMENT TOTAL	**$52,677**		**1.0801**	**$56,897**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Hazardous Material Remediation/Removal	$360,000				
OTHER COSTS TOTAL	**$360,000**		**1.0664**	**$383,904**	Escalated to Start Const.

Green cells must be filled in by user

Project name: Renton Technical College Building A Renovation

OFM project number: 40001352 **Legislative district(s):** 11

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Const.-phase funding request**
April 2026	*September 2026*
Fabrication (relocation)	*Fabrication (relocation)*
Welding (co-location)	*Welding (co-location)*
Machining (relocation)	*Machining (relocation)*

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:49PM

Project Number: **40001353**
Project Title: **Lower Columbia Welcome Center Modernization**

Description

Starting Fiscal Year: 2028
Project Class: Program Improvement (State-Owned)
Agency Priority: 15

Project Summary

This project will renovate and expand 24,300 square feet of student services space, including a 7,500-square-foot addition, to create a centralized Welcome Center that improves student access, retention, and completion through integrated support services, while enhancing operational efficiency, accessibility, and the overall student experience.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?

This request will fund the renovation and expansion of the existing Admissions Center at Lower Columbia College to create a centralized Welcome Center that serves as the primary entry point for student services. The project includes renovation of approximately 16,800 square feet of existing space and construction of an approximately 7,500 square foot two-story addition, for a total of an estimated 24,300 gross square feet.

The new Welcome Center will consolidate core enrollment and student support services, including admissions, financial aid, registration, advising, counseling, workforce programs, and related services, into a single, accessible location. The facility will include a clearly defined central entry, co-located enrollment services, integrated advising and support spaces, and private areas for confidential services.

Students will benefit from improved access, clearer navigation, and more coordinated support services. Faculty and staff will benefit from improved proximity among related functions, more efficient work flows, and appropriately designed service environments. The project will also restore student-facing spaces that are currently used for staff offices, increasing access to technology, collaboration areas, and waiting space.

The project will improve campus way finding and provide a stronger arrival experience through are designed entry sequence and a new north–south circulation spine connecting parking areas and the campus core.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?

The existing Admissions Center, originally constructed in 1960, no longer supports contemporary student service delivery due to its outdated layout, limited capacity, and aging building systems. The current facility is fragmented, with multiple entry points and insufficient space to support integrated services, resulting in confusion for students and inefficiencies for staff.

Demand for student services has increased, and existing student-facing spaces have been converted to staff offices, reducing access to technology and engagement areas. The building lacks sufficient private meeting spaces, limiting the college's ability to provide confidential and effective student support.

The college has implemented a One-Stop service model to improve student access and outcomes. However, the current facility cannot accommodate this model, and key programs remain dispersed across campus, creating barriers to entry and a disjointed student experience.

This project is a priority because it directly addresses barriers to student access, retention, and completions. It also advances the college's Facility Master Plan goal of creating a centralized Welcome Center.

If the state does not fund the project, the college will continue to operate in an outdated facility that limits service delivery, reduces operational efficiency, and negatively affects student outcomes. Fragmentation of services will persist, and the institution will be unable to fully implement its One-Stop model and meet current and future demand.

3. Prior appropriations, expenditures, and project status

This project has not received prior state capital appropriations. The total project cost is estimated at $15.0 million, including construction, design, contingency, and equipment.The proposed funding request represents a complete, standalone phase that can be delivered independently. The project is ready to proceed to predesign and design upon appropriation. A phased construction approach has been identified to allow continued operation of student services during construction.

4. Does this project leverage non-state funding?

The project does not include leveraged non-state funding. The request is for state capital funding to support the full scope of the

Description

project.

5. How does this project support the agency's work and strategic plan?
Lower Columbia College serves a rural, place-bound population and is the only degree-granting institution within a 40-mile radius. The college plays a critical role in regional educational attainment and workforce development.
This project directly supports the college's strategic plan by improving student access, strengthening on-boarding processes, and expanding support services. It enhances workforce and economic development by improving access to enrollment and workforce programs, supports academic transfer through improved advising and financial aid services, and strengthens preparation for college-level studies through integrated placement and on-boarding functions.
The project advances institutional excellence by improving operational efficiency and modernizing campus infrastructure. It also supports system-wide goals established by the Washington State Board for Community and Technical Colleges, including advancing educational equity, improving student completion, and increasing access and retention.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
This project has a direct impact on equity by reducing barriers to access for under served student populations. Lower Columbia College serves a rural region with a high proportion of first-generation, low-income, and place-bound students.
The centralized Welcome Center will simplify navigation and improve access to services, which is critical for students who may be unfamiliar with college systems. Co-located services will create a more efficient and seamless experience by reducing the need for multiple visits and improving access to advising, financial aid, and support programs.
The project will provide private, accessible spaces for counseling, disability support, and workforce services, improving service quality for students who require confidential support. It will also improve ADA accessibility and ensure equitable access to facilities.
Expected outcomes include efficiency, improved student engagement, increased retention, and higher completion rates, particularly for under served populations. The integrated service model supports student navigation, financial stability, and social connection, which are key contributors to student success.

7. Is there additional information decision makers should know?
The project is a cost-effective implementation of the college's Facility Master Plan and addresses immediate operational needs while aligning with long-term campus development goals.
The design includes a second-floor warm shell that provides flexibility for future expansion, allowing the college to respond to evolving program needs without significant additional structural investment.
Construction will be phased to maintain continuous operation of essential student services. This approach minimizes disruption during academic cycles and ensures continuity of operations throughout the project.
The project is designed to meet LEED Silver standards and aligns with state greenhouse gas reduction goals, supporting long-term sustainability and efficient use of state resources.

8. What alternatives were considered and why was this option chosen?
The college considered maintaining the existing facility with limited renovations and continuing to operate with dispersed student services. These alternatives were determined to be insufficient because they do not address the fundamental issues of fragmentation, inadequate space, and inefficient service delivery.
The selected option—a targeted renovation and expansion of the existing Admissions Center—provides a cost-effective solution that modernizes an existing state asset while achieving the key objective of centralized service delivery. This approach maximizes the use of existing infrastructure, reduces the need for new construction else whereon campus, and aligns with the college's Facility Master Plan.
The addition and reconfiguration allow the college to implement a One-Stop model, improve way finding, and create flexible, student-centered spaces that meet current and future needs.

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
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Project Number: 40001353
Project Title: Lower Columbia Welcome Center Modernization

Description

9. What project delivery method will be used and why?
The college expects to use the Design-Bid-Build (DBB) delivery method, which is consistent with standard practice for public higher education capital projects in Washington State.
This method provides a clear separation between design and construction, supports competitive bidding, and ensures transparency and cost control. It is appropriate for the project scope, which includes renovation and addition to an existing facility, and allows for effective coordination with the Department of Enterprise Services, which will administer the project.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to Puget Sound Action Agenda implementation and is not related to implementing the Governor's Salmon Strategy. The project does not include habitat restoration, shoreline improvements, or salmon recovery actions.

Location
City: Longview **County:** Cowlitz **Legislative District:** 019

Project Type
Major Projects-Remodel/Renovation

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No
How does this fit in master plan
N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	New Approps
057-1	State Bldg Constr-State	15,000,000				15,000,000
	Total	**15,000,000**	**0**	**0**	**0**	**15,000,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
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 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	0.1	0.6	0.6	0.6	0.6

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:49PM

Project Number: **40001353**
Project Title: **Lower Columbia Welcome Center Modernization**

Operating Impacts

Acct Code	Account Title	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
001-1	General Fund-State	6,000	75,000	75,000	75,000	75,000
	Total	**6,000**	**75,000**	**75,000**	**75,000**	**75,000**

Narrative

7,500 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (June 2029). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001353	40001353
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 2026

Agency	699 - Lower Columbia College
Project Name	Welcome Center Modernization
OFM Project Number	40001353

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

Statistics			
Gross Square Feet	24,300 SF	MACC per Gross Square Foot	$411
Usable Square Feet	17,000 SF	Escalated MACC per Gross Square Foot	$451
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	11.47%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.20%	Location Used for Tax Rate	1600 Maple St., Longview, WA 98632
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	A06936
Base Month (Estimate Date)	November-25	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start		Predesign End	
Design Start	July-27	Design End	May-28
Construction Start	July-28	Construction End	June-29
Construction Duration	11 Months		

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Project Cost Summary

Total Project	$13,715,531	Total Project Escalated	$14,999,610
		Rounded Escalated Total	$15,000,000
Amount funded in Prior Biennia			**$0**
Amount in current Biennium			**$15,000,000**
Next Biennium			**$0**
Out Years			**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$515	
	Construction	$0	
	Art	$3	
	Agency PM	$0	
	Total	$518	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$829,506		
Extra Services	$679,490		
Other Services	$372,676		
Design Services Contingency	$94,084		
Consultant Services Subtotal	**$1,975,756**	**Consultant Services Subtotal Escalated**	**$2,118,569**

Construction			
Maximum Allowable Construction Cost (MACC)	$9,982,000	Maximum Allowable Construction Cost (MACC) Escalated	$10,957,663
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$499,100		$548,511
Non-Taxable Items	$0		$0
Sales Tax	$859,450	Sales Tax Escalated	$943,506
Construction Subtotal	**$11,340,550**	**Construction Subtotal Escalated**	**$12,449,680**

Equipment			
Equipment	$300,000		
Sales Tax	$24,600		
Non-Taxable Items	$0		
Equipment Subtotal	**$324,600**	**Equipment Subtotal Escalated**	**$356,736**

Artwork			
Artwork Subtotal	**$74,625**	**Artwork Subtotal Escalated**	**$74,625**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$0**	**Project Administration Subtotal Escalated**	**$0**

Other Costs			
Other Costs Subtotal	**$0**	**Other Costs Subtotal Escalated**	**$0**

Project Cost Estimate			
Total Project	**$13,715,531**	Total Project Escalated	**$14,999,610**
		Rounded Escalated Total	**$15,000,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$2,118,569		$2,118,569		**$0**
Construction					
Construction Subtotal	$12,449,680		$12,449,680		**$0**
Equipment					
Equipment Subtotal	$356,736		$356,736		**$0**
Artwork					
Artwork Subtotal	$74,625		$74,625		**$0**
Agency Project Administration					
Project Administration Subtotal	$0		$0		**$0**
Other Costs					
Other Costs Subtotal	$0		$0		**$0**
Project Cost Estimate					
Total Project	**$14,999,610**	**$0**	**$14,999,610**	**$0**	**$0**
	$15,000,000	**$0**	**$15,000,000**	**$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.*)

This request is for funding to complete the design and construction phases for this project.

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

The project has been conceptualized, scoped and estimated with consultant support. Once funded, design will begin.

What is planned with a future appropriation?

No future apporpriations are planned for this project.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Sub TOTAL	**$0**	**1.0505**	**$0**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$829,506			69% of A/E Basic Services
Sub TOTAL	**$829,506**	**1.0642**	**$882,760**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$372,676			31% of A/E Basic Services
Sub TOTAL	**$372,676**	**1.0990**	**$409,572**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$576,840	1.0642	$613,873	70%
Construction Phase	$99,150	1.0990	$108,966	27%
Sales tax on consultant services (where services are taxable)	$3,500	1.0990	$3,847	
Sub TOTAL	**$679,490**	**1.0642**	**$722,839**	
5) Design Services Contingency				
Consultant Contingency	$94,084			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$94,084**	**1.0990**	**$103,398**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$1,975,756**		**$2,118,569**	
Consultant Services Cost Per SF	$81		$87	
Consultant Services % Of Const	17%		17%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$470,000			
Demo/abatement	$180,000			
Sub TOTAL	**$650,000**	**1.0835**	**$704,275**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Offsite improvements	$160,000			
Sub TOTAL	**$160,000**	**1.0835**	**$173,360**	Escalated to Start Const.
	$7 per GSF		*$7 per GSF*	
3) Facility Construction				
Direct Construction Cost	$7,958,500			
Prime Cont. Field Overhead (GC/GR)	$647,200	8%		
Prime Cont. Fee/Profit	$566,300	7%		
Sub TOTAL	**$9,172,000**	**1.0990**	**$10,080,028**	Escalated to Mid-Const.
	$377 per GSF		*$415 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$9,982,000**		**$10,957,663**	
	$411 per GSF		*$451 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$9,982,000**		**$10,957,663**	
	$411 per GSF		*$451 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$499,100			Calculated
Other				
Sub TOTAL	**$499,100**	**1.0990**	**$548,511**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0990**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$859,450**			**$943,506**	
CONSTRUCTION CONTRACTS TOTAL	**$11,340,550**			**$12,449,680**	
Construction Contracts Cost Per SF	$467			$512	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$200,000				
Furnishings	$100,000				
Sub TOTAL	**$300,000**		**1.0990**	**$329,700**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0990**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$24,600**			**$27,036**	
EQUIPMENT TOTAL	**$324,600**			**$356,736**	

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	$74,625				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$74,625**		**NA**	**$74,625**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$0**		**1.0990**	**$0**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
OTHER COSTS TOTAL	**$0**		**1.0835**	**$0**	Escalated to Start Const.

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Project name: Lower Columbia Welcome Center Modernization

OFM project number: 40001353 **Legislative district(s):** 19

Authority:

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

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**Const.-phase funding request**
April 2026	*September 2026*
Admissions	*Admissions*
Financial Aid	*Financial Aid*
Registration	*Registration*
Running Start (Dispersed programs)	*Running Start (Dispersed programs)*
Placement Testing (Dispersed programs)	*Placement Testing (Dispersed programs)*
International (Dispersed programs)	*International (Dispersed programs)*
Advising/Student Support Services	*Advising/Student Support Services*
Career Services	*Career Services*
TRiO	*TRiO*
Counseling / Workforce / Disability Support	*Counseling / Workforce / Disability Support*
Cashiering	*Cashiering*

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:48PM

Project Number: **40000105**
Project Title: **Highline: Welcome Center for Student Success**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 16

Project Summary

Construct a new 60,315-square-foot Welcome Center replacing 54,262 square feet of aging facilities to centralize student services and modernize instructional space, improving access, enrollment, retention, and student success, increasing capacity for 316 additional full-time-equivalent students annually while preserving state assets and reducing long-term operational risks.

Project Description

1. What will the request produce or construct? Who or what will be impacted and how?
This request will construct a new 60,315 gross square foot Welcome Center that replaces 54,262 square feet from four aging buildings. The project will consolidate enrollment, advising, and student support services into a single, centrally located facility. It will also provide modern instructional space for Engineering and Art and Design programs, supporting collaboration across disciplines.

The primary beneficiaries are students, prospective students, and community members who rely on clear and efficient access to college services. By co-locating services that are currently dispersed across campus, the project will improve way finding, reduce barriers to enrollment and registration, and create a more welcoming entry point to the college. The facility will also support faculty and staff by improving coordination of services and providing modern, functional space. The project is expected to increase capacity to serve an additional 316 full-time-equivalent students annually.

2. Identify the problem or opportunity addressed. Why is this a priority? What happens if the state does not act?
Highline College lacks adequate, centralized space to deliver core student services. Key functions such as enrollment, advising, and support services are spread across multiple buildings, creating confusion, inefficiencies, and barriers for students. This is especially significant for a college serving a highly diverse, multilingual, and economically disadvantaged student population that benefits from clear, accessible entry points to services.

The buildings that house these functions are outdated and no longer meet current standards. Several facilities were constructed in the 1960s and have exceeded their useful life. They present ongoing issues related to accessibility, seismic risk, code compliance, failing building systems, and poor energy performance.

This project is a priority because these facilities directly support student access, retention, and completion. Without action, the college will continue to operate in buildings with growing safety risks, declining functionality, and increasing maintenance costs. Students will continue to face unnecessary barriers navigating campus services, and the college's ability to meet demand and support student success will be constrained.

3. Prior appropriations, expenditures, and project status
This project has not received prior state funding for any phase. The request represents a new investment to advance the project into the next stage of development.

The project is consistent with the college's long-term facilities planning and has been identified as a priority replacement project. The college has already taken steps to prepare for implementation, including relocating programs that will not be housed in the new facility and aligning the project scope with the campus master plan. The project is ready to proceed to predesign upon funding.

Project Number: **40000105**
Project Title: **Highline: Welcome Center for Student Success**

Description

4. Does this project leverage non-state funding?
This request is for state capital funding. No non-state funding sources are currently identified for construction.

5. How does this project support the agency's work and strategic plan?
This project directly supports the college's mission to provide accessible, high-quality education and support services to its community. It is aligned with the campus master plan, which identifies the need to replace multiple aging buildings and improve the organization of campus services.

By consolidating student services into a single location, the project strengthens the college's ability to serve students efficiently and equitably. It improves the student experience from first point of contact through enrollment and completion. The project also supports instructional programs by providing updated space that reflects current teaching and learning needs.

At the system level, the project advances statewide goals to increase educational attainment, support workforce development, and improve operational efficiency through modern, right-sized facilities.

6. How does this proposal impact equity? Which communities are impacted? What outcomes will result?
Equity is central to this project. Highline College serves one of the most diverse student populations in Washington, with a majority of students identifying as students of color and many coming from low-income backgrounds. The surrounding communities have experienced significant demographic change, with growing populations of Asian, Hispanic, and other under represented groups.

The current decentralized model for student services creates disproportionate barriers for these students, particularly those who are first-generation, multilingual, or unfamiliar with navigating higher education systems.

The proposed Welcome Center will provide a single, clear point of entry for all students and visitors. This will improve access to information, reduce confusion, and streamline the enrollment process. The project is expected to increase student engagement, improve persistence, and support equitable outcomes by making services easier to find and use. It will also create a more inclusive and welcoming environment that reflects the diversity of the college and community.

7. Is there additional information decision makers should know?
The college has been proactively preparing for this project by relocating programs and functions from buildings planned for demolition that will not be included in the new facility. These efforts reduce implementation risk and ensure continuity of operations.

The project also reflects a long-term strategy to modernize campus infrastructure, reduce reliance on outdated facilities, and improve the overall organization of the campus. The replacement approach avoids continued investment in buildings that are no longer viable and positions the college for future growth and changing program needs.

8. What alternatives were considered and why was this option chosen?
Alternatives such as renovating or continuing to operate the existing buildings were considered but determined to be infeasible. The facilities are beyond their useful life and would require significant investment to address structural deficiencies, accessibility issues, and failing mechanical and electrical systems. Even with substantial renovation, the buildings would not support the functional need to consolidate services or improve the student experience.

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:48PM

Project Number: 40000105
Project Title: Highline: Welcome Center for Student Success

Description

The selected option to construct a new facility and replace multiple buildings provides the most effective and cost-efficient long-term solution. It addresses both the physical condition of the facilities and the operational need to improve service delivery. This approach also reduces ongoing maintenance costs and allows the college to right-size and modernize space in alignment with current needs.

9. What project delivery method will be used and why?
The project delivery method will be evaluated during the predesign phase. The college will assess options such as design-bid-build and alternative public works methods to determine the approach that best balances cost, schedule, risk, and project complexity.

This evaluation will consider the scope of demolition and new construction, site conditions, and opportunities for efficiency. Selecting the delivery method during predesign ensures that the state chooses the most appropriate and cost-effective approach based on current market conditions and project requirements.

10. Puget Sound Action Agenda and Governor's Salmon Strategy
This project is not directly related to the Puget Sound Action Agenda or the Governor's Salmon Strategy. It does not include habitat restoration, shoreline work, or salmon recovery actions.

The project will comply with applicable environmental regulations and incorporate standard stormwater and sustainability practices consistent with state requirements.

This project is not identified as "Related to Puget Sound Action Agenda implementation" or "Related to implementing the Governor's Salmon Strategy."

Location
City: Des Moines **County:** King **Legislative District:** 033

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	48,433,000				48,433,000
	Total	**48,433,000**	**0**	**0**	**0**	**48,433,000**

Future Fiscal Periods

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:48PM

Project Number: 40000105
Project Title: Highline: Welcome Center for Student Success

Funding

		2029-31	2031-33	2033-35	2035-37
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 2031	FY 2032	FY 2033	FY 2034	FY 2035
FTE	Full Time Employee	0.3	0.5	0.5	0.5	0.5
001-1	General Fund-State	36,000	61,000	61,000	61,000	61,000
	Total	**36,000**	**61,000**	**61,000**	**61,000**	**61,000**

Narrative

6,053 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Dec 2030). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000105	40000105
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2026

Agency	Highline College
Project Name	Welcome Center for Student Success
OFM Project Number	40000105

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

Statistics			
Gross Square Feet	60,315 SF	MACC per Gross Square Foot	$518
Usable Square Feet	39,808 SF	Escalated MACC per Gross Square Foot	$581
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	7.19%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.40%	Location Used for Tax Rate	2400 S 240th St., Des Moines, WA 98198
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	to demo: A06008 (Building 6), A03870 (Building 15), A06104 (Building 18), A02946 (Building 16)
Base Month (Estimate Date)	June-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	DES		

Schedule			
Predesign Start	July-27	Predesign End	December-27
Design Start	January-28	Design End	April-29
Construction Start	June-29	Construction End	December-30
Construction Duration	18 Months		

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Project Cost Summary

Total Project	$43,376,635	Total Project Escalated	$48,432,949
		Rounded Escalated Total	$48,433,000

Amount funded in Prior Biennia	**$0**
Amount in current Biennium	**$48,433,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$0	
	Construction	$0	
	Art	$0	
	Agency PM	$0	
	Total	$0	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$362,747		
Design Phase Services	$1,628,332		
Extra Services	$1,598,751		
Other Services	$731,569		
Design Services Contingency	$216,070		
Consultant Services Subtotal	**$4,537,469**	**Consultant Services Subtotal Escalated**	**$4,917,263**

Construction			
Maximum Allowable Construction Cost (MACC)	$31,259,044	Maximum Allowable Construction Cost (MACC) Escalated	$35,042,529
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$1,562,952		$1,756,759
Non-Taxable Items	$0		$0
Sales Tax	$3,413,488	Sales Tax Escalated	$3,827,126
Construction Subtotal	**$36,235,483**	**Construction Subtotal Escalated**	**$40,626,414**

Equipment			
Equipment	$1,879,679		
Sales Tax	$195,487		
Non-Taxable Items	$0		
Equipment Subtotal	**$2,075,166**	**Equipment Subtotal Escalated**	**$2,332,488**

Artwork			
Artwork Subtotal	**$240,960**	**Artwork Subtotal Escalated**	**$240,960**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$0**	**Project Administration Subtotal Escalated**	**$0**

Other Costs			
Other Costs Subtotal	**$287,557**	**Other Costs Subtotal Escalated**	**$315,824**

Project Cost Estimate			
Total Project	**$43,376,635**	Total Project Escalated	**$48,432,949**
		Rounded Escalated Total	**$48,433,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$4,917,263		$4,917,263		**$0**
Construction					
Construction Subtotal	$40,626,414		$40,626,414		**$0**
Equipment					
Equipment Subtotal	$2,332,488		$2,332,488		**$0**
Artwork					
Artwork Subtotal	$240,960		$240,960		**$0**
Agency Project Administration					
Project Administration Subtotal	$0		$0		**$0**
Other Costs					
Other Costs Subtotal	$315,824		$315,824		**$0**
Project Cost Estimate					
Total Project	**$48,432,949**	**$0**	**$48,432,949**	**$0**	**$0**
	$48,433,000	**$0**	**$48,433,000**	**$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.*)

This funding request will fund all projects phases, predesign, design and construction.

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

The project is part of the college's planned facility master plan. Funding this request will begin implementation.

What is planned with a future appropriation?

No further appropriations are planned if the project is fully funded.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Programming/Site Analysis	$32,979			
Predesign	$329,768			
Sub TOTAL	**$362,747**	**1.0513**	**$381,356**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$1,628,332			69% of A/E Basic Services
Sub TOTAL	**$1,628,332**	**1.0718**	**$1,745,247**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$731,569			31% of A/E Basic Services
Sub TOTAL	**$731,569**	**1.1240**	**$822,285**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$1,369,426	1.0718	$1,467,751	84%
Construction Phase	$229,325	1.1240	$257,762	31%
Sales tax on consultant services (where services are taxable)		1.1240	$0	
Sub TOTAL	**$1,598,751**	**1.0718**	**$1,725,512**	
5) Design Services Contingency				
Consultant Contingency	$216,070			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$216,070**	**1.1240**	**$242,863**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$4,537,469**		**$4,917,263**	
Consultant Services Cost Per SF	$75		$82	
Consultant Services % Of Const	13%		12%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities	$2,951,973			
Sub TOTAL	**$2,951,973**	**1.0983**	**$3,242,152**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Building Demo & Abatement	$652,573			
Sub TOTAL	**$652,573**	**1.0983**	**$716,721**	Escalated to Start Const.
	$11 per GSF		*$12 per GSF*	
3) Facility Construction				
Direct Construction Cost	$24,181,614			
Prime Cont. Field Overhead (GC/GR)	$2,163,041	9%		
Prime Cont. Fee/Profit	$1,309,842	5%		
Sub TOTAL	**$27,654,498**	**1.1240**	**$31,083,656**	Escalated to Mid-Const.
	$459 per GSF		*$515 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$31,259,044**		**$35,042,529**	
	$518 per GSF		*$581 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$31,259,044**		**$35,042,529**	
	$518 per GSF		*$581 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$1,562,952			Calculated
Other				
Sub TOTAL	**$1,562,952**	**1.1240**	**$1,756,759**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.1240**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$3,413,488**			**$3,827,126**	
CONSTRUCTION CONTRACTS TOTAL	**$36,235,483**			**$40,626,414**	
Construction Contracts Cost Per SF	$601			$674	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$1,220,143				
Furnishings	$659,536				
Sub TOTAL	**$1,879,679**		**1.1240**	**$2,112,760**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.1240**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$195,487**			**$219,728**	
EQUIPMENT TOTAL	**$2,075,166**			**$2,332,488**	

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	$240,960				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$240,960**		**NA**	**$240,960**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$0**		**1.1240**	**$0**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Permit fees	$287,557				
OTHER COSTS TOTAL	**$287,557**		**1.0983**	**$315,824**	Escalated to Start Const.

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Project name: Highline College: Welcome Center for Student Success

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

Authority:

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

Procedure:

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

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

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

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

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

List of programs impacted by project at each milestone:

College Proposal	**2027-29 funding request**		
December 2017	*September 2026*		
Student Services	Student Services		
Art and Design	Art and Design		
Engineering	Engineering		

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:54AM

Project Number: **40001354**
Project Title: **Electric Grid Capacity Studies for District Energy Decarb.**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 17

Project Summary

This request funds utility capacity studies at five colleges subject to the Clean Buildings Performance Standard (CBPS) Annex W requirements. The studies will identify utility system upgrades and costs needed to support the electrification of campus heating systems and guide future decarbonization investments.

Project Description

1. What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?

Eight community and technical colleges operate qualifying state campus district energy systems subject to the Clean Buildings Performance Standard (CBPS) Annex W requirements of RCW 19.27A.260 and WAC 194-50-030 and 194-50-170. In June 2025, these colleges submitted plans to the Department of Commerce describing how they intend to replace fossil fuel use in their district energy systems and provide 100 percent of campus design heating load through decarbonized systems.

During development of those plans, five colleges identified potential limitations in the capacity of the electrical utility systems serving their campuses. This request will fund detailed utility capacity and infrastructure studies conducted in coordination with Puget Sound Energy, Snohomish County PUD, Seattle City Light, and Tacoma Public Utilities. The studies will evaluate the additional electrical demand created by heating system electrification, determine whether existing utility infrastructure can serve that demand, identify required utility and campus electrical improvements, establish implementation schedules, and develop planning-level cost estimates.

The studies will provide the scope, cost, schedule, and utility-readiness information necessary to develop future capital projects. This information is also required for the colleges' decarbonization projects to be meaningfully evaluated, scored, and prioritized through the Department of Commerce's Campus Energy Upgrades Committee process. The colleges, their serving utilities, Commerce, OFM, and legislative budget staff will benefit from more reliable information on the feasibility, timing, and total state investment required to implement these projects.

2. Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?

The decarbonization plans completed in 2025 identified technically feasible approaches for replacing fossil fuel-based campus heating systems while maintaining reliable heating and occupant comfort. However, the plans also revealed a significant implementation risk at five colleges: their electrical utility providers cannot yet confirm that existing utility infrastructure can accommodate the substantial new electrical loads associated with campus heating electrification.

Preliminary discussions with the affected utilities indicate that major infrastructure improvements maybe required, including new substations, additional high-voltage feeders, or upgrades to utility transmission and distribution systems. Three utilities have identified potential improvements that may require several years to plan and construct. Until the required utility capacity, infrastructure, cost, and schedule are established, the colleges cannot responsibly proceed with full implementation of their decarbonization projects.

Project Number: 40001354
Project Title: Electric Grid Capacity Studies for District Energy Decarb.

Description

These studies are therefore a prerequisite to both project implementation and Commerce's funding prioritization process. Commerce's Campus Energy Upgrades Committee will need credible information regarding project scope, utility capacity, infrastructure dependencies, cost, schedule, and implementation readiness to compare and prioritize investments across state-owned campus district energy systems. Without these studies, the five college projects would enter that process with significant unresolved costs and utility risks, limiting Commerce's ability to evaluate them and reducing the colleges' readiness for future funding.

Fourteen years remain in the 15-year implementation period established under RCW 19.27A.260. Because major utility improvements may require multiple years to plan, permit, procure, and construct, this work must begin early enough to avoid utility infrastructure becoming a barrier to statutory compliance. Failure to act would delay project development, leave major costs undefined, weaken future capital funding requests, and place the colleges at risk of falling behind the statutory implementation timeline.

3. For new funding requests for programs or projects that have received previous appropriations, either a phase of construction or previous grant rounds, how much has been spent or put under contract?
The 2023-25 capital budget appropriated $907,000 to develop district energy system decarbonization plans required under RCW 19.27A.260. Approximately $342,400 of that appropriation supported planning for the five colleges included in this request.

The completed plans identified viable approaches for replacing fossil fuel-based heating systems but did not resolve utility-level electrical capacity and infrastructure requirements. That work requires direct coordination with each serving utility and engineering analysis beyond the scope of the initial campus decarbonization plans. This request builds on the state's prior planning investment by addressing the most significant remaining uncertainty affecting the projects' feasibility, cost, schedule, and readiness for Commerce prioritization.

Current decarbonization estimates for the five campuses total approximately $366 million in 2025 dollars over the remaining statutory implementation period. That estimate does not include the utility infrastructure costs to be identified through these studies. The completed decarbonization projects are expected to replace aging natural gas-fired heating systems serving approximately 1.8 million square feet of instructional and student service space, representing roughly half of the community and technical college space subject to RCW 19.27A.260.

4. Does this project or program leverage non-state funding? If yes, how much by source?
No other viable funding sources have been identified.

5. Provide context on how this request fits into the agency's work. Describe how this project supports the agency's strategic plan or would improve agency performance.
This request directly supports implementation of RCW 19.27A.260 and advances the district energy system decarbonization plans submitted to Commerce in 2025. It provides the information needed to move those plans from campus-level concepts to feasible capital projects coordinated with the electrical utilities responsible for serving the resulting loads.

Project Number: 40001354
Project Title: Electric Grid Capacity Studies for District Energy Decarb.

Description

The work is also integral to the state's process for prioritizing future decarbonization investments. The studies will provide Commerce's Campus Energy Upgrades Committee with credible and comparable information regarding utility capacity, required infrastructure, project costs, schedules, dependencies, and implementation readiness. Without this information, Commerce cannot fully assess the five projects or compare their funding needs and readiness with other state-owned campus district energy systems.

The request also supports state greenhouse gas reduction requirements and the energy-efficiency objectives of the Clean Buildings Performance Standard. By resolving utility infrastructure needs before major implementation appropriations are requested, the studies will improve project planning, reduce cost and schedule uncertainty, and help ensure that future state investments are based on realistic and coordinated implementation strategies.

6. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?
The campuses included in this request are determined by the applicability of RCW 19.27A.260 and the utility capacity issues identified through their required decarbonization plans. Three of the five campuses are located in communities with high environmental health disparity scores, and all five serve diverse student populations. Community and technical college students include many individuals from lower-income households, communities of color, first-generation college families, working households, and families with caregiving responsibilities.

These studies are an early but necessary step toward reducing fossil fuel combustion and associated greenhouse gas emissions at the affected campuses. They will also support continued delivery of reliable heating to approximately 1.8 million square feet of instructional and student service space while the colleges transition to decarbonized systems.

Measurable study outcomes will include forecasts of future electrical demand, identification of utility capacity constraints, definition of required infrastructure improvements, planning-level cost estimates, implementation schedules, and phased project strategies. These outcomes will position the colleges for equitable consideration in Commerce's statewide funding prioritization process by ensuring that unresolved utility infrastructure questions do not prevent otherwise eligible projects from being fully evaluated.

7. Is there additional information you would like decision makers to know when evaluating this request?
Utility service capacity is one of the largest remaining risks to implementation of the five colleges' decarbonization plans. Heating electrification will add substantial new loads to electrical systems that were not designed to support this level of demand. In several cases, the serving utilities have indicated that costly and time-intensive improvements may be required before the colleges can proceed.

The proposed studies will resolve these uncertainties before the state is asked to make significantly larger implementation investments. They will determine whether new substations, high-voltage feeders, or other utility improvements are required; establish how those improvements should be coordinated with campus projects; and provide defensible cost and schedule information for future capital requests.

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:54AM

Project Number: 40001354
Project Title: Electric Grid Capacity Studies for District Energy Decarb.

Description

This information is essential to Commerce's ability to score and prioritize these projects. Funding the studies now will allow the state to distinguish between projects that are ready to advance and those that require additional utility investment, while supporting more accurate comparisons across state-owned district energy systems. It will also reduce the risk of funding campus improvements that cannot operate as intended because the required electrical service is unavailable or delayed.

The planned decarbonization projects will replace aging natural gas-fired heating infrastructure that will require substantial reinvestment during the statutory implementation period regardless of the compliance requirement. Coordinating those necessary replacements with decarbonization and utility improvements provides an opportunity to avoid duplicative investments, improve energy efficiency, reduce local combustion emissions and greenhouse gas emissions, and establish durable heating infrastructure for future campus operations.

8. For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?
N/A. This request funds planning and engineering studies rather than major construction.

9. For major construction projects, what project delivery method has been or will be selected and why?
N/A. A construction delivery method will be evaluated as part of subsequent implementation planning, as applicable.

10. Is this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy?
N/A. This project is not linked to the Puget Sound Action Agenda or the Governor's Salmon Strategy.

Location
City: Statewide **County:** Statewide **Legislative District:** 098

Project Type
Report/Study

Growth Management impacts
N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
26C-1	Climate Commit Accou-State	3,591,000				3,591,000
	Total	**3,591,000**	**0**	**0**	**0**	**3,591,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State				
	Total	**0**	**0**	**0**	**0**

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
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Project Number: **40001354**
Project Title: **Electric Grid Capacity Studies for District Energy Decarb.**

Operating Impacts

No Operating Impact

Narrative

This request funds planning and engineering studies and will not directly increase operating costs or staffing. The studies will assess utility infrastructure needed for future campus heating electrification projects. While future capital projects may affect utility costs, maintenance needs, and energy management practices, those impacts cannot yet be quantified and are among the key outcomes these studies will help define.

SubProjects

SubProject Number: **40001366**
SubProject Title: **Edmonds: District Energy Decarbonization Electrical Supply Study**

Project Number: **40001354**
Project Title: **Electric Grid Capacity Studies for District Energy Decarb.**

SubProjects

SubProject Number: **40001366**
SubProject Title: **Edmonds: District Energy Decarbonization Electrical Supply Study**

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 17

Project Summary

This request funds a utility capacity and infrastructure study with Snohomish County PUD to determine the electrical system upgrades needed to support Edmonds College's district heating system decarbonization plan. The study will identify feasible utility service solutions, associated costs, and implementation timelines, providing critical information needed to advance future capital projects and comply with state decarbonization requirements and statewide prioritization.

Project Description

Electrification of the district heating system will significantly increase campus electrical demand and require substantial upgrades to utility service and campus electrical infrastructure. Preliminary discussions with Snohomish County PUD indicate that existing electrical capacity serving Edmonds College is unlikely to support the projected heating load associated with the campus decarbonization plan. Utility representatives have advised that either a new substation or additional electrical feeders may be required, with potential costs in the millions of dollars and implementation timelines extending over multiple years.

Significant uncertainty remains regarding the scope, cost, feasibility, and sequencing of the utility infrastructure improvements needed to support campus heating electrification. This request will fund a collaborative study between Edmonds College and Snohomish County PUD to evaluate electrical demand, identify the most feasible utility service solution, develop planning-level cost estimates, and define required utility and campus infrastructure investments. The study will provide critical information needed to advance project design, support future capital funding requests, and demonstrate a viable implementation pathway for compliance with state district energy system decarbonization requirements.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 17

Project Summary

This request funds a utility capacity assessment and engineering study to determine the electrical grid improvements required to support Tacoma Community College's district heating system decarbonization plan. The study will identify utility infrastructure needs, costs, and implementation timelines necessary to inform future capital investments and comply with state decarbonization requirements and statewide prioritization.

Project Description

This request funds Phase 1 implementation of Tacoma Community College's Clean Buildings Performance Standard (CBPS) decarbonization strategy through a utility capacity assessment and supporting engineering analyses. The primary purpose of the study is to determine whether Tacoma Power's existing electrical infrastructure can support the substantial increase in demand associated with electrification of the campus heating system and, if not, identify the utility infrastructure improvements, costs, and timelines required to provide adequate electrical service.

Preliminary discussions with Tacoma Power indicate that full implementation of the college's decarbonization plan may require significant utility system upgrades, including the potential construction of a dedicated campus substation. Early utility estimates place the cost of such improvements between $15 million and $25million, with implementation timelines extending several years. However, the scope, feasibility, and cost of these upgrades cannot be determined without detailed engineering and utility analysis.

Project Number: **40001354**
Project Title: **Electric Grid Capacity Studies for District Energy Decarb.**

SubProjects

SubProject Number: **40001367**
SubProject Title: **Tacoma: District Energy Decarbonization Electrical Supply Study**

This study is a critical prerequisite to decarbonization because the college cannot proceed with large-scale electrification until the utility provider confirms how the required electrical capacity will be delivered. The assessment will provide the technical, cost, and schedule information needed to define future capital projects, inform utility planning, and establish a realistic pathway to compliance with state district energy system decarbonization requirements.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 17

Project Summary

This request funds a utility capacity assessment and planning study to determine the electrical infrastructure improvements needed to support Highline College's heating system decarbonization efforts. The study will identify utility constraints, required upgrades, costs, and implementation timelines needed to inform future capital investments and utility coordination and statewide prioritization.

Project Description

This request funds the first phase of Highline College's district energy system decarbonization effort and focuses on evaluating the electrical utility capacity needed to support the transition from fossil fuel-based heating to electrified systems. Working in coordination with Puget Sound Energy (PSE), the study will assess existing electrical service capacity, forecast future demand created by campus heating electrification, identify utility system constraints, and determine the infrastructure improvements required to provide reliable long-term electrical service.

The assessment will quantify the electrical upgrades needed to support decarbonization, validate service and distribution requirements, and establish planning-level cost estimates and implementation strategies. The study will also provide the technical information needed to coordinate future utility investments, address potential long-lead equipment needs, and develop a phased implementation approach that aligns campus decarbonization efforts with utility infrastructure readiness.

This work is a critical prerequisite to implementation of the college's decarbonization plan. Without a clear understanding of available utility capacity, required infrastructure improvements, project costs, and delivery timelines, the college cannot accurately scope future capital projects or establish a realistic pathway to compliance with state district energy system decarbonization requirements.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 17

Project Summary

This request funds an Investment Grade Audit and utility capacity assessment to determine the electrical infrastructure improvements needed to support North Seattle College's district energy system decarbonization plan. The study will identify utility constraints, required upgrades, cost estimates, and implementation timelines needed to inform future capital investments and support Commerce's decarbonization funding prioritization process.

Project Description

This request funds a utility capacity assessment and Investment Grade Audit to determine the electrical infrastructure required to support implementation of North Seattle College's district energy system decarbonization plan. The study will evaluate the increased electrical demand associated with replacing existing natural gas heating systems with electrified heating technologies and will be conducted in coordination with Seattle City Light to determine whether existing utility infrastructure can

Project Number: **40001354**
Project Title: **Electric Grid Capacity Studies for District Energy Decarb.**

SubProjects

SubProject Number: **40001369**
SubProject Title: **N Seattle: Dist. Energy Decarbonization Electrical Supply Study**

accommodate those future loads.

The assessment will evaluate existing campus electrical service capacity, forecast future electrical demand, identify utility and campus electrical infrastructure constraints, and determine the upgrades necessary to support full implementation of the decarbonization strategy. The study will also establish planning-level cost estimates, identify implementation risks and dependencies, and develop a phased approach for coordinating campus improvements with utility infrastructure investments.

This work is a critical prerequisite to implementation of the college's decarbonization plan. Until electrical capacity, utility readiness, infrastructure requirements, costs, and implementation timelines are clearly defined, the college cannot responsibly advance large-scale heating electrification projects. The study will provide the technical information necessary to define future capital projects, coordinate with Seattle City Light, reduce implementation uncertainty, and establish a credible pathway toward compliance with state district energy system decarbonization requirements. The resulting analyses will also provide information needed by the Department of Commerce's Campus Energy Upgrades Committee to evaluate project readiness, utility infrastructure needs, cost assumptions, and future funding priorities.

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 17

Project Summary

This request funds a utility capacity assessment and Investment Grade Energy Audit for the shared Cascadia College and UW Bothell campus to determine the utility and campus electrical infrastructure needed to support heating system decarbonization. The study will identify electrical service requirements, infrastructure upgrades, costs, and implementation timelines needed to advance future capital investments and support Commerce's decarbonization funding prioritization process.

Project Description

This request funds a utility capacity assessment and Investment Grade Energy Audit for the shared Cascadia College and University of Washington Bothell campus to determine the electrical infrastructure required to support implementation of the campus decarbonization plan. Conducted in coordination with Puget Sound Energy (PSE), the study will evaluate future electrical demand associated with heating system electrification, determine whether existing utility infrastructure can accommodate that demand, and identify the utility and campus electrical system improvements necessary to support full implementation of the decarbonization strategy.

Preliminary planning has identified the need for a more comprehensive analysis of both utility-owned and campus-owned electrical infrastructure before major decarbonization investments can proceed. PSE has begun working on plans to upgrade the campus service, and this study will establish the scale and configuration of campuses future electrical service requirements, identify potential utility system constraints, evaluate infrastructure alternatives, and develop planning-level cost estimates and implementation schedules. Because the campus is jointly occupied by Cascadia College and UW Bothell, a coordinated assessment is necessary to ensure future infrastructure investments are appropriately sized and sequenced to meet the needs of both institutions.

This work is a critical prerequisite to implementation of the campus decarbonization plan. The study will provide the technical, cost, and schedule information needed to define future capital projects, coordinate utility investments, reduce implementation risk, and establish a credible pathway toward compliance with state district energy system decarbonization requirements. The resulting analyses will also provide information necessary for the Department of Commerce's Campus Energy Upgrades Committee to evaluate project readiness, infrastructure needs, and funding priorities for future decarbonization investments.

Project Number: **40001354**
Project Title: **Electric Grid Capacity Studies for District Energy Decarb.**

SubProjects

SubProject Number: **40001370**
SubProject Title: **Cascadia: District Energy Decarbonization Electrical Supply Study**

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 17

Project Summary

This request funds DES procurement and project management services required to deliver utility capacity studies at five colleges. By applying one DES administrative fee to the combined appropriation rather than individual projects, the state reduces overhead costs and directs more funding to the studies themselves.

Project Description

This request provides $58,300 for Department of Enterprise Services (DES) Energy Services fee-for-service project management and procurement support for the utility capacity and electrical infrastructure studies needed at five community and technical colleges. Because community and technical colleges do not possess independent public works authority, DES serves as the state's designated public works contracting authority and must procure and manage the consultant services required to complete these studies. DES will provide centralized procurement, contract administration, project oversight, and technical coordination to ensure the work is completed efficiently, consistently, and in accordance with state requirements.

Funding this administrative support is essential to deliver the studies and represents a cost-effective approach for the state. Rather than assessing separate administrative charges to each college study, SBCTC worked with DES to establish a single fee structure applied to the overall appropriation. This approach reduces duplicative administrative costs, lowers the total fee burden to the state, and allows a greater share of appropriated funds to be directed toward the technical analyses themselves. Centralized management through DES also ensures consistent project delivery across all participating colleges and leverages DES's expertise in consultant procurement and capital project oversight, resulting in better coordination with utility providers and more reliable information to support future decarbonization investments

Location

City: Bothell	**County:** King	**Legislative District:** 001
City: Des Moines	**County:** King	**Legislative District:** 033
City: Lynnwood	**County:** Snohomish	**Legislative District:** 032
City: Olympia	**County:** Thurston	**Legislative District:** 022
City: Seattle	**County:** King	**Legislative District:** 046
City: Tacoma	**County:** Pierce	**Legislative District:** 028

Project Type

Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified
Preservation - Unidentified

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium
*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:54AM

Project Number: 40001354
Project Title: Electric Grid Capacity Studies for District Energy Decarb.

SubProjects

SubProject Number: 40001366
SubProject Title: Edmonds: District Energy Decarbonization Electrical Supply Study

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Growth Management impacts
N/A

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
26C-1	Climate Commit Accou-State	658,000				658,000
26C-1	Climate Commit Accou-State	739,000				739,000
26C-1	Climate Commit Accou-State	772,000				772,000
26C-1	Climate Commit Accou-State	670,000				670,000
26C-1	Climate Commit Accou-State	685,000				685,000
26C-1	Climate Commit Accou-State	67,000				67,000
	Total	**3,591,000**	**0**	**0**	**0**	**3,591,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State				
26C-1	Climate Commit Accou-State				
26C-1	Climate Commit Accou-State				
26C-1	Climate Commit Accou-State				
26C-1	Climate Commit Accou-State				
26C-1	Climate Commit Accou-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

Project Number: **40001354**
Project Title: **Electric Grid Capacity Studies for District Energy Decarb.**

SubProjects

SubProject Number: **40001366**
SubProject Title: **Edmonds: District Energy Decarbonization Electrical Supply Study**

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

Narrative

This request funds planning and engineering studies and will not directly increase operating costs or staffing. The studies will assess utility infrastructure needed for future campus heating electrification projects. While future capital projects may affect utility costs, maintenance needs, and energy management practices, those impacts cannot yet be quantified and are among the key outcomes these studies will help define.

Narrative

This request funds planning and engineering studies and will not directly increase operating costs or staffing. The studies will assess utility infrastructure needed for future campus heating electrification projects. While future capital projects may affect utility costs, maintenance needs, and energy management practices, those impacts cannot yet be quantified and are among the key outcomes these studies will help define.

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Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001354	40001354
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

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:52PM

Project Number: **40000227**
Project Title: **Clark: Hanna/Foster/Hawkins Complex Replacement**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 18

Project Summary

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

Project Description

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

The technologically outdated and inflexible layout of the Hanna/Foster/Hawkins Building complex negatively impacts the effectiveness of the current housed programs and it is not feasible to correct these deficiencies and mitigate the resulting negative impacts through renovation or minor works.

The Hanna, Foster, and Hawkins Halls (HFH Complex), with its inefficient configuration and poor condition, does not support Clark College's academic and non-academic programs and services. The existing complex consists of interconnected individual buildings constructed over a 24-year period. Perhaps inspired by then current schools design from California or perhaps just to reduce first costs, Hanna Hall was designed with glazed exterior walls and open exterior circulation (except for two small interior corridors in the center core). This configuration is less effective in colder, wetter climates and has been anon-going source of occupant complaints, energy loss, and functional inefficiencies. Compounding the problem, Hawkins Hall was similarly constructed in 1990. This condition was highlighted in the 2015 Facility Condition Survey which specifically stated for all three buildings that the buildings suffer from "Poor configuration – Programs cannot function in space." The replacement of the HFH Complex was identified as the highest campus priority for replacement.

Student learning, retention, and completion is at the heart of the college's mission. This requires labs, classrooms and informal study spaces that support active, project-based learning and foster peer-to-peer exchanges. The current HFH Complex fails in many ways, specifically:

- Areas for instruction, testing and advising are spread out around the buildings, creating problems for wayfinding and functional adjacencies.
- Faculty and staff offices are separated from classrooms and student service areas which impacts student support, personal interaction, and instructional support.
- Classrooms are too small and inflexible in use of space.
- There are limited areas for student study and engagement.
- Mechanical and plumbing systems are beyond their service life and are failing.
- Electrical systems do not support contemporary equipment or technology.

As Clark College moves forward with implementing Guided Pathways, we will need facilities that support not only quality instruction but also intensive wrap-around services for students.

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

The project will replace 35,030 gross square feet in three buildings with a single new40,940 GSF facility on the Clark campus.

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

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

- Ten general purpose classrooms accommodating 30-student capacity with movable acoustic partition to allow for flexible change to larger class sizes and with flexible IT infrastructure and instructional media.
- Five general purpose classrooms accommodating 48-student capacity with flexible IT infrastructure and instructional media.
- One computer lab that supports the college-wide need for general computer labs, as well as offering classes within a flipped classroom modality. The lab will have a 36-studentcapacity with flexible IT infrastructure and instructional media.
- One tutoring/writing center to provide individualized support for student success.

Description

- One multi-function classroom/lab that employs techniques of movable-flexible furniture, open systems, and multiple-systems pathways that enable the space to serve either a lab or more traditional classroom function. It will have a 60-90-student capacity with flexible IT infrastructure and instructional media on all walls.
- Informal student-focused study spaces integrated with the circulation, in recognition that much learning occurs beyond the walls of classrooms/labs.
- As designed, the student-focus space is meant to offer a view of the adjacent totem pole which was dedicated by the Blackfoot tribe at a formal ceremony in 1996 to honor the region's Native American community.
- The design of the student-centered space will reflect student input and incorporate the many histories and identities of the Clark College community.

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

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

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

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

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

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

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

Alternative#3: Doing Nothing

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

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

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

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

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

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

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

Description

agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]
The Clark Facilities Master Plan was developed to provide a set of guiding principles to clearly articulate the values and needs of the Clark College community with respect to campus planning.
The creation of a new building is an integral component of the Clark facilities plan. It is the number one priority in the near-term development to address significant negative impacts from the existing three-building complex.
8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of 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 of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.
10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]
The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:
a) Above code HVAC efficiency
b) Photovoltaic panels
c) Post occupancy commissioning
d) Time of day and occupancy programming of lighting
e) Efficient lighting
f) Roofing materials with high solar reflectance and reliability
g) Green roofs to absorb heat and act as insulators for ceilings
h) Orient building for natural light and reduced heating and cooling loads
i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
Vancouver WA demographics show that around 20% of the population is non-white with Hispanic/Latino populations making up the largest non-white group at 12%. Clark College student body has similar demographics. Clark College is the only institution of higher education in Vancouver County which also serves a part of Skamania and Klickitat counties. This proposal replaces three outdated building that had limited accessibility with improved access and wayfinding.
12. 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).
Unknown at this time
13. Is there additional information you would like decision makers to know when evaluating this request?
14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, 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.aspxThe College's proposal is available upon request.

OFM

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium
*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:52PM

Project Number: 40000227
Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

Location
City: Vancouver **County:** Clark **Legislative District:** 049

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	53,595,000				
	Total	**53,595,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	53,595,000			
	Total	**53,595,000**	**0**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038
FTE	Full Time Employee	0.1	0.3	0.3	0.3	0.3
001-1	General Fund-State	16,000	38,000	38,000	38,000	38,000
	Total	**16,000**	**38,000**	**38,000**	**38,000**	**38,000**

Narrative
3,782 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Feb 2034). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000227	40000227
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:53PM

Project Number: **40000111**
Project Title: **Peninsula: Advanced Technology Center**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 19

Project Summary

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

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.) [See proposal section 1.1]

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

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

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

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

Enrollment and Program Demand - Peninsula College currently trains 200 students annually in vocational programs, which include automotive technology, construction, and welding. The existing facilities are operating at maximum capacity. Since 2021, enrollment in the welding program has surged by 49%, while the construction program has seen a 27% increase in enrollment. After a brief pause, our redesigned automotive program is set to boost enrollment by 23%. Additionally, we are seeking a suitable space for our newly developed marine technology program.

Deficient Facilities - Vocational programs are taught in Buildings P, Q, R, and S which are between forty and fifty years old. The college's Technology Center resides in Buildings U and V, which are small one-story facilities lacking proper space, telecommunications infrastructure and backup power. The 2023 Facility Conditions Survey (FCS) calls for replacement and renovation of the structures.

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

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

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

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

Description

proposal section 1.2]
The project will replace 30,222 gross square feet (GSF) in six buildings with a single new 31,622 GSF facility.
3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]
The project provides space for certificate and associate degree programs in marine technology, automotive technology, construction and welding.
4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]
The college considered the alternative of a renovation and addition for Building Q to accommodate the advanced manufacturing/composites technology, automotive technology and welding programs.
Building Q Renovation and Expansion – Renovation of the existing 18,002 square foot structure and a 13,620 square foot addition is required to provide adequate space for the advanced manufacturing, auto technology and welding programs, and the college's technology center. A major reconfiguration of interior space is required to right-size labs and classrooms, provide student study and support spaces and create functional adjacencies.
The scope of work for the renovation and addition will trigger code requirements to upgrade all building systems.
• Stormwater management systems at the building site must be improved to deal with storm runoff and treat contaminants from outdoor vehicle material storage.
• Seismic improvements include increasing shear capacity at the roof, wood and masonry exterior walls and interior walls.
• The building envelope must be replaced to eliminate water infiltration and meet energy code.
• Mechanical and electrical systems do not meet code, are at the end of their service life and must be replaced.
• An automatic fire suppression system with fire alarms must be added.
• Restroom capacity must be expanded.
• Ventilation system must be provided to serve advanced technology, auto technology and welding shops.
Do Nothing –There will be significant negative consequences if nothing is done. The aging, failing buildings are at the end of their useful life and a long-term liability. Lack of adequate instructional space with appropriate tools and technology puts the college's accreditation in professional-technical education programs at risk. Existing facilities do not provide an instructional environment that supports student achievement or allows the college to respond to workforce demand. Programs are dispersed across six buildings and in leased space off-campus, constraining interdisciplinary learning, collaboration and peer-to-peer engagement required for students to develop soft-skills that are necessary in the workplace.
5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
The project will support an additional 37 full-time-equivalent students annually.
6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The projects is to be funded through general obligation bonds appropriated through the state's capital budget.
7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]
Peninsula College's 2016 Facilities Master Plan identifies the replacement of existing, deficient facilities with an Advanced Technology Center is the highest priority for a major project. The plan defines the relationship between the college's master plan goals and the new building.
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 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 of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.
10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]

OFM

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:53PM

Project Number: **40000111**
Project Title: **Peninsula: Advanced Technology Center**

Description

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

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
Peninsula Colleges is in Port Angeles and serves Clallam and Jefferson counties. The demographics in Port Angeles show that around 15% of the population is non-white or people of color. The College itself is more diverse with around19% of students of color. This project will enhance wayfinding on campus for all students by consolidating six smaller buildings into one larger building, expand all of its technological offerings and create more opportunities for students of color.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project in 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?

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 proposal is available upon request.

Location
City: Port Angeles **County:** Clallam **Legislative District:** 024

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	New Approps
057-1	State Bldg Constr-State	28,226,000				
	Total	**28,226,000**	**0**	**0**	**0**	**0**

OFM

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:53PM

Project Number: 40000111
Project Title: Peninsula: Advanced Technology Center

Funding

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	28,226,000			
	Total	**28,226,000**	**0**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	9,000	10,000	10,000	10,000	10,000
	Total	**9,000**	**10,000**	**10,000**	**10,000**	**10,000**

Narrative

1,040 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Aug 2033). And, FTE equals the operating cost divided by $131,000

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000111	40000111
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:54PM

Project Number: **40000231**
Project Title: **South Seattle: Rainier Hall Renovation**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 20

Project Summary

Renovate 58,305 gross square feet (GSF) and add 8,280 GSF to Rainier Hall on the South Seattle 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.)[See proposal section 1.1]

South Seattle College serves nearly 15,000 students annually in a low-income neighborhood of Seattle. As of one of the most diverse higher education institutions in the state, South has also received federal designation as an Asian American Native American Pacific Islander Serving Institution. A decade ago, South Seattle College embarked on ambitious efforts to increase the number of low-income students and students of color that were attending college. Early efforts included enhanced outreach and exposure to college in programs like Running Start and TRiO's Talent Search and Upward Bound.

These efforts culminated in South Seattle College's signature program, the 13th Year Promise Scholarship, which guarantees every high school graduate from our Seattle-area feeder high schools can attend South tuition-free for their first year. This led to a dramatic increase in the number of K-12 partnerships – both through this program and others. Data from the 13th Year Promise Scholarship quickly demonstrated that these students needed additional support services, so they could complete their educational goals.

This led to South embarking on efforts to re-design our institution under the Guided Pathways model. Guided Pathways is an approach that is supported at the state and national level to change community colleges, so students have a more structured and successful experience.

South Seattle College was selected by the American Association of Community Colleges (AACC)as one of the inaugural 30 colleges in its Guided Pathways cohort; South Seattle College was also selected as one of the first five colleges in Washington to participate in the state-level Guided Pathways work, which is supported by the College Spark Foundation.

At the core of the Guided Pathways work is to help students efficiently and effectively selecta path (program of study) and use thorough orientation and advising efforts to ensure students stay on the path to complete their goals. Grouping students together into cohorts supports success in this model, thus renovating Rainier Hall (RAH) to collectively serve our K-12 partnership programs and incoming high school students is a vital piece of the future for South Seattle College.

Rainier Hall(RAH) was built in 1975 as the main science and laboratory building on South's main campus. It served this need well for over 30 years when the need for modern "hard" science labs and the inherent inflexibility of the RAH led to the design and construction of Olympic Hall in 2005. This building now houses basic and advanced science labs on the campus. After occupancy of Olympic Hall, the vacated science labs in RAH were re-purposed to support the college's nursing programs. Most of these classes have since been moved to the new Integrated Education Center which opened this fall.

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

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

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

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

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

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

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

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

Description

reasons:
1. The code-related deficiencies are so interconnected (i.e. exit pathways distance/fire sprinklers/detection and alarms, etc.) it would be impossible as it is not permitted under code to do a partial upgrade.
2. The cost of addressing the code issues would exceed the amount available under a minor project funding limit.
3. The impact on on-going use of the building would limit minor work to the summer months, however it would be difficult, if not impossible, to start and complete individual scope elements over a 2.5-month period.
Alternative #3: Doing Nothing - Doing nothing will inhibit the College's ability to address the shortage in general classrooms and to provide optimal student learning support and facilitate individual and collaborative learning out side of the classroom. Leaving RAH as is or attempting a piecemeal repair/remodel will further deny students, faculty and staff the effective learning environment they need to succeed. If the project does not proceed:
1. RAH will continue to present a significant life-safety risk. It lacks any fire detection, alarm or suppression systems. It is likely not able to resist a significant seismic event.
2. The roof, envelope, mechanical and electrical systems have the potential to fail. At some point incremental maintenance and repairs will not be adequate to keep them in operation.
3. The goal of creating a modern technology-saturated flexible learning environment will be limited.
4. The building will continue to be under-utilized. Instructional space will be further vacated over time.
5. Overall the quality of the educational experience at the College will be diminished.
6. Access to student technology and technology support will be limited.
7.Collaborative learning overall will be limited by lack of suitable space.
8. Staff efficiency due to space configuration deficiencies will continue to be problematic.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
The project will support an additional 149 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The projects are to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]
In 2007, South Seattle College completed an extensive multi-year Major Institutional Master Plan (MIMP) under the City of Seattle's Land Use Code. The MIMP identified many goals, three of which the planned RAH Renovation directly supports:
GOAL: Reinforce the college as a student-centered campus which values diversity, supports learning and promotes student success - The proposed project will use the circulation allowance to create open student-centered study space at the core of the revitalized RAH. Additionally, by creating more accessible classrooms with integrated instructional media and robust data access, the project will definably promote student success.
GOAL: Value existing open space and strengthen stewardship of the environment and connections within the campus community - Revitalizing the RAH and renovating rather than replacing is a clear indication of South's stewardship of its environment.
GOAL: Use architecture and design to express and reinforce college values and mission-The proposed RAH renovation will certainly meet all modern codes for energy and life-safety, but the intent of the proposal is to recognize the significance of the existing architecture of the building and will reinforce rather than remake the aesthetic of the original design.
GOAL: Optimize operational and maintenance efficiencies - By right-sizing classrooms to support smaller class-sizes, removing unused built-in lab equipment and replacing all the major buildings systems with new, the proposed project will optimize both academic operations as well as reduce the maintenance backlog inherent in a 40-year-old facility.
At the heart of the Master Plan is the objective to strengthen the campus center. A new major pedestrian walk is part of the recently completed Cascade Hall and this pathway terminates at the northwest corner of RAH. The new project will enliven this area by creating a new student-draw to this pedestrian node.

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

Project Number: 40000231
Project Title: South Seattle: Rainier Hall Renovation

Description

expenditure and FTE detail.
While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.
10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]
The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:
a) Above code HVAC efficiency
b) Post occupancy commissioning
c) Photovoltaic energy systems
d) Time of day and occupancy programming of lighting
e) Efficient lighting
f) Roofing materials with high solar reflectance and reliability
g) Trees and vegetation planted to directly shade building
h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
The South Seattle community is changing. While it still is one of the most racially diverse areas within King County, it has also seen its white population increase through the gentrification of local neighborhoods and the expansion of light rail. The Asian and Black populations have slightly decreased but they still each make up over 20% of the South Seattle population; the Hispanic population has increased to nearly 10%. The renovation of Rainier Hall caters specifically to these populations by being the central hub to K-12 through its substantial Upward Bound, TRiO program and Running Start. It will also support the curriculum that was redesigned following the Guided Pathway model.
12. 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).
Unknown at this time.
13. Is there additional information you would like decision makers to know when evaluating this request?
14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why are appropriation 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.aspxThe College's proposal is available upon request.

Location
City: Seattle **County:** King **Legislative District:** 046

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

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Capital Project Request
2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 3:54PM

Project Number: 40000231
Project Title: South Seattle: Rainier Hall Renovation

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	59,686,000				
	Total	**59,686,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	59,686,000			
	Total	**59,686,000**	**0**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040
FTE	Full Time Employee	0.5	0.6	0.6	0.6	0.6
001-1	General Fund-State	62,000	83,000	83,000	83,000	83,000
	Total	**62,000**	**83,000**	**83,000**	**83,000**	**83,000**

Narrative

8,280 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Oct 2035). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000231	40000231
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

OFM

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Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:00PM

Project Number: **40000592**
Project Title: **Tacoma: Student Support Center**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 21

Project Summary

The project will replace 50,590 gross square feet (GSF) in four buildings with a single new 51,870 GSF facility.

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.)[See proposal section 1.1]

The high proportion of non-traditional students at community colleges presents a unique challenge in defining retention and student success for this population. A student's experiences before entering college and their level of academic confidence are critical to their success. How students interact in the social and academic environment once at college is as important as are the influencers from outside of the college. The cost of attending college and the attitudes a student forms about the institution they see themselves at are essential; a student will ask, "Do I fit in?" and "Can I be successful here?" The answers to these questions are important when students arrive—and remain equally important to their decision to remain enrolled. Tacoma Community College (TCC) recognizes that the lived experiences of community college students are complex and rich with barriers and challenges. These barriers are only heightened for first-generation, under-represented, non-traditional students who make up most of the student demographic at community colleges. To address this, TCC proposes this project to meet the goals of establishing student identity-based spaces, centralizing and integrating student- and academic-support spaces, and expanding non-academic student retention services. This will not only improve student satisfaction and a student's sense of belonging to our institution, but it will also increase equitable student success and persistence rates so each student can realize their highest educational and personal aspirations.

Today's college students need a more extensive support system than before. Many TCC students do not know how to navigate the complex organization and its service offerings. TCC offers multiple support services spread throughout campus sending students on a complicated journey to get their financial, academic, and social needs met. TCC values holistic belonging and support; however, it lacks the physical resources for space expansion necessary to meet this value. While often referred to as a Predominantly White Institution, TCC's student population has become more diverse. TCC's White student population hovers around 47.4 % for the 2020-21 academic year. This diverse student population is presented with a lack of spaces for programming and connection that reflect the unique lived experiences of Black Indigenous and People of Color (BIPOC), the LGBTQ+ community, first-generation, adult/returning students, and students with disabilities. In response, this proposal for a new building will leverage the college's Strategic Plan and its Guided Pathways Plan to qualify construction of an environment that fosters inclusion, encourages interaction, and reinforces a student's sense of belonging. The Guided Pathways plan promises students "a streamlined journey through college while [they are] provided with structured choice, revamped support, and clear learning outcomes…ultimately helping more students achieve their completion goals" (Fairfax, 2019).

Currently,TCC's services are decentralized, housed in various buildings, and managed by separate divisions. As a result, students often feel overwhelmed when seeking resources to address their basic needs such as food, housing, and mental health services. For adult students, this is especially challenging given they are juggling work, family, school, and other complex obligations. Since funding and human resources are limited, TCC relies heavily on its community partnerships for resource sharing. This proposal includes a centralized space for community partners that will address students who feel overwhelmed when trying to access resources. Partnership, collaboration, and the co-creation of programs and knowledge are consistently embraced as best practices for college and community organizations to meet the complex needs posed by BIPOC, LGBTQ+, first-generation, adult/returning students, and students with disabilities (Ray, 2016).

Community college students often face challenges outside of school that stifle their academic success. The effectiveness of comprehensive support programs in reducing community college dropout rates highlights the importance of addressing the multiple barriers students face—not just the academic barriers. More often, students leave due to reasons related to cost, social isolation, and unclear expectations. TCC understands this; and thus proposes this project to develop innovative spaces and programs to boost retention rates and ensure our students progress toward their academic goals free of unforeseen detours and unintended dead ends.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 2.1]

The project will replace 50,590 gross square feet (GSF) in four buildings with a single new 51,870 GSF facility.

Project Number: 40000592
Project Title: Tacoma: Student Support Center

Description

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]
TCC will replace campus buildings 8, 19, L1 and L2 with a new building. In the remainder of this report, this new building will be referred to as the Student Support Center—a physical hub for non-academic student retention services. The Student Support Center will improve our campus climate by aligning support programs, co-locating core retention services, and providing welcoming, inclusive spaces that build a sense of students' belonging to TCC. This will strengthen access to critical resources students need to remain engaged in their education. This proposal is fundamental for TCC to advance educational equity through its Guided Pathways reform efforts. Provision of timely retention services, identity-based programmatic spaces, centralized student- and academic-support services will ensure that every student gets the support they need to enter and complete their academic program (Jenkins, Lahr, &Mazzariello, 2021).
If this project is not funded, the alternate is to continue the current delivery of disparate student support in an unfocused manner, leading to frustration and missed opportunities for delivering services to help keep students on track for graduation. In addition, the continued frustrations, and negative experiences of students' inability to easily access resources and services could cause fewer community members to make TCC their choice for higher education.
4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]
Renovation of Buildings 8, 19, L1 and L2 is not feasible as the renovation costs would exceed the cost of replacement. Systems have exceeded their useful lives, and these poorly functioning structures do not meet the needs of current nor future programs. These buildings are located throughout the campus and do not provide the immediate adjacencies and ease of navigation that a new, centralized Student Support Center could provide.
Space consolidation from widely dispersed, aging and inefficient buildings will provide an opportunity for service and maintenance of systems within a single building, with the inherent efficiency of new systems. Facility resources will be more effectively deployed to a single, larger building.
5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
The Student Support Center will provide academic support and basic needs services to historically marginalized students, resulting in increased retention and completion rates. No new or expanded academic programs are included in the building, and therefore the project is not intended to increase Type 1 nor Type2 Full Time Equivalent positions.
6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The project is to be funded through general obligation bonds appropriated through the state's capital budget.
7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]
Tacoma Community College updated its Campus Master Plan (7.3.1) in 2021 to align with their current 2020-2025 Strategic Plan. The Student Support Center directly aligns with the Facilities Master Plan, supporting equitable opportunities for success in learning, life, and work for all students. The Master Plan noted that this building would be a critical vehicle for college retention efforts.
The Student Support Center is identified as the highest priority building in the Facilities Master Plan. This follows the project for the Center for Innovative Learning and Engagement that received funding for design during this biennium. The Student Support Center was identified to replace existing buildings 8, 19, L1& L2 and to be placed on the current site of Building 8.
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 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 of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.
10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]

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Report Number: CBS002
Date Run: 9/3/2026 4:00PM

Project Number: 40000592
Project Title: Tacoma: Student Support Center

Description

As a tier 1building, this building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:
a) Above code HVAC system efficiency
b) Postoccupancy commissioning
c)Interconnectivity of room scheduling in 25Live and HVAC controls
d) Time of day and occupancy programming of lighting
e) Efficient lighting
f) Minimize building surface area for necessary floor area
g) Roofing materials with high solar reflectance and reliability
h) Orient building for natural light and reduced heating and cooling loads
i) Trees and vegetation planted to directly shade building
j) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
k) Increase transportation choices – drive, walk, bike or public transit
l) metering and 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).
Pierce County is a diverse county with people of color making up 35% of the population. The City of Tacoma is even more diverse with people or color making up a little over 40%. Tacoma CC represents this diversity and has embraced a multi-ethnic student body and is very committed to becoming an anti-racist campus and this capital proposal is designed to greatly enhance support for historically underrepresented communities.

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).
It is unknown at this time if this project is eligible for Direct Pay. Eligibility will be evaluated in design phase of the project.

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

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 proposal is available upon request.

Location
City: Tacoma **County:** Pierce **Legislative District:** 028

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	New Approps

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Capital Project Request
2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:00PM

Project Number: **40000592**
Project Title: **Tacoma: Student Support Center**

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	41,782,000				
	Total	**41,782,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	41,782,000			
	Total	**41,782,000**	**0**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
FTE	Full Time Employee		0.1	0.1	0.1	0.1
001-1	General Fund-State	3,000	13,000	13,000	13,000	13,000
	Total	**3,000**	**13,000**	**13,000**	**13,000**	**13,000**

Narrative

1,280 net new square feet at $10.03/Net-new-GSF/year starting at end of construction (Apr-2035). FTE equals operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000592	40000592
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

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:55AM

Project Number: **40000581**
Project Title: **Columbia Basin: Center for Applied Science & Agriculture**

Description

Starting Fiscal Year: 2030
Project Class: Preservation (State-Owned)
Agency Priority: 22

Project Summary

The project will replace 70,118 gross square feet (GSF) in seven buildings with a single new 70,000 GSF facility on the Pasco 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.) [See proposal section 1.1]

Problem Statement - CBC's Agriculture, Engineering Technology, and Energy (Nuclear)Technology Workforce Programs are fortunate to have motivated and enthusiastic instructors that have a strong track record of successful grant writing and program development, in addition to building strong partnerships with K-12, four-year Colleges/Universities, and surrounding industry (Appendix K&L).Unfortunately, the space housing these programs is preventing these programs from furthering the College's Facility Master Plan, Strategic Plan, and Institutional Goals and Objectives. Additionally, the facilities are negatively impacting the program's progress towards SBCTC's goals of Economic Demand, Student Success, and Innovation. These dynamic programs are experiencing the following challenges:

1. Deteriorated & Obsolete Facilities - No Space for Placemaking or Relationship Building
2. Need for Additional Space - Instruction, Student Support, & Collaboration
3. Innovations and Technology Disruptions
4. Program Adjacencies - Missed Opportunities
5. Industry Demand for More Graduates

Reducing Opportunity Gaps - Franklin County is one of only two counties in the state of Washington designated as a "minority-majority". Almost fifty-four percent (54%) of the population is Hispanic/Latinx while fifty-four percent (54%) of CBC's student body is Hispanic/Latinx. Of incoming students over four years, 67% of incoming Hispanic/Latinx students do not enter at College Level Math in comparison to fifty-one percent (51%) of White students. Students who have deficits in Math are only 1/3 as likely (25% vs 72%) as their peers to complete college math in year one. Students in the gap groups (47%) would be, conservatively, around 1,800 (10.8% of our student population) in the gap who would benefit at current enrollment levels.

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

The project will replace 70,118 gross square feet (GSF) in seven buildings with a single new 70,000 GSF facility on the Pasco campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

The solution is to replace the deteriorated, inadequate, and insufficient space with a 70,000 square foot modern Center for Applied Science and Agriculture (CASA). The CASA building will be agile and able to serve students seeking degrees, stackable credits, or short-term certificates. It will offer classroom, laboratory, collaborative project-based learning areas, informal learning, advising, and tutoring areas. The facility will be high-quality, modern, relevant, accessible, technologically equipped, and will promote equity. Furthermore, it will incorporate demonstration and meeting space for student initiatives and clubs such as Sustainability and Multicultural. The new facility will allow the College to work with industry to customize educational opportunities. Indoor-outdoor connectivity combined with the adjacency to the agriculture fields will enhance learning. Additionally, the new facility will be located adjacent to the existing Center for Career and Technical Education (CCTE) to maximize shared resources. The facility will be well positioned to meet the advancing needs of Agriculture, Engineering, Energy (nuclear) Technology, Alternative Energy, and all STEM education.

The resource center will act as the hub of the facility and allow CBC to better administer I-BEST, Guided Pathways, and Career Launch programs through high-touch service, collaboration, networking, and developing customized educational and tutoring plans for students. The facility is envisioned as collaborative, multipurpose, transparent, and hands-on. The goal is to create a center where learning is seen and felt. Industry, instructors, and students will be able to work together through creative practices and collaborations to advance Agriculture, Engineering Technology, and Energy Technology innovations and opportunities. Highway to Hanford work - bringing industry leaders on campus for informal career exploration.

Doing nothing will likely result in FTE's halting or decreasing for the Agriculture and Engineering Technology programs. The

Description

College has worked diligently to align and build their programs to provide customized empirical student pathways, provide internship and job shadowing opportunities, ensure that students have access to experiential learning and mentoring opportunities, and increase partnerships with local and regional industry and four-year institutions.

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

Renovating the separated and small facilities housing Agriculture and Engineering Technology will not overcome deficiencies or create an educational facility that promotes student success or allows for needed program expansion and integration. The existing facility sizes and layout cannot adequately or safely accommodate needed laboratories, modern classrooms, collaborative learning environments, group study areas, individual study areas, learning resources (tutoring), career services, student recruitment, etc. The facilities cannot be renovated to provide students with the modern educational environments needed to promote student success.

Locating the programs elsewhere on campus is not a viable option. There is nowhere else on campus for these programs to be housed. The programs need laboratory space that is designed specifically for their course requirements. Agriculture needs laboratories with fume hoods and space for research and experiments. Engineering technology needs access to 3D printing labs, computer laboratories, and drafting tables.

Nuclear Technology has contemplated moving into space on the Richland Campus. This is not a practical option because it moves the program away from complementary programs. The programs will greatly benefit by being located adjacent to the agriculture fields and the CCTE. This will maximize the concept of shared resources and allow for an integrated interdisciplinary learning experience for all workforce and STEM programs.

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

This project will support an additional 90 full-time-equivalent students annually.

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

This project is proposed to be funded using general obligation bonds allocated through Washington 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]

Columbia Basin College's Facilities Master Plan centers around providing a diverse, fair, equitable, and sustainable learning environment. The number one, unfunded, Facility Master Plan Priority is to create a new Center for Applied Sciences and Agriculture.

The Strategic Plan of Columbia Basin College has four priorities: Student Success, Teaching and Learning, Culture and Systems, and Community Relationships. This project will provide educational and student service space that is technologically advanced, sustainable, and adaptable to the changing market. The Teaching and Learning Priority centers around providing a culturally responsive, student centered, equitable, and inclusive learning environment. The new space will promote transparency, visibility, and engagement while providing vertical learning and organization that prioritizes student learning.

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

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

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

a) Solar water heating
b) Above code HVAC system efficiency
c) Post occupancy commissioning

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Project Title: Columbia Basin: Center for Applied Science & Agriculture

Description

d) Interconnectivity of room scheduling in 25Live and HVAC controls
e) Time of day and occupancy programming of lighting
f) Efficient lighting
g) Minimize building surface area for necessary floor area
h) Roofing materials with high solar reflectance and reliability
i) Orient building for natural light and reduced heating and cooling loads
j) Trees and vegetation planted to directly shade building
k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
l) Increase transportation choices – drive, walk, bike or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
Franklin County is very diverse with the Hispanic population making up almost 60% of the population. The student diversity at the college is just as diverse with Hispanics making up 54% of the school enrollment. This capital project is going to have a significant benefit to historically under-represented communities. It will provide a modern facility that is adjacent to related academic fields with better access, security and improved amenities.

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).
N/A

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

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 proposal is available upon request.

Location
City: Pasco **County:** Franklin **Legislative District:** 016

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	New Approps
057-1	State Bldg Constr-State	58,846,000				
	Total	**58,846,000**	**0**	**0**	**0**	**0**

Future Fiscal Periods

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Project Title: Columbia Basin: Center for Applied Science & Agriculture

Funding

		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	58,846,000			
	Total	**58,846,000**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000581	40000581
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

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:56AM

Project Number: **40000580**
Project Title: **Clover Park: Center for Innovative Teaching & Community Connect**

Description

Starting Fiscal Year: 2030
Project Class: Preservation (State-Owned)
Agency Priority: 23

Project Summary

The project will replace 65,174 gross square feet (GSF) in three buildings with a single new 65,174 GSF facility.

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.) [See proposal section 1.1]

This request is for the replacement of Buildings 14, 16, & 31 to meet the current and future needs of a wide range of workforce training programs. This request will also help provide more integrated pre-college and general education onramps to our professional and technical programs, particularly for our most vulnerable student populations including our BIPOC, first generation, single parents, and economically disadvantaged students.

Pierce County is home to Joint Base Lewis-McChord (JBLM) through which thousands of service personnel transition from active duty to the civilian workforce.

The fields we propose to serve with this capital request are as diverse as our county's needs: high school completion, English language acquisition, Health Care, CyberSecurity, Network Operations and System Security, Dental Assisting, Culinary Arts, and Environmental Sciences and Technology.

Institutional data for academic year 2018-2019 is the most complete and representative of institutional trends prior to pandemic-related disruptions. In the 2018-2019 academic year, CPTC saw student retention increase by 2% and completion increase by nearly 8% overall. However, upward trends did not extend to certain historically underserved student subgroups. In 2018, the retention rate for white students was 68%, compared to 56% for African American students and 63% for Hispanic students. Completion rates for 2018 showed a similar pattern, at 48% for white students and 36% and 39% for African American and Latinx students, respectively. Regarding workforce preparation, 79% of students demonstrate proficiency of student learning outcomes (compared to CPTC's established 85% target). Only 21% of students completed college-level English or Math courses in a year (against a 25% target). In addition, there was a 14%-degree completion gap between African American students and white students.

At Clover Park, Pre-College Pathways is the face of this work, interfacing with historically marginalized community members in culturally responsive ways to facilitate diploma completion options that lead to college level degrees. Currently, College Pathways services are spread out, difficult to find, and provide insufficient space to equitably serve the large number of residents in need. Students from historically marginalized populations find themselves physically marginalized within the aging and dispersed facilities currently housing these programs. Further, Pre-College Pathways students take classes and meet with support service personnel in locations physically distant from the professional technical programs to which they aspire. A new, community-focused facility, co-located with professional technical programs, would provide an opportunity to welcome individuals, especially those from historically marginalized populations into college pathways through a streamlined support system in a building purposefully built to serve them.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 2.1]

The project will replace 65,174 gross square feet (GSF) in three buildings with a single new 65,174 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3 and 3.3.2]

The existing and currently planned programs addressed by this project will include:

- High School Diploma in the Northwest Career and Technical High School
- General Education courses that support AAT and BAS Program requirements
- BAS in Cybersecurity
- AAT AAS (and related certificates) Network Operations & System Security
- AAT AAS (and related certificates) in Environmental Sciences & Technology
- AAT (and related certificates) in Culinary Arts
- AAT (and related certificates) in Pastry Arts
- AAT in Dental Assistant

The project also addresses the critical needs of displaced youth throughout Pierce County as well as CPTC's Division of

Description

Workforce and Economic Development which provides services including, but not limited to, retraining for dislocated workers, transitioning veterans, vulnerable workers, and students pursuing programs that are not financial aid-eligible, and continuing education and recertification.

The consequences of doing nothing are that CPTC's programs and strategic goals would be hampered by antiquated, deteriorating buildings 14, 16 & 31 which are not adequately serving the needs of the college.

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

Renovation of Buildings 14, 16 & 31 is not feasible as the cost to renovate would exceed the cost to replace. Building systems have outlived their useful lives, and these inefficient, poorly functioning buildings do not meet the instructional needs of the college.

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

This replacement project is anticipated to add 3 FTE capacity to the Culinary Arts program through a larger instructional kitchen and 4 FTE capacity to the Dental program through a larger Dental Lab. Additionally, Pre-college students will be served with support spaces.

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

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

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

The Center for Innovative Teaching and Community Connections is the highest priority major capital project in CPTC's Campus Master Plan.

Equity is a core theme of Clover Park's current Strategic Plan, published in 2017, and it articulates a commitment to the people we equitably serve, through a mission statement focused on preparing tomorrow's workforce and a vision of strengthening our community through responsive education and services. One of the most important changes to our strategic plan and institutional goals has been to establish diversity, equity, and inclusion (DEI) as a cornerstone of our core themes, as important as our traditional emphases on workforce preparation and student success.

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

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

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

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

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Report Number: CBS002
Date Run: 9/2/2026 10:56AM

Project Number: 40000580
Project Title: Clover Park: Center for Innovative Teaching & Community Connect

Description

k) Increase transportation choices – drive, walk, bike or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
Pierce County services a very diverse population with 35% of its population being people of color. It benefits from having Joint Base Lewis/McChord (JBLM) military bases which brings in people from all over the country and adds to the ethnic diversity of the region. Clover Park serves many of these diverse populations being close to JBLM and the Interstate 5 corridor. This project aims to consolidate its Pre-College Pathways program with some of its general education offerings and professional technical programs. These programs serve a high proportion of historically excluded populations.

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).
N/A

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

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 proposal is available upon request.

Location
City: Lakewood **County:** Pierce **Legislative District:** 029

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	54,806,000				
	Total	**54,806,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	54,806,000			
	Total	**54,806,000**	**0**	**0**	**0**

Project Number: 40000580
Project Title: Clover Park: Center for Innovative Teaching & Community Connect

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000580	40000580
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

OFM

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Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:01PM

Project Number: **40000589**
Project Title: **South Seattle: Georgetown Campus, Building B**

Description

Starting Fiscal Year: 2030
Project Class: Preservation (State-Owned)
Agency Priority: 24

Project Summary

The project will replace 34,000 gross square feet (GSF) in one building with a single new 34,000 GSF facility on the South Seattle College Georgetown 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.)[See proposal section 1.1]

South Seattle College (SSC) is requesting funding for the complete replacement of the GT-B Building on the South Seattle College, Georgetown (SSC-GT) Campus.

The SSC-GT campus is in the historic Georgetown area, the heart of Seattle's industrial zone, and Washington's largest manufacturing center. The SSC-GT campus is a critical part of the larger South Seattle College that serves nearly 15,000 students annually in low-income neighborhoods of Seattle. The 17.4-acre campus includes five training and instructional buildings with more than 100,000 square feet of space dedicated to classrooms, labs, and offices and is home to the largest apprentice training center in the state of Washington.

Our Apprenticeship and Education Center programs train more than 2,500 Registered Apprentices each year in 15 apprenticeships and more than 125 pre-apprenticeships serving over 50 different occupations. In cooperation with area unions, industry, government and community organizations, SSC-GT hosts Corporate & Customized Training Office, and the Washington State Labor Education and Research Center (LERC), which serves the entire state from this location. SSC is a federally designated Asian American Native American Pacific Islander Serving Institution. Over the last ten years we have been engaged in an ambitious effort to increase enrollment of low-income students and students of color. Our Georgetown campus serves over 1,000 (31%) of the SSC annual state-funded FTE (2021). Increasing the diversity and quality of Georgetown apprenticeship programs supports a key component of our mission.

The SSC-GT apprenticeship preparation programs are recognized by the Washington State Apprenticeship and Training Council (WSATC) and follow standards outlined in WSATC Policy 2012-03. The pace of our regional economy continues to grow, and demand for workers at the State and Federal level in the construction industry exceeds supply. According to the King County Labor Area Summary, October 2018, "Year-to-year, employment was up 5,400 or 7.1 percent". (see Appendix 7.9.1) Large Public Works Projects including Sound Transit's multi-year light rail expansion, drive the need to invest in building trades and skilled trades apprenticeship programs. Funding for this project would generate a strong return on investment for the Puget Sound Regional Economy apprentices, employers, and the state CTC system.

Nationally 97% of the construction trades remain male dominated. In our state, people of color represent less than 20% and women less than 10% of the trades workforce. South Seattle students of color represent over 53% of our enrollment. We embrace the apprenticeship model of "earn while you learn," that includes both supervised on-the-job training and classroom instruction making apprenticeships accessible to many — especially women and people of color —who may not be able to take time off work or afford to go to a traditional college or university. Right now, these benefits are out of reach due to the lack existing or sufficient apprenticeships in many high-growth fields. (See Appendix 7.9.2)

According to data from the SBCTC, Labor and Industry sources, the need for people with high-grade skills in the trades has never been more acute. The regional building boom and a shrinking pool of trained entry-level apprentices due to recession and retirement, has resulted in a skilled- labor shortage. Historically thetrades have not been truly welcoming to women, LGBTQ, and Black, Brown and Indigenous people, who represent an untapped resource of opportunity.

Apprenticeship at the SSC-GT campus helps advance progress on SSC Equity Diversity and Inclusion (EDI) strategic goals and opportunity for BIPOC and LGBTQ communities while continuing to support the progress the Workforce Education Investment Act has made since the Legislature passed it in 2019. Our diverse student body enrolled in the apprenticeship programs support EDI strategic goals as well as existing and new initiatives at the college, state and federal level. The federal infrastructure bill could bring $8M to Washington State and new legislation being sponsored in the upcoming January session, if approved, would strengthen existing GT apprenticeships, provide parity with traditional college paths, build innovative new apprenticeships in growing job fields, and intentionally focus the colleges' guided pathways work on apprenticeship. SSC-GT apprenticeship supports the college mission to "…be a constantly evolving educational community dedicated to providing quality learning experiences which prepare students to meet their goals for life and work. …and values and promotes a close

Description

involvement with the community and strong partnerships with business, labor and industry."
Efforts to support multiple and diverse programs—general education, pre-apprenticeship, apprenticeship in spaces that are either too large, too small, or ill-equipped which do not serve our mission. In some cases, outdated or no equipment at all impede training and student support. ADA compliance is outdated and impinges on universal access to classroom and lab spaces.
There is a shortage of dedicated lab space to serve emerging industries and an anticipated need for more flexible learning configurations.
The GT-B Building is the oldest building on campus, and after over 40 years of continuous use, has reached the end of its serviceable life. Programs have evolved over time and new industries have emerged. Crucial elements are inaccessible, and some programs operate in sub-optimal labs and classrooms. Finishes and systems are outdated, and other than system repair and maintenance and minor reconfiguration, GT-B Building has not had any major renovations in its 40-year service life.
The existing GT-B Building is an impediment to effective learning and student success.
• The existing configuration is dated and no longer serves the current or future needs of apprenticeship and pre-apprenticeship programs.
• Classrooms were designed for a bygone era of training that did not include a diverse community of learners, primary use of technology, flexible learning spaces or support for students.
• Current spaces are either too large or too small for current class sizes with no flexibility for different modes of instruction and inadequate equipment that impacts instructional quality and general use.
• The building lacks a dedicated computer lab to support students.
• The current building is not welcoming and does not engender a sense of belonging to diverse communities, especially women and black, indigenous, and people of color who benefit from more informal, integrated and relational learning and options for private space.
• The current building lacks a central area where students can access assistance or resources
• Transparency is limited, access and wayfinding are difficult. There is no space or opportunity for informal consistent peer-to-peer or faculty-student interaction. The building is disconnected from adjacent campus activities.
• The lack of adequate data pathways, robust Wi-Fi and collaborative technology hinders 21st century instruction.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.4]

The project will replace 34,000 gross square feet (GSF) in one building with a single new 34,000 GSF facility on the South Seattle College Georgetown campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3 and 3.3.2]

The new GT- B Building will complete a significant element of the Campus Masterplan. It will link the north and south ends of the campus with an intentional pedestrian connector. Labs and classrooms will have improved access to daylight and exterior learning areas. The building will be significantly less expensive to operate and will exceed minimum energy code requirements and reduce Greenhouse Gas Emissions as part of the South Seattle College Strategic Plan.
Doing nothing will impact the College's ability to respond to the changing needs of the Industry Partners they serve.
Reconfiguring the Career Tech Labs in response to volumetric needs and emerging industries better serves the student's learning environments. Phased renovation of the existing building offers no cost savings and will be more disruptive due to a prolonged construction duration.
1. The building is near the end of its serviceable life. Operational and building envelope maintenance costs will significantly increase over the next decade.
2. Emerging Industries will not thrive without support from the College.
3. Student engagement in the campus will not be improved and equity gaps will continue to exist.

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

Analysis of the existing building indicates significant systems are well past their serviceable life or would be too expensive to upgrade in-place. Based on the city of Seattle's existing Building code and Energy Code, major renovations trigger mandatory upgrades to ADA compliance, the building envelope, improving the seismic resistance of the structural system, replacement of the electrical service and distribution, and mechanical systems.
Architecturally the career tech labs utilize mezzanine space which is not ADA compliant for access. Many doors accessing classrooms and labs do not have adequate approach clearances. The building envelope requires complete replacement of insulation, widows and an addition of a continuous air-barrier. The structural assessment report (see Appendix 7.1.2) noted that

Description

after the building was built in 1981, the site has been identified to be at-risk for soil liquification during a seismic event. The existing footings are not designed to resist these forces and differential settlement could cause the building to collapse. Brace frames and shear walls do not meet current standards and could fail. The roof trusses were constructed utilizing wood gussets with few apparent mechanical fasteners. This type of connection is known to weaken over time and may fail under snow loads. The HVAC assessment notes that the rooftop units have nearly reached the end of their service life. The fan-boxes serving the lab spaces appear to be original to the building and at least 10 years beyond their serviceable life. Rectifying all of these deficiencies through a renovation is not economically feasible.

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

The proposed project is not a growth project, the new building will be able to accommodate an increase in FTE's by adding shared classrooms.

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 to replace the GT- B Building is anticipated to be 100% funded by state appropriation.

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

In 2007, South Seattle College completed an extensive multi-year Major Institutional Master Plan (MIMP) under the City of Seattle's Land Use Code. The MIMP identified many strategic goals in support of serving metropolitan Seattle and surrounding communities. The 2013 Georgetown Campus Facilities Master Plan (FMP) identified growth opportunities, expansion of existing programs, and fostering community partnerships.

The Georgetown FMP identified the need for additional general classrooms, improvements to existing career-tech labs (Boilermakers & Sprinkler Fitters) and the expansion of student services spaces.

At the heart of the FMP is the objective to strengthen the pedestrian connections between the campus buildings. B Building was identified as the number one priority project for major renovation or replacement. This project will enliven and strengthen the connection between the north and south ends of the campus. The replacement of B Building will include a welcoming building entry with easy access from existing parking with visual connections to the pedestrian walkway. Fronting on the major arterial adjacent to the campus it will serve as an attractive beacon with abundant transparency providing views to learning and student areas.

The Seattle Colleges has established the following goals which a new GT-B Building supports: Seattle Colleges prepares each student for success in life and work, fostering a diverse, engaged, and dynamic community as an open-access learning institution. The SSC-GT thrives under the "Earn while you Learn" model and operates continuously over 16 hours each day with day, evening and weekend lecture and lab classes that support general education, four pre-apprenticeship, fifteen apprenticeship, two AAS-T degrees and a bachelors program (Sustainable Building Science Technology) and a BAS in Trades Leadership program in development.

8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

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

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

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

a) Above code HVAC system efficiency
b) Time of day and occupancy programming of lighting
c) Efficient lighting

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Project Title: South Seattle: Georgetown Campus, Building B

Description

d) Minimize building surface area for necessary floor area
e) Roofing materials with high solar reflectance and reliability
f) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
g) Increase transportation choices – drive, walk, bike or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
South Seattle College sits in the southwestern area of King County. The college's student body makes up almost 50% of BIPOC students. This project impacts an even greater area of diversity with a proposed new building on the Georgetown satellite campus which is located in the industrial area of south Seattle. Seattle College has an immense apprenticeship program supplying labor to many of the key manufacturing industries in King County. A significant component to Seattle Colleges mission is providing more opportunities for underrepresented communities and preparing more workers from these communities into the local workforce.

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).
Unknown at this time.

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

14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, 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 excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspxThe College's proposal is available upon request.

Location
City: Seattle **County:** King **Legislative District:** 011

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	29,959,000				
	Total	**29,959,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State		29,959,000		

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Date Run: 9/3/2026 4:01PM

Project Number: 40000589
Project Title: South Seattle: Georgetown Campus, Building B

Funding

Total	**0**	**29,959,000**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	8,000	13,000	13,000	13,000	13,000
	Total	**8,000**	**13,000**	**13,000**	**13,000**	**13,000**

Narrative

1,288 net new square feet at $10.03/Net-new-GSF/year starting at end of construction (Dec 2036). And, FTE equals the operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000589	40000589
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

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:02PM

Project Number: **40000536**
Project Title: **Bates: Student Success Center**

Description

Starting Fiscal Year: 2030
Project Class: Program Improvement (State-Owned)
Agency Priority: 25

Project Summary

Demolish 11,816 GSF and construct new 39,800 GSF Student Success Center on Bates Technical College South 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.)[See proposal section 1.1]

The South Campus has almost none of the amenities expected of a vibrant post-secondary educational environment:

· While we have a small Student Services outpost in Building A, it is small relative to the number of students represented at South Campus and offers only limited services due to lack of space. To access complete Student Services, students must travel to the Downtown Campus.

· There are no Student Center spaces whatsoever.

· There are no food service options outside of vending machines.

· The campus relies on portable structures for some instructional spaces and support services, including our Early Childhood Learning Center. While the success of the Early Childhood Learning Center program is in large part due to its association with other educational programs, the portables in which it is housed – which are classified as instructional facilities – lack proper spaces for observation and evaluation of student performance.

The South Campus has not seen major investment since Building E was completed in 2007

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

The project will replace 11,816 gross square feet (GSF) in seven buildings with a single 39,800 GSF facility on the South campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 2.1 and 3.3.2]

The Student Success Center will provide a permanent home for support services critical to student success. The functions it offers support parents enrolled in Bates programs; bring the essential student service functions of admissions, registration, financial aid, advising, and counseling to the South Campus; and provide an equitable place of belonging for Bates students when not in classes. On any college campus such a facility is a baseline expectation, but for decades it was not considered necessary for technical colleges and trades education. As the breadth of programs offered at the South Campus increases beyond traditional trades offerings, as Bates competes to attract students in a region with many attractive community and technical college options, and as all public institutions struggle to address equity, diversity, and inclusion issues that have suppressed entire segments of the population from accessing education, the absence on South Campus of a student support facility can no longer be tolerated.

<u>Consequences of doing nothing:</u>

Student Services: Currently, most of the Student Services are located at the Downtown Campus. This campus is difficult to get to, has limited parking, and its neighborhood brings significant safety concerns for evening access. The space in Downtown Building A currently used for Student Services is not student friendly. It is a compilation of separate offices, many of which are located behind closed doors. It is difficult to navigate and has a negative impact on student enrollment. Maintaining this facility as the primary access point for Student Services will constrain support for existing students and limit our ability to reach new students, particularly students who are historically underrepresented.

Student Center: There are no Student Center facilities at the South Campus and Central Campus. The minimal Student Center facilities at the Downtown Campus are too small and too limited in scope to meet current and future need. They are also located on a campus that serves just 34.4 percent of Bates on-campus enrollment (2020-21 data). Not constructing the SCC also means that the creation of our long-sought Diversity and Equity Center will continue to be put on hold for lack of space. This facility would have the potential to serve our equity, diversity, and inclusion goals.

Early Childhood Learning Center: Portables G and K are minimally acceptable Early Childhood Learning Center facilities, being of a generic nature and having elements (e.g. undimmable fluorescent lighting) inimical to healthy child development. Efforts to convert Portable J to Early Childhood Learning Center South use proved too expensive to justify. Without adequate facilities, we cannot satisfy demand and we cannot adequately support the needs of Bates students as they seek to meet their potential

Description

through workforce education.

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]
While the replacement of aging portable structures has informed this proposal from the beginning, the initial preference was that replacement be blended with renovation of an existing facility. After consideration, however, it became apparent that converting instructional space to support space could not easily be justified as it would inhibit Bates' overarching mission to support workforce education. In any event, the permanent South campus facilities are in satisfactory condition and to renovate them would be a poor use of taxpayer resources.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
This is strictly a support facility and will not independently generate FTEs.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The project is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]
Campus development strategies are driven by our three-campus Facilities Master Plan. For the South Campus, this Plan proposes development of a front door (specifically one that enhances visibility from the surrounding streets), a pedestrian-friendly campus "heart," a new building to house trades programs vacating the Downtown Campus in preparation for our Center for Allied Health education project, and a new Fire Training facility. The master plan also proposes space be found for a Student Life facility, noting that current facilities in the East Annex at the Downtown Campus are woefully insufficient in size.
Key Objectives: While most of the master plan objectives are like its goals, one is both unique and directly pertinent to the Student Success Center:
· Facilitate a Student-Centered Experience: South Campus students have no place to call home outside of their program labs and classrooms, spaces which are technically relevant to their respective program needs, but not conducive to addressing the needs of students socially or holistically. The SSC by concept and implementation will serve the complex needs of students within a higher education environment and will indeed facilitate a student-centered experience.

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 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. [See proposal section 7.4.2]
This building will meet or exceed Clean Building performance standards. As a tier 2 building with required compliance by June 1, 2028 the intent to meet Clean Building performance standards will be satisfied through the following compliance pathway: Determine target EUI for the building, develop an operations & maintenance program & energy management plan for the building, design the building to meet the target EUI, perform energy audits once the building gains occupancy, utilize sub meters for continued reporting and monitoring of energy systems, determine if the building actually meets the target EUI, based on outcome of energy audits determine necessary investment criteria pathway if necessary to meet target EUI.
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) Photovoltaic energy systems
e) Time of day and occupancy programming of lighting

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Project Number: 40000536
Project Title: Bates: Student Success Center

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

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
Pierce County is the 2nd most racially diverse county in the State of Washington following King County. Almost 40% of the population are people of color which highlights the need for community and technical education. The proposed Student Success Center improves campus facilities targeting under-represented students such as adding student services that are currently not offered on the South Campus, expanding its early childhood learning center, and creating a new Diversity and Equity center.

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).
This project does not meet the criteria for Direct Pay eligibility.

13. Is there additional information you would like decision makers to know when evaluating this request?
There is no additional information to provide currently.

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.
This project is not linked to the Governor's Salmon Strategy.
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 proposal is available upon request.

Location
City: Tacoma **County:** Pierce **Legislative District:** 029

Project Type
Program Improvement - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No

How does this fit in master plan
Campus development strategies are driven by our three-campus Facilities Master Plan. For the South Campus, this Plan proposes development of a front door (specifically one that enhances visibility from the surrounding streets), a pedestrian-friendly campus "heart," a new building to house trades programs vacating the Downtown Campus in preparation for our Center for Allied Health education project, and a new Fire Training facility. The master plan also proposes space be found for a Student Life facility, noting that current facilities in the East Annex at the Downtown Campus are woefully insufficient in size.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps

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Report Number: CBS002
Date Run: 9/3/2026 4:02PM

Project Number: **40000536**
Project Title: **Bates: Student Success Center**

Funding

057-1	State Bldg Constr-State	37,784,000				
	Total	**37,784,000**	**0**	**0**	**0**	**0**

		Future Fiscal Periods			
		2029-31	**2031-33**	**2033-35**	**2035-37**
057-1	State Bldg Constr-State		37,784,000		
	Total	**0**	**37,784,000**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041
FTE	Full Time Employee	1.1	2.1	2.1	2.1	2.1
001-1	General Fund-State	141,000	281,000	281,000	281,000	281,000
	Total	**141,000**	**281,000**	**281,000**	**281,000**	**281,000**

Narrative

27,984 net new square feet at $10.03/Net-new-GSF/year starting at end of construction (Jan-2037). FTE equals the operating cost divided by $131,000

Capital Project Request

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000536	40000536
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

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:56AM

Project Number: **40000593**
Project Title: **Wenatchee: Immersive Technology & Engineering Center**

Description

Starting Fiscal Year: 2030
Project Class: Preservation (State-Owned)
Agency Priority: 26

Project Summary

This project will replace 26,631 gross square feet (GSF) in one building with a single new 26,631 GSF facility.

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.) [See proposal section 1.1]

This request is for the replacement of Sexton Hall. Sexton Hall was built in 1967 and contains 26,631 square feet. It currently houses the College's Business Computer Technology, Computer Science, and Engineering Technology Programs.

Sexton Hall is an impediment to today's educational delivery needs. It does not contain the space needed to deliver student-centric in person or distance learning. It contains low ceilings, uninsulated walls, archaic technology, poor lighting, and incompatible shaped classrooms and labs. Additionally, it contains serious seismic, life-safety, and energy deficiencies. Sexton Hall is unwelcoming and uninviting. The facility cannot be cost-effectively renovated. It must be replaced for WVC to deliver effective educational experiences to students attending in-person, distance, hybrid, or through innovative delivery methods.

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

This project will replace 26,631 gross square feet (GSF) in one building with a single new 26,631 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

The proposed solution is to replace Sexton Hall and develop a 26,631 sq. ft. Immersive Technology and Engineering Center (ITEC). The new innovative ITEC will provide modern, technically equipped classrooms and computer laboratories for the Computer Science, Computer Business Technology, and Engineering Technology Departments. The ITEC will also feature new offices and counseling areas for TRiO-SSS programs (MESA, CAMP, HEP, Upward Bound). Additionally, there will be a Community Outreach Center for industry connections as well as being able to provide space for Workforce, Continuing Education opportunities, and student and community clubs. The highlight of the ITEC, though, will be the Virtual Reality Lab where instructors can record digital material for online courses, student services, and students can participate in virtual classrooms and laboratories. Student Services will have access to the Virtual Reality Lab to develop effective outreach materials for basic questions and demonstrate the power of developing and following guided pathways.

If no action is taken, Sexton Hall will continue to degrade. Programs will remain siloed and without an anchor location for the programs to grow and prosper. This will lead to fewer opportunities for innovation between disciplines. Engineering and Computer Science will not effectively collaborate, and innovative new program delivery methods will not develop.

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

Locate Programs in Other Facilities – There is nowhere on campus to relocate these programs. Portables were bought for the last replacement project to temporarily house programs. The space required for Computer Science and Engineering Technology is customized and requires program-specific laboratories. The need cannot be accomplished through relocating to another facility on campus.

Lease Space –WVC has two options concerning leasable space: off campus commercial space; or portable classrooms on campus. The average cost of commercial space in Wenatchee is $16.33/SF/year; at a 1:1 ratio, this could potentially exceed $434k annually. It is possible that the college could also face additional retrofitting costs. This is a fiscally irresponsible burden for WVC to take upon itself. Additionally, moving classes off campus would make access to student and school services more difficult, working against the college's goal of achieving student success.

Renovation –Sexton Hall is neither sized nor configured to properly serve education. It cannot be renovated or upgraded to feature the infrastructure, technology, configuration, adjacencies, or educational spaces needed for today's higher education learning environment. The renovation built onto this building in 1999 was an unsuccessful attempt at trying to improve the structure and program of the building. The building is still inefficient in space allocation and does not serve the programs well enough to be a healthy learning environment. Further renovations of the building will not solve this problem but will only prolong the existing problem.

Replacement –The preferred alternative is to replace Sexton Hall. This allows the college to maximize resources including time and money. Additionally, it provides a homebase for the programs to form collaborations with other programs on campus as

Description

well as K-12, four-year, industry, and community.

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

Wenatchee Valley College anticipates that it can reach an additional 107 full-time-equivalent students annually.

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

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

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

The overall goal within the Facilities Master Plan of Wenatchee Valley College (WVC) is to "reimagine instructional space and infrastructure to best support teaching and learning in all areas of the institution". Minor goals within this are to provide the resources to ensure student success, engage with the community and industry, facilitate campus and student pride, address diversity and equity, and replace and remodel facilities to be sustainable and enable best practices. Sexton Hall has been targeted for replacement for the last eight years.

The overall goal of the Strategic Plan centers around four different topics: educational achievement, support for learning, responsiveness to local needs, and diversity through cultural enrichment. This project looks to replace a building that does not satisfy these goals with one that does.

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

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

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

a) Solar water heating
b) Above code HVAC system efficiency
c) Post occupancy commissioning
d) Interconnectivity of room scheduling in 25Live and HVAC controls
e) Time of day and occupancy programming of lighting
f) Efficient lighting
g) Minimize building surface area for necessary floor area
h) Roofing materials with high solar reflectance and reliability
i) Orient building for natural light and reduced heating and cooling loads
j) Trees and vegetation planted to directly shade building
k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements.
l) Increase transportation choices – drive, walk, bike or public transit

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

Wenatchee Valley College has a significant Hispanic/White Hispanic/Latin student body making up almost 45% of the student demographics which is higher than the county Hispanic population. This region is changing with more people of color moving into the area. This project aims to remove barriers and enhance advancements in technology benefitting these historically underrepresented groups who are changing the ethnic landscape in this region.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay

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Project Number: **40000593**
Project Title: **Wenatchee: Immersive Technology & Engineering Center**

Description

projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).
Unknown at this time
13. Is there additional information you would like decision makers to know when evaluating this request?
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 proposal is available upon request.

Location
City: Wenatchee **County:** Chelan **Legislative District:** 012

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	23,743,000				
	Total	**23,743,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State		23,743,000		
	Total	**0**	**23,743,000**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative
There is no net-new area being added to the campus.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000593	40000593
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

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:56AM

Project Number: **40000586**
Project Title: **Seattle Central: Welcome Center & Edison Technical**

Description

Starting Fiscal Year: 2030
Project Class: Preservation (State-Owned)
Agency Priority: 27

Project Summary

This project will renovate 67,000 gross square feet (GSF) in the Broadway Edison building on the Seattle Central College 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.)[See proposal section 1.1]

The monolithic red brick 400,000 sf Broadway/Edison Building is for most people the “campus” of Seattle Central. In sheer size it is a landmark. It was assembled by combining buildings built over several decades at different grades and heights. They were then wrapped in red brick which stretches from rooftop out to the road’s edge. Underneath its façade, the complex is difficult for the newcomer to navigate. Key student services, such as admissions and testing, are separated on different floors and distant from one another. There is no welcome center or other focal point for prospective students and their families to begreeted and gather information. Key student services have been assigned space as it became available, rather than through a master plan that groups them by common function. The result has been confusion for prospective enrollees as well as gaps at handoffs of students between admissions, advising, career counseling and other core student services.

For instructional planners, the spaces to be remodeled are ill-suited for Central’s high demand instructional programs. The older Edison Building has antiquated HVAC so loud that it disrupts or masks instructor’s voices. Classrooms are too small for optimum class sizes or so cavernous on the first floor as to be only suited for one vocational training program. There are no gathering spaces for group study or informal student activities.

The classrooms on the 3rd and 4th floors of the Phase One Broadway addition are antiquated and inefficient for allocating classroom space. They need to be reconfigured for STEM and IT instruction. The college currently lacks physics labs and small group project space with sinks, utilities, and IT infrastructure.

The red brick façade of the Broadway/Edison Building is overlaid on concrete walls and attached via metal framing and rods to those vertical walls. The design of this exterior cladding system has proven vulnerable to water penetration resulting in corrosion to the metal framing and tieback rods. Visual evidence of extensive shifting and cracking can be seen at various points and has been confirmed via forensic investigation. There is a significant risk during seismic events that whole sections of the façade will sheer off, imperiling pedestrians below.

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

This project will renovate 67,000 gross square feet (GSF) in the Broadway Edison building on the Seattle Central College campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

This planned remodel of the Northeast corner of the Phase One Broadway/Edison Building will address several barriers to meeting student needs and one critical life/safety issue:

1. Creation of a Welcome Center that provides one point of contact for prospective and enrolling students.
2.Consolidation of student services for easier “one-stop” access for enrolled students.
3. Creation of STEM and IT labs and classrooms to expand enrollment and program capacity in the College’s most in-demand degree and certificate programs.
4. Replacement of failing building façade above a high-traffic entryway, which is in danger of collapse during an earthquake.

Welcome Center and associated student services: - Without a cohesive student entry process, students will continue to struggle in navigating the services, resources, and technology to support successful entrance to Seattle Central. Prospective students who encounter barriers to their enrollment process often choose to give up or miss critical first steps. These barriers to enrollment must be removed.

Instructional Space Modifications: - Without full renovation of aging and out-of-date classrooms and labs, the efficacy of instruction will continue to degrade. SCC needs facilities that are designed to fully integrate necessary instructional media and

Description

support current teaching pedagogies. Progressing instruction in STEM, and physics in particular, will be hindered.
Informal Student Learning: - SCC has almost no space for students outside of classrooms and labs. Without the new space, students will not have adequate opportunities to study and collaborate with classmates or to meet with faculty.
Building Conditions: - There is simply no means to fund the extensive seismic issues associated with the BE Phase 1 exterior masonry veneer except via a major capital project. If this project is not funded, this life safety deficiency will linger to the point of failure.

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]
The college has long sought to address the issues of entry student services as well as new instruction spaces that serve STEM-related programs. As part of the campus master planning considerations, these functions were considered for the ITEC Building slated for construction on the North Plaza site. However, now, and into the foreseeable future, there does not appear to be the projected FTE growth to support the funding of this new construction. This lack of growth, plus the deferred maintenance and operation costs that need to be mitigated in the Edison Technical and BE Phase 1 buildings further support the preferred renovation alternative.
Alternative No. 1 – New Instructional Building and Welcome Center
This alternative proposes a new 67,000 GSF building located on the existing North Plaza Site. This alternative was considered as it would eliminate the impact to existing and on-going operations. Ultimately, it was not chosen for further consideration due to the following reasons:
• Selecting this option leaves the college with a large backlog of exterior veneer and mechanical system replacement estimated at over $4M that cannot be addressed without a major capital appropriation.
• Building on the North Plaza site would remove a key piece of undeveloped property the master plan identified for a major new academic building.
• The cost to fully renovate existing space is estimated at approximately $17M less than new construction (Total Project Cost).

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
As the project is an interior Renovation with no new ASF, the project will not generate any increase in FTE. College excesses in general classroom space will be exchanged for increased space for Informal Student Learning and Student Services space.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The project is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]
City of Seattle Major Institution Master Plan (MIMP) is an external planning document that is approved by the City of Seattle. It addresses land use development regulations to be applied to any new campus building development. It addresses external issues. i.e., parking, traffic, utilities, building height/bulk etc. As such, it specifically exempts any development regulations for renovation projects. The college is currently in the process of obtaining a new MIMP approval from the City of Seattle. Approval is anticipated in 2022.
The WCETM is identified as one of the five planned projects in the Facilities Master Plan. While the Broadway Edison Phase I and Edison Technical North Building have received renovations in the past, there are still large portions of the first, second, and third floors that are of original construction or were built for specific program needs that are no longer effectively used. This project will allow these areas to be fully renovated to provide student services and academic space necessary to support transfer programs in high demand areas of study (STEM, Physics, IT, VR/IR etc.)

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

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your

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compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking. [See proposal section 7.4.2]
This building will meet or exceed Clean Building performance standards. 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) Photovoltaic energy systems
e) Time of day and occupancy programming of lighting
f) Efficient lighting
g) Increase transportation choices – drive, walk, bike or public transit
11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
Seattle Central College is in the heart of downtown Seattle. It caters to a very racially diverse community of students making it responsible for serving a large percentage of historically under-represented populations. Each capital improvement can have a very positive impact on these student populations.
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).
Unknown at this time.
13. Is there additional information you would like decision makers to know when evaluating this request?
14. Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why are appropriation 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.aspxThe College's proposal is available upon request.

Location
City: Seattle **County:** King **Legislative District:** 043

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	57,266,000				
	Total	**57,266,000**	**0**	**0**	**0**	**0**

Future Fiscal Periods

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Project Title: **Seattle Central: Welcome Center & Edison Technical**

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		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State		57,266,000		
	Total	**0**	**57,266,000**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000586	40000586
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

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Report Number: CBS002
Date Run: 9/3/2026 3:51PM

Project Number: **40000582**
Project Title: **Highline: Academic Pathways &Technology Center**

Description

Starting Fiscal Year: 2030
Project Class: Preservation (State-Owned)
Agency Priority: 28

Project Summary

The project will replace 58,048 gross square feet (GSF) in seven buildings with a single new 64,239 GSF facility.

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.)[See proposal section 1.1]

Three of the college's current academic buildings (13, 14, and 17) were built in 1964 and1967 with low-budget design. Currently, these classrooms are equipped with minimal technology and teaching tools. Several classrooms have permanently fixed tiered seating arrangements, eliminating the ability for students to work collaboratively in groups. Ongoing ADA compliance issues continue to plague these three buildings and their surrounding sites. The two athletic buildings (27 and 28) were also built in 1964 during the same phase of campus construction. The infrastructure of all five buildings is beyond useful life and deteriorating at an alarming rate.

Highline College has the most diverse student population in Washington state, with over 70% of students identifying as students of color. In South King County, postsecondary attainment for adults with a bachelor's degree is at 26% compared to King County which is 53.6%.

At the same time, Washington State is projected to have substantial increases in refugee resettlement in the coming years. The majority of these refugees will be resettled in South King County. Highline College's proximity to public transportation, augmented by the incorporation of a new Sound Transit Light Rail station across the street, makes it a strategic location for newly arrived language learners. Additionally, The Puget Sound Welcome Back Center, whose mission is to build bridges between the pool of internationally trained professionals living in Washington and the need for linguistically and culturally competent professional services, is located on Highline's campus, and World Relief, the largest refugee resettlement agency in Washington State, is our next-door neighbor on Pacific Highway.

This request is for the replacement of five inefficient buildings to provide a consolidated academic building that provides a home for Highline's English Language, Career, and Academic Prep (ELCAP) non-credit program as well as our Bachelor of Applied Science (BAS) Programs. Disrupting the traditional organization of buildings by program area and/ or student level, this building will resolve the opportunity gap between two pathways, Business and Computer Information Systems, with classrooms designed for non-credit ESL courses, 100- and 200-level associate degree courses, as well as upper-division BAS courses.

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

The project will replace 58,039 gross square feet (GSF) in seven buildings with a single new 64,239 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3 and 3.3.2]

By replacing outdated classrooms and meeting spaces with spaces conducive to active and collaborative learning, and technology-enhanced learning (including "hi-flex "learning, where some students are on campus and others connect remotely), we can accommodate state of the art teaching techniques which align with state standards. Our current classrooms, while adequate for in person "traditional" teaching, are not designed for collaborative learning in teams.

Housing ELCAP with some of the college's BAS programs, (Global Trade and Logistic and CIS and Cybersecurity) makes visible that many of our students' journeys begin with learning English and can culminate in earning an applied baccalaureate degree that builds on the tremendous cultural and linguistic assets our diverse students bring. Locating these programs in one building will foster cross departmental collaboration among faculty and staff from different departments and provide an accessible location for new and current students to interact with one another and receive the support they need to complete their career and degree pathways. In examining current data, over 30% of students in the computer related AAS degrees begin in ELCAP. These transition rates will be strengthened by the close proximity of the programs.

The consequences of doing nothing would mean failure to meet student enrollment demand, unsafe and inaccessible existing labs/classrooms, and failure to provide the highest quality facilities with innovative technologies necessary for these programs.

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

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Project Title: Highline: Academic Pathways &Technology Center

Description

The renovation of Buildings 12A, 12B, 13, 14, 17, 27 and 28 is not feasible as the cost to renovate would exceed the cost to replace. Building systems have outlived their useful lives, and these inefficient, poorly functioning buildings do not meet the instructional needs of the college.
Consolidating space for General Education and ELCAP programs, as well as accommodating more space for BAS programs/support and Student Informal Learning will provide many Facilities benefits. Facilities staff will be able to service and maintain a single new building instead of several deteriorating antiquated buildings which will improve efficiency and save facilities resources.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
The project will support an additional 36 full-time-equivalent students annually. The remaining spaces will provide non-credit student programs.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The project is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]
In 2021, the college updated its previous 2016 Campus Master Plan with a renewed path to meet its priorities for improvements on the main campus. After completing the Building 26 Health and Life Sciences Renovation/Addition project in 2019, the college updated its Strategic Plan Goals and Priority Core Themes, and the 2021 Campus Master Plan updated the college's facilities master planning to tie in with its 2021 Strategic Plan.
The college's new Welcome Center for Student Success project is currently the top priority on SBCTC's 2022 Supplemental Capital Budget Request. The Academic Pathways and Technology Center is the next highest priority major capital project in Highline's Campus Master Plan.
Highline College updated its core themes in 2021 after successfully completing its seven-year accreditation cycle and is in the process of intentionally integrating equity through its new strategic plan. The updates to the core themes and strategic plan align with the Guided Pathways framework and reflect the equity, access and completion priorities that are driving the work of both the college and the SBCTC. The proposed Academic Pathways and Technology Center project directly supports Highline's commitment to implement Guided Pathways and the new core themes in a number of ways.

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

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]
The proposed project would allow the college to remove multiple bldgs. most of which meet or are under the required EUI. However, there is one Tier II bldg. (bldg. 28 The Pavilion) that is 23,162 sq. ft. that presently has an EUI of 81.9. It has two gas fired units that heat this building. Additionally, the project would replace bldgs. 12A Greenhouse, Bldgs.13,14,17 and 27. None of these buildings are large enough that it puts them into Tier 1 or 2 for Clean Buildings compliance yet.
This building will meet or exceed Clean Building performance standards. 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

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Description

f) Minimize building surface area for necessary floor area
g) Roofing materials with high solar reflectance and reliability
h) Orient building for natural light and reduced heating and cooling loads
i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
j) Increase transportation choices – drive, walk, bike or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
Highline College, located in south King County, has one of the most diverse student populations in the State of Washington with over 70% of its student body being students of color. Any capital project done at Highline would have positive equity impact on student life. Moreover, this project replaces three academic buildings along with two athletic facilities and two greenhouses providing much needed “flexible” learning spaces enhancing collaboration and access.

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).
N/A

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

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 proposal is available upon request.

Location
City: Des Moines **County:** King **Legislative District:** 033

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	57,028,000				
	Total	**57,028,000**	**0**	**0**	**0**	**0**

		Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State		57,028,000		

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Project Number: 40000582
Project Title: Highline: Academic Pathways &Technology Center

Funding

Total	**0**	**57,028,000**	**0**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
FTE	Full Time Employee	0.2	0.3	0.3	0.3	0.3
001-1	General Fund-State	10,000	40,000	40,000	40,000	40,000
	Total	**10,000**	**40,000**	**40,000**	**40,000**	**40,000**

Narrative

4,029 net new square feet at $10.03/Net-new-GSF/year starting at end of construction (Apr-2037). FTE equals the operating cost divided by $131,000

Capital Project Request

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000582	40000582
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

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:57AM

Project Number: **40000591**
Project Title: **Spokane Falls: Teaching & Learning Commons**

Description

Starting Fiscal Year: 2032
Project Class: Preservation (State-Owned)
Agency Priority: 29

Project Summary

This project will replace 80,867 gross square feet (GSF) in two buildings with a combined 69,857 GSF addition to an existing building and new facility.

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.) [See proposal section 1.1]

Spokane Falls Community College (SFCC) has a critical need to improve the library, student services, and instructional facilities on its campus. The current facilities are not consistent with the college's goals for equity, student success, operational excellence, or employee success. The facility limitations create barriers to access for disadvantaged and non-traditional students, which increase opportunity gaps rather than provide opportunities to lower barriers to entry and support students as they work to complete their program goals.

More than 57% of SFCC students are non-traditional or disadvantaged students. The student services that support these disadvantaged students are in disparate and leftover spaces around campus. To better support these students, these facilities should be brought together into a centralized building and integrated with formal and informal learning environments along with other student support services. By putting these services in a central location, students will have easy access to the support areas they need. A central location would also benefit the faculty and staff that operate these services by allowing them to work together.

The current tutoring, career services, and workforce development centers are available to students, but their locations are not integrated into a collaborative center or learning environment. Students must be intentional in seeking these facilities out, and many students who need this support are the least likely to put in the additional effort that is required to access the support they need.

The current facilities do not meet the needs of the college. The library is primarily a book storage facility and not a learning environment. Tall book stacks enclose the space and do not allow for student interaction or flexibility. The computer lab is rigidly structured and does not allow for collaboration. There are more classrooms than the programs need, but they are too small for current instruction methods. Similarly, there are many unused offices that are separated from student areas while also being very small by contemporary standards. Teaching training areas are dispersed around the school, and therefore, they are not fully used by the faculty.

The proposed project is a replacement project request. The proposed building is less square footage than the proposed demolished buildings, resulting in a net decrease in campus area.

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

This project will replace 80,867 gross square feet (GSF) in two buildings with a combined 69,857 GSF addition to an existing building and new facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3 and 3.3.2]

The Teaching and Learning Commons will provide shared-use active learning classrooms and hands-on labs that will be used by a wide range of the college’s humanities programs, along with theater, professional studies, library, and workforce education programs. They will provide space and technology for teaching cross-disciplinary, life-long skills and promoting creativity and innovation.

The project will contain space to serve the student service programs including tutoring, career services, disability access, LGBTQ, and MOSAIC (Multicultural Office for Students Actively Involved in Community). The library, learning commons, collaborative center, and media center will be used by all students and will benefit all programs at the college.

SFCC does not consider doing nothing a viable alternative. If changes are not made, the college will not be able to adequately serve the students. The school’s accreditation would be put at risk because the current facilities are not consistent with equity requirements. Opportunity gaps (Appendix 7.4) at the school are being widened by the limitations of the current facility.

Project Number: 40000591
Project Title: Spokane Falls: Teaching & Learning Commons

Description

Students have been lost at Covid due to a lack of space to provide the assistance that this project would deliver.
To avoid failure, the college must anticipate the future and continue to innovate. If nothing is done, the college's reputation will suffer in the community. Education needs to be built up and reimagined to not only meet the needs of each individual student. Rather, it must meet the needs of the community and the individual together.
This new project will give individual students the support they need for success, build community partnerships, improve educational access, and close observed opportunity and DEI gaps. If nothing is done, the school will remain stagnant and will not be able to meet the needs of the individual students or the community.

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]
Several options were explored that would include a partial demo and renovation. These options were rejected because the renovated spaces would still not meet programmatic needs and the costs associated with the renovation would still be significant due to the seismic, life safety, and energy code deficiencies of the current buildings. Putting money into extending the life of existing buildings that are not flexible and do not meet current educational standards would not be a wise use of state funds.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
The project will support an additional 11 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The project is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]
The proposed project is in alignment with the current Facilities Master Plan (Appendix7.3.1). The plan recommends demolishing Buildings 2 and 5. The plan proposes a new building on the current site of Building 5 (Humanities). "This new multi-use building will include state of the art classrooms, learning resources, and media center for students, as well as teaching and learning seminar space for faculty development." It is envisioned that the new building would also include a new campus library, which is currently in Building 2. Demolition of this building would provide an opportunity for a true campus quad and dynamically reinforce a true north- south circulation axis through campus."The plan also proposes the "Theater would be relocated [from Building 5] to a new addition to the Fine and Applied Arts building creating a true arts neighborhood."
By improving student access and increasing the visibility of the Guided Pathway programs, this project will meet the SFCC goal of improving the Guided Pathways metrics. The project has been designed to address school goals for more Diversity, Equity, and Inclusion. It will also directly address the student opportunity gaps as outlined in Appendix 7.4. The project will also allow the college to continue building partnerships with K-12 Schools, Fairchild Airforce Base, Tribal Partners, and others.

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

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]
This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:
a) Above code HVAC system efficiency
b) During design energy modeling and benchmarking to similar building types will be utilized to understand the potential energy use of the building and inform the design, construction, and commissioning efforts.
c) Post occupancy commissioning will be implemented to validate systems operating at peak efficiency and within the EUI targets established during design to align with the Clean Building Performance Standards.

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Capital Project Request
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*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:57AM

Project Number: **40000591**
Project Title: **Spokane Falls: Teaching & Learning Commons**

Description

d)Interconnectivity of room scheduling in 25Live and HVAC controls
e) Time of day and occupancy programming of lighting
f) Efficient lighting
g) Minimize building surface area for necessary floor area
h) Roofing materials with high solar reflectance and reliability
i) Orient building for natural light and reduced heating and cooling loads
j) Trees and vegetation planted to directly shade building
k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
l) On-site renewable energy will be produced utilizing solar PV at an amount of 0.5 kW/SF of building area.

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 demographics for Spokane Colleges align with the demographics of the county. Students of color make up around 18%. Spokane is not as ethnically diverse as other areas of the state, but it plays a crucial role occupying one of the largest geographical areas of the state, being the only community college system in the far eastern and northeastern regions. It serves a geographical area of seven counties. The Spokane College system attracts a lot of rural and economically underrepresented students.

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).
Yes, this project is eligible for Direct Pay as it will include solar PV for onsite electricity generation and EV charging stations.

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

14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.
No reappropriation is required

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 proposal is available upon request.

Location
City: Spokane **County:** Spokane **Legislative District:** 006

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	New Approps
057-1	State Bldg Constr-State	73,265,000				
	Total	**73,265,000**	**0**	**0**	**0**	**0**

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Capital Project Request
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*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:57AM

Project Number: **40000591**
Project Title: **Spokane Falls: Teaching & Learning Commons**

Funding

		Future Fiscal Periods			
		2029-31	**2031-33**	**2033-35**	**2035-37**
057-1	State Bldg Constr-State		73,265,000		
	Total	**0**	**73,265,000**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000591	40000591
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

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Capital Project Request

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*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:03PM

Project Number: **40000587**
Project Title: **Shoreline: Comprehensive Student Services Center**

Description

Starting Fiscal Year: 2032
Project Class: Preservation (State-Owned)
Agency Priority: 30

Project Summary

This project will replace 43,375 gross square feet (GSF) in six buildings with a single new 49,750 GSF facility.

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.) [See proposal section 1.1]

SCC's commitment to excellence, inclusiveness, and accessibility is demonstrated through focused, college-wide work on Guided Pathways and on equity, diversity, and belonging. Research on both initiatives suggests that the intentional design, coordination, and utilization of physical space can support and empower students to successfully understand and navigate their college experience.

Unfortunately, the current campus layout itself presents a tangible barrier to achieving the goal of being a "student ready" institution. There literally is no "guided pathway" at SCC that helps students move easily, seamlessly, and safely from one physical service location to another. To remedy this problem, and to improve the student experience at each point of their relationship with the college, SCC is proposing construction of a new, comprehensive student center.

This project will centralize key student services, such as admissions, registration, advising, financial aid, emergency aid (e.g., food and rental assistance), confidential and career counseling, and workforce education programs, into one facility. It will improve capacity by replacing an excess of older, under-utilized, and poorly coordinated spaces with a new building designed specifically to emphasize flexible and collaborative planning in the delivery of student and academic services. It will serve as the principal partnership hub with K-12, 4-year institutions, businesses, and other community agencies. And it will enhance safety for students, faculty, and staff by removing buildings with significant seismic, code, energy performance, and accessibility deficiencies.

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

This project will replace 42,891 gross square feet (GSF) in six buildings with a single new 49,750 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

The proposed three-story 49,750-square-foot facility will consolidate student services and functions currently spread across campus into one building. The CSSC will provide intentionally designed space to meet the growing volume and complexity of student demand for coordinated services in enrollment, registration, orientation, financial aid, emergency aid, career and confidential counseling, tutoring, and advising. The center will also include instructional areas and open labs to merge Basic and Transitional Studies programs with critical student services in alignment with SCC's Guided Pathways work.

Consequences of Doing Nothing – Shoreline Community College and SBCTC have stated priorities around addressing equity and inclusion. To meet equity goals, SCC must provide resources and learning opportunities to those students who have been historically marginalized. Environment speaks volumes to students and the college must change the message it is sending to these students by expanding and prioritizing their access to updated and welcoming facilities.

Progress in implementing SCC's Facilities Master Plan, fulfilling its commitment to equity, inclusion and belonging, and moving forward with Guided Pathways will be delayed if not halted by doing nothing. At-risk students will continue to experience lower retention and completion rates without convenient and centralized access to all the wrap-around support services they need.

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

Programmatic and Facility Related - No other alternative, such as leasing new space or remodeling existing buildings, addresses the central problem: SCC needs a contemporary facility that centralizes student support services into one easily accessible location.

Multiple factors come into play for this project. The first is the condition and the lack of functionality of the current Student Services building and other facilities students must navigate to find the information, support, and programs they need. To create the new CSSC, six buildings will be replaced:1000, 1100, 1200, 1300, 1400, and 1500.

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

As the project is a Replacement with no New ASF, the project will not generate any increase in FTE. College excess in general

Project Number: 40000587
Project Title: Shoreline: Comprehensive Student Services Center

Description

classroom space will be exchanged for increased space for Informal Student Learning and Student Services space.

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

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

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

The CSSC is the next project in the college's Facility Master Plan. The project addresses the institution goals articulated in the master plan of building community, increasing accessibility, creating safe spaces for marginalized populations, and fostering sustainable practices. It responds to the master plan goal to replace worn and obsolete structures with new buildings that support the college's current services and, in particular, those that further diversity, equity, and inclusion initiatives across campus. Co-location of services, instruction, and informal student study spaces into a single facility addresses the critical physical deficiencies and program needs associated with current Student Services located on the second floor of Foss Hall (the 5000 building).The project will improve campus accessibility, provide informal indoor gathering spaces for students, and contribute to campus-wide sustainability, all of which is aimed to create unity.

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

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

This building will meet or exceed Clean Building performance standards. The project includes the following for Best Practices to Reduce Greenhouse Gas Emissions:

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

Shoreline Community College will conduct energy benchmarking by tracking and measuring energy use in the new building starting from occupancy. The data collected after the first full year of occupancy will be compared to other buildings on campus in Tier I. An energy audit will be conducted from data collected to ensure the building is meeting the energy performance metrics.

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).

Shoreline Community College serves the needs of the northwestern part of King County. The school's racial demographics hover around 60% white and 40% people of color. Shoreline's Diversity, Equity and Inclusions (DEI) goals are to bring a sense of belonging to the college and to also remove barriers for under-represented students. This project works to accomplish the sense of belonging by creating a "Welcome" center consolidating many of the student services that are currently in six different buildings into one 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).

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Project Number: **40000587**
Project Title: **Shoreline: Comprehensive Student Services Center**

Description

It has not been determined that this project is eligible for Direct Pay. This will be revisited once we are completed with Design and into construction.

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

14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, 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 proposal is available upon request.

Location

City: Shoreline **County:** King **Legislative District:** 032

Project Type

Preservation - Unidentified

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	45,824,000				
	Total	**45,824,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State			45,824,000	
	Total	**0**	**0**	**45,824,000**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
FTE	Full Time Employee		0.5	0.5	0.5	0.5
001-1	General Fund-State	32,000	64,000	64,000	64,000	64,000
	Total	**32,000**	**64,000**	**64,000**	**64,000**	**64,000**

Project Number: **40000587**
Project Title: **Shoreline: Comprehensive Student Services Center**

Operating Impacts

Narrative

6,375 net new square feet at $10.03/Net-new-GSF/year starting at end of construction (Jan-2039). FTE equals operating cost divided by $131,000.

Capital Project Request

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*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000587	40000587
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

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Capital Project Request

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*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:58AM

Project Number: **40000538**
Project Title: **Big Bend: Health Science & Performing Arts**

Description

Starting Fiscal Year: 2032
Project Class: Preservation (State-Owned)
Agency Priority: 31

Project Summary

The project will replace 42,735 gross square feet (GSF) in three buildings with a single new 42,735 GSF facility.

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.) [See proposal section 1.1]

• History, Age, Condition –The existing Wallenstien Performing Arts Center and Allied Health facilities were built to serve Larson Air Force Base; they were never designed for modern instruction. They were built over 66 years ago. The materials, finishes, and assemblies are past their lifecycle.

• Programmatic Deficiencies– Current facilities cannot accommodate modern instruction. Classrooms are small, narrow, and divided by support columns. Technology cannot be properly incorporated. Space and electrical system deficiencies limit flexibility and ability to accommodate various instruction methods. The Labs and Classrooms are uninviting, unwelcoming, and do not promote diversity, equity, and inclusion.

• Life Safety & Code Issues – No consideration was given to the code issues arising from the change of occupancy. Cramped spaces to which service members are accustomed do not provide the proper operational clearances necessary for classroom instruction and the occupant loads are being exceeded. Laboratories, classrooms, and restrooms are all inaccessible with poor lighting and improper ventilation. The buildings lack proper fire suppression. The age of the building indicates the probable presence of asbestos and lead paint, as well as leaving the building vulnerable to seismic failure.

• Industry Demand –Regional demand for quality healthcare workers is compounding. The U.S. Bureau of Labor Statistics projects an average of 18% total growth in healthcare occupations between 2016 and 2026. Last year the State of Washington had a shortage of 6,000 nurses. Regional Hospitals and Medical Centers are expressing great need for healthcare workers.

• Collaboration with K-12 and Four-Year Institutions – Our large Hispanic population requires high-touch efforts. We need to be able to outreach to K-12 throughout the middle school and high school years. Columbia Basin Technical Skills Center (high school) has a growing professional Medical Careers Pre-Nursing Program. Recruitment efforts are not beneficial given the condition of our facilities.

• Reducing Opportunity Gaps– BBCC has a headcount of 3,162 students. 54% of BBCC's students fall into the Historically Underrepresented Group (HUG). Statistics show that the achievement gap for graduating within 150% of the normal time to completion between HUG Students and Asian/White Students is 21% (Appendix I). Reducing this gap is a major driver for the replacement of these buildings. The facilities do not provide the space needed to deliver high touch student services, guided pathways, networking, developing a sense of belonging, or continual and ongoing mentorship and advising.

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

The project will replace 42,735 gross square feet (GSF) in three buildings with a single new 42,735 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

This proposal seeks to create a new 42,735 square foot Health Science and Performing Arts Center, home to the Allied Health, Music, and TRiO Upward Bound. The new facility will provide modern, flexible, and adaptable environments that celebrate learning and diversity. In addition to state-of-the-art classrooms, the Health Science and Performing Arts Center will include a new Medical Simulation Learning Center, a new 600-seat auditorium, and a grand promenade that can be used as a reception area, gallery space, and encourage informal learning opportunities.

The Health Science and Performing Arts Center will also include two adjunct programs. The Music program will feature new rehearsal and practice rooms, as well as a new piano lab. The core of the facility will be home to our TRiO Upward Bound program. It will also feature a high touch advising and tutoring center that focuses on delivering and strengthening guided pathways for all students. It will feature space for test prep, career planning, group learning, collaborations, and space for celebrating diversity.

Doing nothing is not an option. If this project is not allowed to proceed:

Description

• The nursing program will remain stunted, unable to keep up with industry demand nor be able to expand into specialty fields. Growth in the program will drive students to other colleges more technologically advanced and without long waitlists.
• The music program will likely be phased into extinction.
• Community connectivity and funding will be reduced or lost entirely.
• Access to the services provided by the TRiO Upward Bound Center will remain impeded, and student success will not be optimized.
• Il three buildings will continue to deteriorate, driving up maintenance and operating costs.

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]
Renovation–Renovations would keep both the TRiO Upward Bound and Wallenstien Performing Arts Center segregated on the outskirts of campus. The military-style architecture of the buildings has interior structural systems which will limit how the space can be reorganized, opening the possibility of multiple columns in the middle of classrooms. All three buildings would still require on-going maintenance, and the infrastructure upgrades needed for Allied Health alone would make renovations entirely cost-prohibitive. Code and life safety issues may be able to be addressed through renovation, however, the spatial needs of each program would remain inadequate, effectively killing the music program and hindering nursing's ability to add cohorts or additional specialty programs. Cross-disciplinary opportunities would be lost, and CAM space shortages would remain across campus. Renovations will sever ties with the community, and enrollment will drop.
Replacement –Individually, this option would solve most, if not all, of the infrastructure and age-related issues of each building. However, at a 1:1 ratio, each building would still lack the necessary space required for each program to run efficiently. Additionally, each program would remain separated across campus, again missing any opportunities for cross-disciplinary learning and sharing of resources. Furthermore, three separate construction projects would not only be fiscally irresponsible, but it would prolong resolutions to the Master Plan's shortcomings as the existing facilities would continue to deteriorate.
Recommended Alternative- The opportunity to replace all three buildings together, will maximize resources. Appropriately designed programmatic spaces will not only resolve ADA and Code/Life Safety issues but will also improve the college's space utilization. The new Health Science and Performing Arts Center's auditorium and other shared spaces will benefit the college, not just the individual programs. Through careful and innovative programming, the facility can provide multi-use space and informal learning areas that add to the educational experience and provide for greater community engagement and promote higher student outcomes. Finally, the new spaces will allow for healthy program growth while also creating an attractive, inviting, and functional learning space.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
The project will support an additional 43.44 full-time-equivalent students in the nursing and music program.
According to state statisticians, Big Bend can expect a 13% growth rate in FTEs between 2019 and 2029. The regional need for healthcare professionals far exceeds these statistics. Currently, BBCC is engaging in conversations with the local EDA and regional healthcare professionals about the possibility of doubling their cohort (Appendix J). At a minimum between the years of 2019 and 2029 the Program size has the potential to increase by 150%.
Co-locating TRiO Upward Bound in the heart of campus will make the transition from K-12 to college smoother and more beneficial than the current facilities thus allowing Big Bend to produce more successful first-generation students. Together, following industry trends, these improvements to Big Bend will allow for an anticipated growth beyond the projected 13%, allowing for an additional 44 Type1 FTEs in the nursing and music programs.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The project is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]
BBCC's number one Facility Master Plan capital priority is improving the learning environment for Allied Health. The Allied Health facility, Wallenstien Performing Arts Center, and the TRiO Upward-Bound Center are targeted as top priorities for replacement.
Big Bend has established five goals in its Master Plan as a means of achieving its mission while adhering to its vision, values, and core themes. Replacing the Testing Center, Wallenstien Performing Arts Center, and Allied Health with the new Health Science and Performing Arts Center meets all five of these goals.
• Increase Student Success– The Medical Simulation Learning Center will immerse students into a virtual reality learning

Description

environment allowing them to develop and hone the necessary skills required to work in similar real-world environments. The TRiO Upward Bound Advising Center will provide the necessary and personalized high-touch academic and career counseling necessary for students to successfully navigate their advising maps to degree completion. The new auditorium will allow the College to build community ties once again with local art guilds and bring in world class performances, helping students to explore and learn about the world beyond Washington. It will provide a modern stage where young musicians can bring music to life and thespian college recruits can discover who they are.

• Other State-of-the-Art Teaching and Learning Opportunities – The Health Science and Performing Arts Center will be a state-of-the-art teaching and learning opportunity. The Medical Simulation Learning Center will be flexible and adaptable to grow and change in stride with actual health partitioning environments. The technology used inside the Center will provide opportunities for students to experience working in a hospital- like environment. The new facility will also encourage learning and research opportunities outside of the classroom with the adjacencies of formal and informal learning spaces. The advising and tutoring services located in the core of the facility will be the anchor of student success.

• Provide a Safe, Accessible, and Sustainable Campus – The new facility will be constructed in accordance with all current codes, meeting all ADA, fire, energy, and structural requirements. Clear signage throughout the facility will provide for ease of wayfinding. Study areas in the Health Science and Performing Arts Center will be flexible yet secure to provide safe late night study environments. The materials and methods used in the construction of the project will also help to lower Big Bend's carbon footprint and greenhouse gas emissions.

• Create a Sense of Campus Identity – The new Health Science and Performing Arts Center will be adjacent to the Fine Arts building, helping to establish Big Bend's art quad. It will use the established campus color standards while also utilizing the same materials and architectural styles as recent nearby construction projects. The new Health Science and Performing Arts Center will be one more step towards leaving "The Base" in the past.

• Expand and Enhance Partnerships and Collaboration; Increase Community Engagement – The Health Science and Performing Arts Center will be a vital component of Big Bend's increased community connections. With its new auditorium, the college can reinforce its long-held ties with the Central Basin Community Concert Association (CBCCA) and Columbia Basin Allied Arts (CBAA) as it develops new ties with the community, bringing arts and entertainment once again to Big Bend. The project's modern facilities will provide Big Bend with the space needed to host regional or statewide meetings and training in a central location. The Health Science and Performing Arts Center will promote the nursing programs and provide for more on-campus activities such as health and career fairs. It will also dramatically improve the educational resources for the nursing and music students. It will encourage networking and partnerships with K-12, higher education agencies, and local businesses, and become a beacon of educational opportunities for its service district.

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 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. [See proposal section 7.4.2]

This building will meet or exceed Clean Building performance standards.

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

a) Solar water heating
b) Above code HVAC system efficiency
c) Use electricity instead of natural gas for heating; building will be separately metered from all other buildings
d) Post occupancy commissioning
e) Interconnectivity of room scheduling in 25Live and HVAC controls
f) Time of day and occupancy programming of lighting
g) Efficient lighting
h) Minimize building surface area for necessary floor area

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Report Number: CBS002
Date Run: 9/2/2026 10:58AM

Project Number: 40000538
Project Title: Big Bend: Health Science & Performing Arts

Description

i) Roofing materials with high solar reflectance and reliability
j) Orient building for natural light and reduced heating and cooling loads
k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements.
l) Increase transportation choices – drive, walk, bike or public transit
m) building will be entered into Energy Star Portfolio Management to establish baseline benchmarking and to determine where energy audits may be needed over the life of the building

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).
Big Bend represents a significant Hispanic population. Currently Hispanic/Latino students make up 45% of the student body. This project proposal is designed to replace the existing performing arts facility, health science facility and also replacement of the existing TRiO building. TRiO is a federally funded and valuable program assisting under-represented communities.

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?

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.
NA

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 proposal is available upon request.

Location
City: Moses Lake **County:** Grant **Legislative District:** 013

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	43,247,000				
	Total	**43,247,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State			43,247,000	
	Total	**0**	**0**	**43,247,000**	**0**

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/2/2026 10:58AM

Project Number: 40000538
Project Title: Big Bend: Health Science & Performing Arts

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000538	40000538
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

OFM

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Capital Project Request

2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:04PM

Project Number: **40000588**
Project Title: **Skagit: Industrial Technology & Public Safety**

Description

Starting Fiscal Year: 2032
Project Class: Program Improvement (State-Owned)
Agency Priority: 32

Project Summary

The project will replace 39,942 gross square feet (GSF) in five buildings with a single new 69,400 GSF facility.

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.) [See proposal section 1.1]

The Professional/Technical program facilities at our Mount Vernon campus have not seen major capital investment since 1982. While minor works projects have resolved the most egregious defects and have been selectively applied to support the most critical needs of our strong Professional/Technical programs, these programs are limited in what they can offer and the number of students they can serve simply because the facilities they operate from are insufficiently supportive. This is disconcerting in several respects:

- Our Professional/Technical programs offer pathways to well-paying jobs for those with limited means or who come from historically underrepresented populations.
- Several of these programs serve industries in the midst of radical change. To develop facilities needed to instruct in new technologies requires more than minor investment.
- Our Professional/Technical programs include important public outreach roles in the Skagit Valley community, but these roles are increasingly difficult to fulfill– due to facilities limitations – without impacts to our educational programs.
- The industrial nature of Professional/Technical facilities often masks that these are college-level educational facilities. Higher education requires support capabilities now wholly absent.

Professional/Technical programs are an essential element of community college instruction. Over the past 20 years, the college has been fortunate to receive major capital funding for badly needed academic facilities (Angst Hall, Lewis Hall, and our current Library/Culinary Arts project). It is time to invest with an equivalent level of commitment – now – in our Professional/Technical facilities.

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

The project will replace 39,942 gross square feet (GSF) in five buildings with a single new 69,400 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

The Industrial Technology & Public Safety (ITPS) Building will be a 69,400 gross square foot (gsf) facility serving the needs of six educational programs, our campus radio station, central stores, and campus maintenance services. Two-thirds of the building area will be categorized as replacement space gained from the demolition of five obsolete buildings. The remaining one-third is all-new space, necessary to support program growth, instruction in new technologies, and instructional support.

Consequences of doing nothing:

A central Tenet of Professional/Technical education is to develop skills necessary to succeed in the workplace. When the workplace is experiencing radical change, colleges must change what they teach to remain relevant and effectively serve their communities. The automotive and heavy machinery industries are in such a period of radical change and the aviation industry is rapidly changing from metal- to composite-based construction.

SVC's current facilities are tooled to support old ways of doing things, and the cost to adapt them to a new reality far exceeds their embedded value. Tesla once considered Skagit Valley College as the location for a training center for electric vehicle mechanics but backed out upon realization that SVC's Auto Tech facilities did not have the electrical infrastructure to support its products. We cannot continue to lose such opportunities.

Without new investment, the industries that influence the future will pass us by in favor of colleges that can meet their vision. The only reasonable conclusion is to support the ITPS Building and its vision of community support.

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

In planning this proposal, we researched several alternative approaches to resolving our expressed needs. We began with Alternate 1, a project directly responsive to the 15-Year Development Plan found in Facilities 15-Year Master Plan (Appendix7.3), which called for a 55,000 gsf building to replace the Diesel and Maintenance Buildings, and a separate Fire Station of undefined size, to replace the mock apparatus bay in the Diesel Building and the two portable structures used by Fire

Project Number: 40000588
Project Title: Skagit: Industrial Technology & Public Safety

Description

Science for storage and mock training. Our focus at this point was that the Fire Station would be achieved with minor works funding available to the college in the 2021-23 biennium.
Our next stage of inquiry, Alternate 2, added the replacement of Reeves Hall, and incorporated the Fire Station within the primary building. This increased the building size to 69,400 gsf. The benefit of adding Reeves is twofold, (1) it addresses our arguably most unsuitable Professional/Technical facility, and (2) it provides a more comprehensive solution to the master plan's vision of a distinct Professional/Technical zone for our Mount Vernon campus. The benefit of adding the Fire Station was also twofold, (1) the comprehensive needs of the Fire Science program could not be met in the 2021-23 minor project, and (2) there is insufficient site area for two buildings.
Our final investigation, Alternate 3, added renovation of Roberts Hall, since Professional/ Technical programs currently occupy this building. This inquiry also recognized the intertwined nature of the Automotive Technician program housed in Reeves with the Diesel Power Technology program, and positively responded to the master plan's call for renovating Roberts Hall within the15-Year Development Plan. However, the resulting project far exceeded the maximum allowed project size of 70,000 gsf. Ultimately the core committee selected Alternate 2 as the most comprehensive and achievable solution to the broadest number of facility issues impacting Professional/Technical zone programs.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
The project will support an additional 122.4 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]
We request the ITPS Building be 100 percent funded by state appropriation.

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]
Skagit Valley College's Facilities 15-Year Master Plan is both current and directly supports this project. Completed in its final form in April 2021, the master plan begins by breaking the campus into three distinct zones devoted to Academic programs, Professional/ Technical programs, and Athletics. It then establishes four areas of focus for development over the next 15 years; (1) a new Child Care Center;(2) replacement of the Norwood Cole Library; (3) significant investment in the Professional/Technical zone including new Trades, Fire Station, Firefighter Training Tower buildings, and renovation of Roberts Hall; and (4) a new Pickleball Pavilion/Field Support Facility. The first two projects are actively underway, and this PRR specifically addresses the third area of focus. The master plan also addresses improvements to on-campus infrastructure, including development of a north fire lane and an improved pedestrian link between the college-owned Campus View Village and campus core. Both these elements are also addressed in this proposal.
Our Professional/Technical programs have strong reputations gained through high-quality instruction and powerful partnerships, but their many successes are often in spite of their facilities. With each Professional/Technical building suffering multiple age-related deficiencies, and unable to support new technologies that are becoming commonplace in the workplace, it is just a matter of time before cultivating student learning and achievement; contributing to the educational, personal, and economic success of students; and promoting equitable and thriving communities becomes unattainable, and our students and community will bear the consequences.

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

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]
This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:04PM

Project Number: 40000588
Project Title: Skagit: Industrial Technology & Public Safety

Description

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

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
The student body at Skagit Valley College is made up of roughly 30% of students of color. While Skagit is not as racially diverse as other parts of the state, it aims to attract more gender and racial diversity to its technical/professional program by expanding offerings in fields predominantly occupied by white males. Their mission is to expand offerings and reduce barriers for underrepresented communities.

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?

14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, 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 proposal is available upon request.

Location
City: Mount Vernon **County:** Skagit **Legislative District:** 040

Project Type
Program Improvement - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No

How does this fit in master plan
Skagit Valley College's Facilities 15-Year Master Plan is both current and directly supports this project. Completed in its final form in April 2021, the master plan begins by breaking the campus into three distinct zones devoted to Academic programs, Professional/ Technical programs, and Athletics. It then establishes four areas of focus for development over the next 15 years; (1) a new Child Care Center; (2) replacement of the Norwood Cole Library; (3) significant investment in the Professional/Technical zone including new Trades, Fire Station, Firefighter Training Tower buildings, and renovation of Roberts Hall; and (4) a new Pickleball Pavilion/Field Support Facility. The first two projects are actively underway, and this PRR specifically addresses the third area of focus.

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Capital Project Request
2027-29 Biennium

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:04PM

Project Number: 40000588
Project Title: Skagit: Industrial Technology & Public Safety

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	67,802,000				
	Total	**67,802,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State			67,802,000	
	Total	**0**	**0**	**67,802,000**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
FTE	Full Time Employee	1.6	2.2	2.2	2.2	2.2
001-1	General Fund-State	72,000	289,000	289,000	289,000	289,000
	Total	**72,000**	**289,000**	**289,000**	**289,000**	**289,000**

Narrative

28,850 net new square feet at $10.03/Net-new-GSF/year starting at end of construction (Apr 2039). FTE equals operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000588	40000588
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

OFM

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Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:05PM

Project Number: **40000590**
Project Title: **Spokane: Allied Health Building**

Description

Starting Fiscal Year: 2032
Project Class: Program Improvement (State-Owned)
Agency Priority: 33

Project Summary

The project will replace 30,894 gross square feet (GSF) in one building with a single new 66,543 GSF facility.

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.) [See proposal section 1.1]

Health education programs are among the most popular offerings at Spokane Community College (SCC). The college boasts a robust offering of Health Sciences programs that meet NWCCU accreditation standards and several of SCC's Allied Health programs hold specialized accreditation from additional agencies and professional associations including; Dental Assisting, Expanded Functions Dental Auxiliary, Diagnostic Medical Sonography, Invasive Cardiovascular Technology, Non-Invasive Cardiovascular/Echocardiography, Vascular Technology, Surgical Technology, Medical Assisting, Nursing, and Pharmacy Technician.

3 of the top 5 certificate programs at SCC are Health Sciences programs: Medical Assisting, Dental Assisting, and Pharmacy Technician and are a major component to increased enrollment at the college. (Appendix 7.7)

A major obstacle preventing the Health Sciences from expanding and delivering the highest level of education and experience in programs related to Allied Health is the outdated, energy inefficient and poorly configured 47-year-old original structure of the Health Sciences Building.

Allied Health programs are some of the most age diverse groups on campus with students taking courses in Adult Basic Education (ABE) and English as a Second Language (ESL),(refer to appendix 7.3). Program offerings, such as, Nursing and Dental Assisting, directly connect non-traditional, underserved students to the local healthcare workforce in Spokane. The replacement of the 1974 structure of Building 9 is a strategic opportunity to address opportunity gaps in the SCC system for ABE and ESL students.

Healthcare is one of the fastest growing and highest demand industries and, as demonstrated with the COVID-19 pandemic, the need for highly skilled labor is at a critical point in our country, state, and region. (refer to Appendix 7.7) The existing Health Sciences Building, identified as Building 9, at SCC does not have the infrastructure required for the highly specialized tasks and collaborative nature needed to train and educate health care students to become the future workforce. Spokane and Washington State are seeing higher demand than SCC can currently accommodate. In the region we need more Health Sciences professionals and the existing facility at SCC is limited in the number of graduates that can be produced due to the age, condition, and size of Building 9, in particular the original 47-year-old Health Sciences Building.

2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.1]

The project will replace 30,894 gross square feet (GSF) in one building with a single new 66,543 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

The proposed new building provides classrooms, labs, and student-centered collaboration spaces located directly adjacent to faculty and administration. The new building responds to the exceedingly specialized programs of Health Sciences and meets the evolving needs of a robust healthcare economy that is in dire and immediate need of a highly trained workforce. The building will be cost-efficient, program-driven, and environmentally sustainable.

The consequences of doing nothing impact not only the health education program offerings and future enrollment at SCC but impacts the availability of a highly trained healthcare workforce in the region at a time when it is needed most. The COVID-19 pandemic has highlighted the need for healthcare professionals in our community.

The consequences of continuing to teach highly technical, immersive, and collaborative coursework in substandard, under-scaled, and limiting facilities will result in a failing to meet student's educational needs or fulfill future demands for both enrollment and community healthcare employment. For students in the Allied Health programs, it means limited opportunities to practice hands-on skills required in the contemporary healthcare workplace, skills that are best learned and assessed in simulation labs outfitted with modern equipment and technology and reinforced through inter-professional teamwork.

If nothing is done for the Allied Health programs at SCC, students and faculty will not have access to the infrastructure required for the highly specialized tasks and collaborative nature needed for our future workforce.

Project Number: 40000590
Project Title: Spokane: Allied Health Building

Description

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]
SCC has studied a variety of options for renovation, replacement, and new construction to serve the Allied Health programs. The best option for the college is to replace the existing outdated facility and build new program space. The primary goal of the college is to strengthen collaboration between faculty and students, share resources, and better represent healthcare delivery in the real world. Alternates considered for this project request included: Complete renovation of 1974 and 2000 structures, replacement of both the 1974 and 2000 structures, replacement of the 1974 structure and renovation of 2000 structure, replacement of 1974 structure with no additional program space, and replacement of 1974 structure with minimal added program space. None of these alternatives meet the needs of the highly specialized and growing Allied Health programs.
5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
The Allied Health building accommodates an increase of 199 annual FTE.
6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The project is to be funded through general obligation bonds appropriated through the state's capital budget.
7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]
The proposed project aligns with SCC campus master plans to build additional space for Allied Health programs. For more than a decade, SCC master plans have called for additional building space identified in the Health Services zone of the northeast quadrant of the campus. The Health Services zone includes; Building 7– Jenkins Wellness Center, Building 9 – Health Sciences, and Building 20 –Bigfoot Head Start Child Care Center. Various locations for a new Allied Health building have been studied in the 2013 and 2017 master plans.
A new building to house Allied Health programs is crucial to the vision and mission of Spokane Community College. The vision of SCC is a place where students transform their lives and attain their dreams in an unsurpassed learning environment that is personalized, engaging, and affordable. The mission of SCC is to provide our community accessible and affordable educational opportunities responsive to the needs of our diverse population. SCC understands and embraces the expanding demand for qualified healthcare workers in Spokane and throughout the nation. It is the role of SCC to educate students for successful careers and to become the next generation of healthcare providers at a time when they are needed the most. SCC faculty, administration, and students are beyond excited about how this project will transform the delivery of Allied Health education and how it will impact student and faculty experiences on the campus. The project will improve outreach opportunities and collaboration with other educational and professional entities in the Spokane Community and across the State of Washington.
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 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 of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.
10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]
This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:
a) Above code HVAC system efficiency
b) During design energy modeling and benchmarking to similar building types will be utilized to understand the potential energy use of the building and inform the design, construction, and commissioning efforts.
c) Post occupancy commissioning will be implemented to validate systems operating at peak efficiency and within the EUI targets established during design to align with the Clean Building Performance Standards.
d)Interconnectivity of room scheduling in 25Live and HVAC controls
e) Time of day and occupancy programming of lighting

Project Number: 40000590
Project Title: Spokane: Allied Health Building

Description

f) Efficient lighting
g) Minimize building surface area for necessary floor area
h) Roofing materials with high solar reflectance and reliability
i) Orient building for natural light and reduced heating and cooling loads
j) Trees and vegetation planted to directly shade building
k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
l) On-site renewable energy will be produced utilizing solar PV at an amount of 0.5 kW/SF of building area.

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 demographics for Spokane Colleges align with the demographics of the county. Students of color make up around 18%. Spokane is not as ethnically diverse as other areas of the state but it plays a crucial role occupying one of the largest geographical areas of the state being the only community college systemin the far eastern and northeastern area of the state. It serves a geographical area of seven counties. The Spokane College system attracts a lot of rural and economically underrepresented students.

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).
Yes, this project is eligible for Direct Pay as it will include solar PV for onsite electricity generation and EV charging stations.

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

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.
No reappropriation is required

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 proposal is available upon request.

Location
City: Spokane **County:** Spokane **Legislative District:** 003

Project Type
Program Improvement - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No

How does this fit in master plan
The proposed project aligns with SCC campus master plans to build additional space for Allied Health programs. For more than a decade, SCC master plans have called for additional building space identified in the Health Services zone of the northeast quadrant of the campus. The Health Services zone includes; Building 7 – Jenkins Wellness Center, Building 9 – Health Sciences, and Building 20 – Bigfoot Head Start Child Care Center. Various locations for a new Allied Health building have been studied in the 2013 and 2017 master plans.

Funding

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Capital Project Request
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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:05PM

Project Number: **40000590**
Project Title: **Spokane: Allied Health Building**

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	76,648,000				
	Total	**76,648,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State			76,648,000	
	Total	**0**	**0**	**76,648,000**	**0**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040
FTE	Full Time Employee	2.3	2.7	2.7	2.7	2.7
001-1	General Fund-State	298,000	358,000	358,000	358,000	358,000
	Total	**298,000**	**358,000**	**358,000**	**358,000**	**358,000**

Narrative

35,649 net new square feet at $10.03/Net-new-GSF/year starting at end of construction (Sep-2039). FTE equals operating cost divided by $131,000.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000590	40000590
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

OFM

699 - Community and Technical College System
Capital Project Request

2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:06PM

Project Number: **40000583**
Project Title: **Lake Wa: East Bldg Renovation & Expansion**

Description

Starting Fiscal Year: 2034
Project Class: Program Improvement (State-Owned)
Agency Priority: 34

Project Summary

The project will demolish 2,260 gross square feet (GSF) in two buildings and renovate/ add a total of 68,850 GSF in the East Building.

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.) [See proposal section 1.1]

At Lake Washington Institute of Technology (LWTech) our mission is “to prepare students for today’s careers and tomorrow’s opportunities.” Our School of Transportation Technology programs and Dental Hygiene program are long-running offerings and part of our mainstay as an institute of technology. These programs are housed in LWTech’s East Building; the first permanent facility constructed on the Kirkland campus opened in 1983. Graduates go on to well- paying careers and are well-supported by local employers.

Despite the popularity and success of our Transportation and Dental programs, their facilities no longer support the needs of our students, business partners, and industry, and compromise our ability to produce advanced workers skilled in the latest tools and technology.

- Our high-bay Transportation labs are inefficiently used, as by necessity they also house classroom, computer lab, and tool/part storage functions due to a dearth of these spaces. The labs were not designed to support current vehicle technologies and pedagogies.
- Our Transportation students have no place to change clothing, even though their lab work involves handling toxic materials.
- Our Diesel program is geographically isolated from the rest of the School of Transportation Technology, resulting in a lack of efficiency and effectiveness.
- Our Dental lab is too small to support the demand for this popular program, which includes a public clinic critical to serving our community. High use has led to premature failure of lab equipment, and underground services are prone to leaks.

We are at risk of lost relevance, unable to provide the quality and type of education necessary for students to reach their potential. Renovation of the Transportation and Dental facilities is part of the solution but cannot solve our lack of space.

The LWTech campus has 2 portable structures remaining from the 1990s, when they were used to resolve critical space shortages. Their conditions are rapidly declining, and the college has begun the process of vacating them. This action presents LWTech the opportunity to use their replacement to partially solve the growth needs of the Transportation and Dental programs.

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

The project will demolish 2,260 gross square feet (GSF) in two buildings and renovate and add 68,850 GSF to the East Building.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

We propose the East Building Renovation and Expansion (EBRE), a comprehensive project involving (1) the renovation of the East Building’s east industrial wing and (2) construction of an addition to this wing partially classified as replacement space and partially as new space.

Combined, the resulting facility will promote efficiencies and synergies by merging all School of Transportation Technology programs into one location, including space supporting new vehicle technologies. The addition’s second floor will house the entire Dental program and will position its clinic in a more accessible location for its public clients.

Doing nothing is not an option given the Mission and Vision of LWTech. It is critical the college provides additional instructional space to support the rapid and continuing growth of its foundational School of Transportation Technology and Dental programs, and to continue to create new educational pathways. Student success, industry partnerships, and the future viability of LWTech would be in jeopardy by doing nothing.

As per our Dental Hygiene program accreditation analysis, the consequences of doing nothing would be to lose the program’s accreditation status. This would drastically reduce future candidate interest, as graduating from an accredited program is a requirement for state licensure.

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

Description

In the development of this PRR the LWTech core committee considered alternate solutions, including simply renovating existing spaces and adding no new space. Practical issues including program disruption, space for new functions, and growth potential influenced our proposal.

School of Transportation Technology

The core committee concluded that renovation of the existing high-bay labs in the East Wing can be achieved without insurmountable disruption to program operations. This is in large part because the overarching deficiency within these spaces is the presence of classroom furnishings and tool/parts cages. New spaces can be constructed for these functions while the programs are in normal operation, followed by a short renovation phase of shop space.

During renovation, the Diesel program will remain in operation in the West Wing and will only move when the Auto Body Technician program vacates its existing labs for new labs in the East Wing addition.

Dental Hygiene

The Dental program will operate from its existing facilities throughout construction, moving to its new spaces in the East Wing addition upon project completion.

Due to the manner in which construction occurs, no temporary relocations are necessary.

During the planning for this project the core committee considered five possible solutions.

Resolving the divergent needs of the School of Transportation Technology and Dental programs was best solved by the solution presented herein, and the committee's vote was unanimous.

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

The project will support an additional 117 full-time-equivalent students annually in the new building as well as re-purposed space in the vacated facility.

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

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

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

The LWTech 2021Ten-Year Campus Master Plan anticipates growth and future development. The plan ties directly to the college's Mission Fulfillment Plan, described in detail in section

2.2.2. The master plan is periodically updated, as evidenced by the Board of Trustees approval of amendments directly supporting the EBRE in November 2021.

In 2020, the Board of Trustees approved the 2020-2023 Mission Fulfillment Plan (Mission Fulfillment Plan 2020-2023 | Lake Washington Institute of Technology(lwtech.edu)) that was developed collaboratively across the college. Otherwise known as a strategic plan, the college renamed it a Mission Fulfillment Plan to clearly show how meeting these goals will help the college achieve its mission of "Preparing students for today's workforce and tomorrow's opportunities." The EBRE ties directly to the three goals of the Mission Fulfillment Plan:

Goal 1: Address and dismantle structural racism (Core Themes: Student Achievement, College Community)

- The EBRE supports I-BEST in Dental Assisting and Auto Repair, which is a proven model to support BEdA students, many of whom are students of color, gaining education and training for in-demand fields.
- The Core Theme Student Achievement is directly supported with I-BEST. LWTech data shows I-BEST students are twice as likely to earn a degree than students already prepared for college-level classes.
- The Core Theme College Community is directly supported with I-BEST, as the college is committed to serving its BEdA population which at LWTech is primarily spouses of H1B Visa workers in the tech sector.

Goal 2: Continue implementation of Guided Pathways (Core Themes: Pathways, Student Achievement)

- The EBRE supports Guided Pathways through our partnership with the Lake Washington School District and their career & technical education program WANIC. High school students will be allowed to earn high school and college-level credit in Auto Repair Technician and Dental Assisting.
- The Core Theme Pathways is directly supported by providing transparent, easy-to- navigate programs that allow students to achieve their goals faster.
- The Core Theme Student Achievement is directly supported by the EBRE, as it is proven that Guided Pathways such as high school to college articulation increases student success.

Goal 3: Position the college as a leader in workforce training for the state's short-term and long-term economic recovery (Core

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Description

Themes: Pathways, College Community, External Engagement)

- This goal was written at the height of the pandemic, with much of the state's economic future in question. As time has gone on, it is clear the economic recovery is not equitable. Some industries are thriving while others are struggling. The college is essential in supporting programs that create livable wages in our community. All EBRE programs are directly connected to high-wage jobs that are in-demand now and into the future.
- As noted above, the Core Theme of Pathways is supported by the EBRE through our connection to the Lake Washington School District and I-BEST to get students on these in-demand pathways.
- The College Community Core Theme is supported by offering programs that give our community the opportunity to gain skills leading to a livable wage job.
- The External Engagement Core Theme is supported by the EBRE through our strong relationships with our local businesses and industries. Our local employers, particularly in the School of Transportation and Dental Hygiene, are reliant on the graduates coming from these instructional programs.

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 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. [See proposal section 7.4.2]

This building will meet or exceed Clean Building performance standards. 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) Photovoltaic energy systems
e) Time of day and occupancy programming of lighting
f) Efficient lighting
g) Roofing materials with high solar reflectance and reliability
h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

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

Lake Washington's racial diversity hovers around 60% white and 40% people of color. Our strategic plan focuses on improving racial equity and inclusion. The ERBE (East Building Renovation and Expansion) will greatly improve its existing flagship trades programs by offering a larger, safer and more improved facility so more students can enroll and complete schooling in these high demand industries; this expansion will help draw in more racial and gender diversity to the college.

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).

Will be determined during design.

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

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

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Description

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 proposal is available upon request.

Location
City: Kirkland **County:** King **Legislative District:** 045

Project Type
Program Improvement - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

New Facility: No
How does this fit in master plan
The LWTech 2021 Ten-Year Campus Master Plan anticipates growth and future development. The plan ties directly to the college's Mission Fulfillment Plan, described in detail in section 2.2.2. The master plan is periodically updated, as evidenced by the Board of Trustees approval of amendments directly supporting the EBRE in November 2021. LWTech also prefers projects that resolve multiple issues simultaneously. The EBRE directly addresses four priorities of the 2021 Ten-Year Campus Master Plan: 1. Expansion of instructional capacity; 2. Consolidation of like programs into single locations (to promote inter-program synergies and improve student outcomes); 3. Creates a viable, accessible second campus entrance; 4. Establishment of accessible paths of travel between parking lots and major facilities. See Attachment 7.3 for excerpts from the 2021 Ten-Year Campus Master Plan specific to this proposal.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	70,403,000				
	Total	**70,403,000**	**0**	**0**	**0**	**0**

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				70,403,000
	Total	**0**	**0**	**0**	**70,403,000**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045
FTE	Full Time Employee	0.6	1.8	1.8	1.8	1.8

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Project Title: **Lake Wa: East Bldg Renovation & Expansion**

Operating Impacts

Acct Code	Account Title	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045
001-1	General Fund-State	79,000	238,000	238,000	238,000	238,000
	Total	**79,000**	**238,000**	**238,000**	**238,000**	**238,000**

Narrative

23,750 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Mar-2041). FTE equals the operating cost divided by $131,000

Capital Project Request

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000583	40000583
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

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Report Number: CBS002
Date Run: 9/2/2026 10:59AM

Project Number: **40000537**
Project Title: **Bellingham: Bldg A Renovation - Bldg Y Replacement**

Description

Starting Fiscal Year: 2034
Project Class: Preservation (State-Owned)
Agency Priority: 35

Project Summary

The project will renovate 11,535 gross square feet (GSF) in one building and replace 1,836 GSF with a single new 1,836 GSF facility.

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.) [See proposal section 1.1]

Building A on the BTC campus is 69 years-old and the oldest building on campus. It currently houses BTC's Transitional Studies program (which serves basic skills and English Language Learners) and the IMPACT! program (an Open Doors Youth Reengagement Program which serves at-risk high- school youth). Building A, which was built in 1955, lacks a centralized and open floor plan and flexible learning spaces that can accommodate multiple programs.

Building Y is one of two remaining college portable structures, and houses BTC's Child &Family Studies program. BTC's Child & Family Studies Program has offered childbirth and parenting courses to over thirty thousand Whatcom County residents since 1975, benefiting families, child caretakers, and the larger Whatcom County community. Building Y is a 33-year-old portable unit that has not been renovated in over 20 years, and its building envelope conditions are rapidly deteriorating.

Maintenance efforts and costs continue to increase each year for both buildings and are a burden for the college's facilities crew and program employees. The spaces in which Transitional Studies, IMPACT!, Child & Family Studies, and CISS are located were not designed for their current uses. They are inadequately configured to ensure safe, secure and flexible learning and work environments for students and employees based on current standards and best practices.

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

The project will renovate 11,535 gross square feet (GSF) in one building and replace 1,836 GSF with a single new 1,836 GSF facility.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3]

If this request is approved, Transitional Studies, IMPACT! (Youth Reengagement), and Child & Family Studies will all be moved into the renovated Building A – which will be specifically designed to support rich and flexible learning environments that can be used by all three programs to better support growing student enrollments and utilization of classroom spaces. Staff and faculty support spaces will be integrated into this design, which will also maximize traffic flow awareness and visibility of program activities. This will improve safe and effective support of students and staff with limited staff resources.

CISS and Shipping/Receiving will be moved into the new building that will replace the Building Y portable. The new building will be specifically designed to better support the critical technology infrastructure services that the CISS department provides for essential campus operations. These renovated and new facilities will address critical BTC teaching, learning, and operational spaces in an effective and cost-efficient manner.

The creation of flexible classrooms and smaller breakout spaces in the renovated Building A will remedy shortfalls for all three programs in terms of available interdisciplinary learning spaces and support. These classrooms will be proportioned and outfitted for varied furnishing and equipment layouts; scalable class sizes; accommodation of multiple programs. These general-purpose classrooms will accommodate a variety of media to allow the use of different instructional methods and content. Additionally, the renovation will include the creation of two dedicated Child & Family Studies spaces and dedicated employee office space.

Consequences of doing nothing: Doing nothing will inhibit the College's ability to accommodate growth and high-quality learning and work environments and will not support BTC's mission, themes and strategic goals. Leaving Building A and the Building Y portable "as-is" will negatively impact the ability of students, faculty and staff to operate in an effective learning and work environment. Unsafe and inefficient conditions will continue. Crucial pathway and community programs and critical BTC work areas will remain housed in deteriorating and inflexible facilities.

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

Marine Drive Annex (remote): The college owns the 68-year-old Marine Drive Annex (MDA)building and site. An investigation determined the location could not support the targeted programs in a cost-effective or efficient manner. Since the MDA is

Description

separated by a large ravine and municipal park from the rest of campus, the physical separation and restricted and unsafe pedestrian access to campus from this location is problematic. The existing MDA site is large enough to support the building program and associated parking, but not site infrastructure or adequate utilities. Initial analysis of costs indicated that renovation would require more expensive project development than on the main campus, which is developed to reflect higher use. This factor led the college to focus on other options.
Renovation of Building A and replacement of the Building Y portable is the best option to meet the needs of students and employees and achieve the mission and strategic goals of BTC.

5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]
This project will support an additional 31 full-time-equivalent students annually.

6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]
The project is to be funded through general obligation bonds appropriated through the state's capital budget.

7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]
BTC's Board of Trustees adopted the 2020-2023 Facilities Master Plan (FMP) in June 2020 (see Appendix 7.5.A). BTC's Board of Trustees approved the prioritization of the renovation of Building A and the replacement of Building Y and appended the FMP to identify this project as the priority on December 9, 2021.
In March 2018, the Board of Trustees adopted the BTC 2018-23 Strategic Plan (see Appendix 7.5.C). The proposed renovation of Building A and replacement of the Building Y portable is key to the College's mission to "provide student-centered, high-quality professional technical education for today's needs and tomorrow's opportunities".

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

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.
Replacement of the 1990's vintage Y-building Portable will create a new building designed and constructed to current code and energy standards which will improve overall performance. Updated energy equipment will allow better monitoring for performance and energy usage.
This building will meet or exceed Clean Building performance standards.
The building will be designed in accordance with sustainable building practices and guidelines to achieve LEED Silver Certification. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:
1) Better solar orientation for optimizing daylighting and minimizing solar heat-gain
2) Above code-minimum HVAC system efficiency
3) Providing post-occupancy commissioning
4) Interior daylighting controls to reduce artificial light
5) Paving materials having high reflectance
6) Green and/or reflective roof materials
7) Photovoltaic panels
8) Energy-efficient (LED) lighting
9) No new parking
10) High recycled content materials

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 most significant benefit of this project will be the IMPACT project which serves to educate troubled youth who didn't graduate from high school. This program serves to help lower income families return to school. Nearly 20% of local high school

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Description

students don't graduate in Whatcom County. The IMPACT program is designed to re-engage these students into learning and completing their education.

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?

14. Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.
Not Applicable

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 proposal is available upon request.

Location
City: Bellingham **County:** Whatcom **Legislative District:** 042

Project Type
Preservation - Unidentified

Growth Management impacts
No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Current Biennium	2027-29 Fiscal Period Reapprops	New Approps
057-1	State Bldg Constr-State	14,215,000				
	Total	**14,215,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				14,215,000
	Total	**0**	**0**	**0**	**14,215,000**

Operating Impacts

No Operating Impact

Narrative
There is no net-new area being added to the campus.

Capital Project Request

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000537	40000537
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

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Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:07PM

Project Number: **40000294**
Project Title: **Seattle Central: Broadway Achievement Center**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 36

Project Summary

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

Project Description

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

Seattle Central's Project Request seeks funding to renovate the existing BPH Building to create the Broadway Achievement Center (BAC). The BAC provides a comprehensive solution to three institutional barriers to meeting student needs: inadequate facilities to serve Basic and Transitional Studies (BTS)students, inadequate space and design of the college's primary Library/Learning Resources Center (LRC) site, and underutilization of the Broadway Performance Hall (BPH) building.

The current facilities at Seattle Central are inadequate to support the needs of our BTS student population: Seattle Central is 22,000 square feet below standard for Adult Basic Education (ABE) and English as a Second Language (ESL) programs. BTS students need additional classroom space to have more accelerated options such as I-BEST and HS21 available at accessible class times. BTS students need closer connections with primary campus services, such as the LRC to support their transitions to college more effectively.

Integrated learning models such as I-BEST, which can significantly benefit BTS students, depend on such learning spaces for collaboration and support services. BTS students need instructional spaces to support their use of technology as an integral part of the learning process. There is no opportunity to meet these needs in the current facility.

Seattle Central's primary library facility, the Broadway Edison Library, does not provide the accessible, diverse, responsive, and innovative learning environment necessary to fulfill the college's mission. The library is crowded, often with all seating occupied during peak hours and quiet study spaces mixed with active learning spaces. Students often complain of crowding and noise, forcing staff and faculty to spend time managing these deficiencies:

• Undersized by over 28,000 square feet.
• Spaces ill-suited to collaboration, contemplation, and student-directed learning.
• Lack of variety in functions: flexible group study space that students can adapt to their needs on the fly and small study rooms with appropriate technology.

While students experience these deficiencies in learning spaces and design, the historical Broadway Performance Hall (BPH) Building, located directly beside the main campus Broadway-Edison Building, is grossly underutilized due to the limitations of its current design and condition:

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

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

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

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

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

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

Description

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

Extension of Renovation Life

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

Alternative No. 1 – New Library on North Plaza Site

Proposes a new45,000 GSF building to be located on the existing North Plaza Site. This alternative was considered due to its lack of impact on existing and on-going operations. It was not considered for the following reasons:

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

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

Proposes are novation of 2nd and 3rd floor of BE Complex. – This alternative would be a45,000 GSF renovation of floors two (Library) and three (Basic Skills Labs).This was considered due to the age and conditions of this portion of the building. This area is originally constructed from 1978 and is outdated for today's educational used. While this option would provide for much the same physical benefits of the proposed project, it was not considered for the following reasons:

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

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

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

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

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

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

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

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

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

Facilities Master Plan 2016 is an internal planning document that is used by the college as they plan and consider capital

Project Number: 40000294
Project Title: Seattle Central: Broadway Achievement Center

Description

projects. This document was also prepared in anticipation of engaging with the City of Seattle on a new MIMP. This is currently expected to commence in the spring of 2018.
The Facilities Master Plan was originally created in 2012 and was updated in the spring of2016. The 2016 Master Plan included four planned projects to occur sometime in the next 10 years pending growth projections. The plan assumed growth to a main campus population of 7,508 FTE. (currently 2026 FTE is projected to be 6,199)

8. Does there quest include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the 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 of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. 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. [See proposal section 7.4.2]
The projectincludes the following best practices for Best Practices to Reduce GreenhouseGas Emissions:
a) Above codeHVAC efficiency
b) Postoccupancy commissioning
c)Interconnectivity of room scheduling in 25Live and HVAC controls
d) Time of day and occupancy programming of lighting
e) Efficient lighting
f) Increase transportation choices – drive, walk, bike, or public transit

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).
Seattle Central College is one of the most racially diverse higher education institutions in the State of Washington with over 50% of its student population being people of color. It's located in downtown Seattle and represents all aspects of ethnic and gender diversity. This project specifically addresses the underrepresented by renovating its Broadway Performance Hall (BPH) Building and expanding it to include a more robust Basic and Transitional Studies program. In addition, this project links the BPH with the Broadway Edison building allowing greater access to the school's Library and Learning Resource Center which will enhance services for students of color. With its expanded functionality, the BPH will be re-named the Broadway Achievement Center.

12. 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).
Unknown at this time

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

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.aspxThe College's proposal is available upon request.

Location
City: Seattle **County:** King **Legislative District:** 043

699 - Community and Technical College System
Capital Project Request
2027-29 Biennium

*

Version: A1 SBCTC 2027-29 Capital Request

Report Number: CBS002
Date Run: 9/3/2026 4:07PM

Project Number: **40000294**
Project Title: **Seattle Central: Broadway Achievement Center**

Description

Project Type

Preservation - Unidentified

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057-1	State Bldg Constr-State	49,862,000				
	Total	**49,862,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				49,862,000
	Total	**0**	**0**	**0**	**49,862,000**

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
FTE	Full Time Employee	0.1	0.2	0.2	0.2	0.2
001-1	General Fund-State	8,000	24,000	24,000	24,000	24,000
	Total	**8,000**	**24,000**	**24,000**	**24,000**	**24,000**

Narrative

2,406 net new square feet at $10.03/Net-new-GSF/year starting at the end of construction (Mar 2035). And, FTE equals the operating cost divided by $131,000

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	699	699
Version	A1-A	A1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000294	40000294
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids