

# **FACILITIES**



## FACILITIES AND CAPITAL FUNDING

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

Every two years the community and technical colleges contract with architects and engineers to survey the condition of approximately 17.3 million square feet of state-owned facilities, both on campus and at off-campus sites. The most recent 2009 survey found a little more than half of the facilities were in adequate to superior condition, though they may need modifications to fit today's curriculum and future learning environments. A quarter of the two-year college buildings have deficiencies that require major renovation or replacement now. The table provides a summary of the 2009 facility condition assessment. A new facility condition survey is in process and will be completed in December 2011.

### Facility Condition Survey Fall 2009

<u>Facility Condition</u>	<u>Gross Squar Footage</u>	<u>Percent</u>
Immediate Replacement	1,948,874	11.2%
Needs Major Renovation	2,601,002	15.0%
Needs Improvement	3,110,918	18.0%
Adequate	4,631,463	26.7%
Superior	5,033,136	29.1%

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

Because of their age and the large number of facilities that are no longer functional, infrastructure failures have become a problem. The capital backlog of repairs is slowly being reduced through periodic minor works investments, together with building renovations and replacements. In addition, site improvements need to be made to expand parking, renew paving (walks, roadways), and provide better exterior lighting to reduce risk and improve campus safety.

Other facilities need improvements to house modern instructional equipment and new technology, particularly important to delivering high quality instruction in the science and health occupations facilities. Vocational equipment is dated and does not reflect what students will see in the workplace. All but the newest and most recently remodeled facilities lack the infrastructure to support the needed technology. Greater investments will need to be made to ensure both the adequacy of space and program equipment.

**Prioritizing Needs:** After each college develops a facilities request using the State Board for Community and Technical Colleges (SBCTC) guidelines and local strategic and master plans, SBCTC prioritizes the projects using a process agreed upon by the system. SBCTC provides the prioritized list to the Governor and the Legislature. The success of the capital program depends upon careful planning by the colleges and adequate capital funding from the Legislature. Funding levels between \$550-600 million is essential in bringing investment in two-year colleges to an appropriate level. It is essential that this buying power be preserved and adjusted for inflation to ensure we can continue to make reasonable investment in building renovation and replacement. The recession and significant drop in revenue has reduced bond capacity. Two-year college funding dropped from \$524.6 million to \$360.5 million, delaying several major projects. This will reduce the capital program and further delay upcoming projects. There will be a limited number of requests for new matching fund, renovation, replacement, and growth projects for the 2013-15 biennium. Two-year colleges will concentrate on delivering major projects already in the pipeline and new requests for minor works preservation, minor works program, and capital repair projects. The following pages provide a view of capital budget funding over the last three biennia and a summary of major projects that have been recently completed or are currently under construction.

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

	<b>2005-07</b>	<b>2007-2009</b>	<b>2009-11</b>
Bates	18,653,558	2,670,000	3,418,000
Bellevue	10,786,266	35,802,640	4,638,000
Bellingham	1,179,434	3,182,551	32,504,500
Big Bend	5,763,976	1,844,800	622,809
Cascadia	3,344,800	33,203,000	583,000
Centralia	5,608,600	31,678,898	554,000
Clark	15,089,139	30,903,532	3,637,565
Clover Park	9,121,300	4,712,802	3,053,168
Columbia Basin	9,103,274	9,459,599	22,174,530
Edmonds	23,850,305	14,433,448	1,501,599
Everett	32,294,845	46,263,300	5,680,550
Grays Harbor	7,325,312	3,132,600	3,435,336
Green River	33,747,286	10,645,319	34,888,000
Highline	6,034,675	2,524,800	1,780,636
Lake Washington	3,030,100	2,994,899	25,318,616
Lower Columbia	22,007,802	3,860,386	3,250,401
Olympic	5,940,307	39,928,573	3,294,553
Peninsula	37,500,506	4,036,000	30,318,000
Pierce Puyallup	3,078,662	26,259,134	257,000
Pierce Steilacoom	8,028,953	53,694,587	23,156,808
Renton	5,367,456	1,969,500	1,585,000
Seattle Central	12,522,937	25,423,800	24,187,623
Seattle North	7,351,516	3,757,775	11,466,013
Seattle South	14,809,012	2,523,314	1,655,000
Shoreline	5,787,652	4,339,000	1,614,114
Skagit Valley	6,363,843	30,433,752	2,918,602
South Puget Sound	9,375,547	40,610,700	11,045,231
Spokane	4,353,900	6,829,600	34,114,975
Spokane Falls	21,645,701	9,242,600	32,870,727
SBCTC	0	0	424,002
Tacoma	31,214,364	2,960,100	3,673,340
Walla Walla	11,458,200	3,199,991	3,200,413
Wenatchee Valley	26,535,056	1,280,142	2,451,400
Whatcom	1,371,100	1,949,259	1,055,481
Yakima Valley	36,121,353	10,330,299	4,072,000
<b>SUBTOTAL</b>	<b>455,766,737</b>	<b>506,080,700</b>	<b>340,400,992</b>
Other categories:			
Small Repairs & Improvements (RMI)	12,700,000	14,100,000	13,500,000
Art Commission Funds	992,454	1,235,300	751,010
Higher Education Cost Escalation Fund	0	2,238,000	0
Construction Contingency Pool	0	0	3,339,000
Hazardous Materials Abatement Fund	1,300,000	900,000	2,500,000
SBCTC - Unallotted Reserves	1,785	0	0
<b>SYSTEM TOTAL</b>	<b>470,760,976</b> <sup>1</sup>	<b>524,554,000</b> <sup>2</sup>	<b>360,491,002</b> <sup>3</sup>

Source: SBCTC Financial Division as of June 30, 2009.

Notes:

<sup>1</sup> 2005-07 total includes \$22,802,000 transfer for O & M funding and \$498,000 appropriated in the 2007 Supplemental Budget to Grays Harbor College for emergency storm damage repairs at the Riverview Ed. Center.

<sup>2</sup> 2007-09 total includes \$22,802,000 transfer for O & M funding and includes the 2008 Supplemental Budget.

<sup>3</sup> 2009-11 total includes adjustments for 2010 Supplemental Budget and Communications and Information Services (CIS) is no longer reported in the Bellevue numbers, CIS is now reported as part of SBCTC. Also, the 2009-11 total includes COP amounts of \$27,335,000 to construct a LRC at Bellingham Technical College and \$26,532,000 to construct a Humanities Building at Green River Community College. Total new appropriated funds to the community college system in 2009-11 were \$306,624,002.

## FACILITIES INVENTORY SUMMARY

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

The following projects came online between June 2009 and July 2010:

- 63,442 square feet at Cascadia (Center for Global Learning and the Arts)
- 34,700 square feet at Edmonds (Meadowdale Hall)
- 6,413 square feet at Grays Harbor (Child Care Facility)
- 80,521 square feet at Olympic (Humanities and Student Services)
- 61,271 square feet at Pierce (Arts and Allied Health - Puyallup)
- 69,523 square feet at Pierce (Rainier (Science) - Ft. Steilacoom)
- 26,200 square feet at Shoreline (Automotive Tech Center)
- 26,200 square feet at Shoreline (Automotive Tech Center)
- 83,198 square feet at South Puget Sound (Applied Tech Building)
- 10,000 square feet at Walla Walla (Culinary Arts Instruction and Student Development Center)
- 29,270 square feet at Yakima Valley (Skills Center)

Major projects that will be substantially complete between June 2010 and July 2011:

- 72,241 square feet at Columbia Basin (Career and Technical Education Center)
- 62,950 square feet at Peninsula (Business and Humanities (Maier Hall))
- 1,920 square feet at Seattle (Greenhouse/Educational Gardens)
- 57,229 square feet at Seattle (Wood Construction Center)
- 27,470 square feet at South Puget Sound (Building 22 Renovation)
- 16,036 square feet at Walla Walla (Water and Environmental Center)

In addition, there are a number of projects that are currently under construction and are expected to be completed between June 2011 and July 2013:

- 47,099 square feet at Bates (Mohler Campus Communications Technology Facility)
- 70,000 square feet at Bellevue (Health Sciences Building)
- 4,925 square feet at Bellingham (Surge Space)
- 68,685 square feet at Bellingham (Instructional Resource Center)
- 56,180 square feet at Clover Park (Allied Health)
- 69,704 square feet at Everett (Index Replacement)
- 57,500 square feet at Green River (Science and Math Technology Building - Phase I & II)
- 57,229 square feet at Seattle (Wood Construction Center)
- 9,800 square feet at Seattle (Gene J Colin Building Addition)
- 70,000 square feet at Skagit Valley (Academic & Student Support Building)
- 53,000 square feet at Spokane (Aerospace Technology Center)
- 73,004 square feet at Spokane (Campus Classrooms & Early Learning Center)
- 29,500 square feet at Wenatchee (Music and Art)

**FACILITIES INVENTORY SUMMARY  
ACADEMIC YEAR 2009-10**

	<u>Gross Square Feet</u>					
	On-Campus		Off-Campus		Total	
	Owned	Leased	Owned	Leased	Owned	Leased
Bates	635,929	0	4,000	0	639,929	0
Bellevue <sup>1</sup>	761,351	0	0	63,507	761,351	63,507
Bellingham	270,478	0	1,903	7,037	272,381	7,037
Big Bend	475,663	0	0	0	475,663	0
Cascadia	240,500	0	0	0	240,500	0
Centralia	337,582	0	0	5,500	337,582	5,500
Clark	622,323	2,614	132,978	26,026	755,301	28,640
Clover Park	613,404	0	8,028	0	621,432	0
Columbia Basin	561,580	0	90,584	10,267	652,164	10,267
Edmonds	610,756	87,403	12,270	103,393	623,026	190,796
Everett	488,586	16,582	70,200	9,040	558,786	25,622
Grays Harbor	294,445	2,134	29,614	0	324,059	2,134
Green River	620,110	0	66,248	22,650	686,358	22,650
Highline	537,903	0	3,871	30,000	541,774	30,000
Lake Washington	408,094	0	0	0	408,094	0
Lower Columbia	401,496	0	13,758	1,800	415,254	1,800
Olympic	512,566	5,170	18,946	2,577	531,512	7,747
Peninsula	212,423	0	8,000	7,200	220,423	7,200
Pierce Fort Steilacoom	462,624	0	0	0	462,624	0
Pierce Puyallup	181,759	0	0	20,000	181,759	20,000
Renton	447,821	0	3,601	0	451,422	0
Seattle Central <sup>2</sup>	818,402	0	54,582	0	872,984	0
Seattle North	618,234	0	0	35,706	618,234	35,706
Seattle South	491,672	0	80,363	7,375	572,035	7,375
Seattle Voc Institute	114,000	0	0	0	114,000	0
Shoreline	468,860	0	0	17,575	468,860	17,575
Skagit Valley	389,862	0	148,273	0	538,135	0
South Puget Sound	465,604	644	0	18,070	465,604	18,714
Spokane	967,589	0	72,465	71,818	1,040,054	71,818
Spokane Falls	654,285	0	68,740	90,000	723,025	90,000
Tacoma	487,289	1,934	13,000	13,706	500,289	15,640
Walla Walla	521,121	12,957	56,361	29,545	577,482	42,502
Wenatchee Valley	352,320	26,487	21,579	2,690	373,899	29,177
Whatcom	288,611	17,689	0	4,000	288,611	21,689
Yakima Valley <sup>3</sup>	632,178	0	73,461	0	705,639	0
SBCTC <sup>4</sup>	0	27,641	44,000	0	44,000	27,641
<b>SYSTEM TOTAL</b>	<b>16,967,420</b>	<b>201,255</b>	<b>1,096,825</b>	<b>599,482</b>	<b>18,064,245</b>	<b>800,737</b>

Source: SBCTC FAE Database as of September 30, 2010.

Notes:

<sup>1</sup> The new structured parking garage (230,000 sq. ft.) is not included in the On Campus - Owned totals for Bellevue CC.

<sup>2</sup> District Office space Included in Seattle Central CC on-campus total. Structured Parking Garage (151,800 sq. ft.) is not included in the On Campus - Owned square footage of Seattle Central CC.

<sup>3</sup> The pedestrian bridge (326 sq. ft.) is not included in the On Campus - Owned totals for Yakima Valley CC.

<sup>4</sup> The Center for Info. Services Bldg. (44,000 sq. ft.) is included in the Off-campus Owned totals for the SBCTC.

**OWNED GROSS SQUARE FOOTAGE BY DATE OF CONSTRUCTION  
ACADEMIC YEAR 2009-10**

	<u>Prior to 1970</u>		<u>1970-1985</u>		<u>After 1985</u>		<b>Total</b>
	<b>Square Feet</b>	<b>% of Total</b>	<b>Square Feet</b>	<b>% of Total</b>	<b>Square Feet</b>	<b>% of Total</b>	
Bates	267,892	42%	46,000	7%	326,037	51%	639,929.00
Bellevue	144,065	19%	174,558	23%	437,960	58%	761,351.00
Bellingham	57,703	20%	114,103	40%	115,660	42%	272,381.00
Big Bend	322,320	68%	68,218	14%	85,125	18%	475,663.00
Cascadia	0	0%	0	0%	240,500	100%	240,500.00
Centralia	104,520	30%	49,740	14%	188,300	56%	337,582.00
Clark	303,332	44%	97,503	14%	354,466	47%	755,301.00
Clover Park	224,242	36%	177,557	29%	219,633	35%	621,432.00
Columbia Basin	143,806	22%	144,418	22%	363,940	56%	652,164.00
Edmonds	7,978	1%	305,230	50%	298,557	48%	623,026.00
Everett	180,351	30%	92,700	16%	322,377	58%	558,786.00
Grays Harbor	126,281	41%	62,543	20%	127,634	39%	324,059.00
Green River	168,804	25%	161,543	24%	387,905	57%	686,358.00
Highline	221,721	41%	143,236	26%	180,617	33%	541,774.00
Lake Washington	0	0%	214,827	53%	193,267	47%	408,094.00
Lower Columbia	124,895	30%	127,514	31%	162,845	39%	415,254.00
Olympic	253,561	56%	52,395	12%	225,556	42%	531,512.00
Peninsula	95,763	39%	37,072	15%	113,234	51%	220,423.00
Pierce Ft. Steilacoom	3,264	1%	332,834	85%	126,526	27%	462,624.00
Pierce Puyallup	0	0%	0	0%	181,759	100%	181,759.00
SBCTC (CIS)	0	0%	44,000	100%	0	0%	44,000.00
Renton	78,198	17%	60,369	13%	312,855	69%	451,422.00
Seattle Central	149,871	17%	481,704	54%	257,140	29%	872,984.00
Seattle North	530,362	86%	0	0%	87,872	14%	618,234.00
Seattle South	29,595	5%	302,004	53%	240,436	42%	572,035.00
Seattle Voc Institute	0	0%	114,000	100%	0	0%	114,000.00
Shoreline	125,721	30%	165,449	40%	177,690	38%	468,860.00
Skagit Valley	232,067	48%	100,606	21%	238,266	44%	538,135.00
South Puget Sound	0	0%	78,870	16%	386,734	83%	465,604.00
Spokane	279,121	27%	467,911	45%	293,334	28%	1,040,054.00
Spokane Falls	313,685	48%	142,284	22%	204,347	28%	723,025.00
Tacoma	179,537	36%	62,799	13%	257,953	52%	500,289.00
Walla Walla	30,445	5%	310,258	53%	236,779	41%	577,482.00
Wenatchee Valley	163,612	47%	40,887	12%	164,949	44%	373,899.00
Whatcom	0	0%	41,472	14%	247,139	86%	288,611.00
Yakima Valley	370,639	54%	59,328	9%	261,580	37%	705,639.00
<b>SYSTEM TOTAL</b>	<b>5,233,351</b>	<b>29%</b>	<b>4,873,932</b>	<b>27%</b>	<b>8,018,972</b>	<b>44%</b>	<b>18,064,245.00</b>

Source: SBCTC Financial Division as of September 30, 2010.

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

Type/ Location	2007-08		2008-09		2009-10	
	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.
<b>ON CAMPUS</b>						
Owned	16,021,866	11,120,339	16,799,313	11,492,049	16,967,420	11,522,498
Leased	127,835	65,449	144,173	90,198	201,255	87,048
Total	16,149,701	11,185,788	16,943,486	11,582,247	17,168,675	11,609,546
<b>OFF CAMPUS</b>						
Owned	989,437	625,267	954,119	623,933	1,096,825	685,369
Leased	663,266	308,361	613,765	301,992	599,482	285,385
Total	1,652,703	933,628	1,567,884	925,925	1,696,307	970,754
<b>ALL SPACE</b>						
Owned	17,011,303	11,745,606	17,753,432	12,115,982	18,064,245	12,207,867
Leased	791,101	373,810	757,938	392,190	800,737	372,433
Total	17,802,404	12,119,416	18,511,370	12,508,172	18,864,982	12,580,300

Source: SBCTC Facilities & Equipment Inventory Database for facilities under the 24-hour control of the college.  
 \* Assignable areas: Sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant (except areas defined as custodial, circulation, mechanical, and structural).

**CAMPUS SIZE IN ACRES  
ACADEMIC YEAR 2009-10**

	<u>On Campus Acres</u>		<u>Off Campus Acres</u>		<u>Total On and Off Campus Acres</u>	
	Owned	Leased	Owned	Leased	Owned	Leased
Bates	11.6	0.0	40.0	0.0	51.6	0.0
Bellevue	102.0	0.0	0.0	0.0	102.0	0.0
Bellingham	33.4	0.0	0.0	0.0	33.4	0.0
Big Bend	165.0	0.0	0.0	0.0	165.0	0.0
Cascadia	64.0	0.0	0.0	0.0	64.0	0.0
Centralia	28.2	0.0	1.7	0.0	29.9	0.0
Clark	83.9	3.0	9.7	0.0	93.6	3.0
Clover Park	231.6	0.0	18.4	0.0	250.0	0.0
Columbia Basin	148.8	0.0	5.5	0.0	154.3	0.0
Edmonds	99.0	0.0	0.5	0.0	99.5	0.0
Everett	44.4	0.0	5.0	5.0	49.4	5.0
Grays Harbor	84.3	0.0	0.2	44.0	84.5	44.0
Green River*	84.6	199.9	0.0	85.8	84.6	285.7
Highline*	0.0	80.0	0.0	1.0	0.0	81.0
Lake Washington	61.1	0.0	2.3	0.0	63.4	0.0
Lower Columbia	38.9	0.0	0.3	0.1	39.2	0.1
Olympic	57.6	0.0	24.0	0.0	81.6	0.0
Peninsula	75.0	0.0	0.0	0.0	75.0	0.0
Pierce Ft. Steilacoom	0.0	141.0	0.0	0.0	0.0	141.0
Pierce Puyallup	0.0	0.0	0.0	85.0	0.0	85.0
Renton	32.0	0.0	0.0	0.0	32.0	0.0
Seattle Central	19.4	0.0	0.0	0.0	19.4	0.0
Seattle North	62.9	0.0	0.0	0.0	62.9	0.0
Seattle South	86.7	0.0	9.2	0.0	95.9	0.0
Seattle Voc Institute	2.0	0.0	0.0	0.0	2.0	0.0
Shoreline	83.0	0.0	0.0	0.0	83.0	0.0
Skagit Valley	101.0	0.0	8.9	0.0	109.9	0.0
South Puget Sound	102.1	0.0	54.5	0.0	156.6	0.0
Spokane	140.8	0.0	8.0	1.8	148.8	1.8
Spokane Falls	127.2	0.0	3.2	3.2	130.4	3.2
Tacoma	144.2	0.0	10.0	0.0	154.2	0.0
Walla Walla	111.7	1.2	11.3	0.0	123.0	1.2
Wenatchee Valley	47.7	0.0	1.5	8.5	49.2	8.5
Whatcom	73.9	0.0	0.0	0.0	73.9	0.0
Yakima Valley	60.4	0.0	11.7	0.0	72.1	0.0
<b>SYSTEM TOTAL</b>	<b>2,608.4</b>	<b>425.1</b>	<b>225.9</b>	<b>234.4</b>	<b>2,834.3</b>	<b>659.5</b>

Source: SBCTC Financial Division as of September 30, 2010 (leased acres include capital leases).



