

## 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 18.7 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 Square 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, this is 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 in 2007-09 to \$216.3 million in 2011-13, delaying a number of 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.

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

	<b>2007-2009</b>	<b>2009-11</b>	<b>2011-13</b>
Bates	2,670,000	4,306,000	2,671,937
Bellevue	35,802,640	7,129,600	2,592,527
Bellingham	3,182,551	32,121,000	2,875,954
Big Bend	1,844,800	1,051,200	1,754,146
Cascadia	33,203,000	867,800	842,762
Centralia	31,678,898	902,000	1,141,953
Clark	30,903,532	4,737,000	2,592,929
Clover Park	4,712,802	2,286,600	22,715,573
Columbia Basin	9,459,599	22,927,000	2,433,937
Edmonds	14,433,448	2,513,800	2,510,739
Everett	46,263,300	6,492,600	34,039,595
Grays Harbor	3,132,600	5,059,200	1,887,153
Green River	10,645,319	32,954,000	20,571,412
Highline	2,524,800	2,616,000	3,423,932
Lake Washington	2,994,899	27,852,016	1,764,356
Lower Columbia	3,860,386	4,514,000	3,384,947
Olympic	39,928,573	3,856,800	1,932,740
Peninsula	4,036,000	34,629,400	3,549,358
Pierce Puyallup	26,259,134	489,800	736,762
Pierce Steilacoom	53,694,587	16,997,800	1,985,745
Renton	1,969,500	2,103,800	2,283,748
Seattle Central	25,423,800	30,550,903	4,156,160
Seattle North	3,757,775	10,288,300	2,071,230
Seattle South	2,523,314	2,448,600	2,656,589
Shoreline	4,339,000	2,341,400	3,165,338
Skagit Valley	30,433,752	3,985,000	1,791,941
South Puget Sound	40,610,700	11,676,831	32,247,617
Spokane	6,829,600	43,459,975	3,212,903
Spokane Falls	9,242,600	43,994,965	21,258,943
SBCTC	0	578,002	218,000
Tacoma	2,960,100	5,475,000	2,346,943
Walla Walla	3,199,991	3,780,000	2,477,937
Wenatchee Valley	1,280,142	2,890,000	3,209,950
Whatcom	1,949,259	1,400,600	1,389,558
Yakima Valley	10,330,299	5,177,000	1,961,938
<b>SUBTOTAL</b>	<b>506,080,700</b>	<b>384,453,992</b>	<b>199,857,252</b>
Other categories:			
Small Repairs & Improvements (RMI)	14,100,000	13,116,000	14,001,000
Art Commission Funds	1,235,300	751,010	487,748
Higher Education Cost Escalation Fund	2,238,000	0	0
Construction Contingency Pool	0	3,339,000	0
Hazardous Materials Abatement Fund	900,000	2,000,000	2,000,000
SBCTC - Unallotted Reserves	0	0	0
<b>SYSTEM TOTAL</b>	<b>524,554,000</b> <sup>1</sup>	<b>400,321,002</b> <sup>2</sup>	<b>216,346,000</b> <sup>3</sup>

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

Notes:

<sup>1</sup>2007-09 total includes \$22,802,000 transfer for O & M funding and includes the 2008 Supplemental Budget.

<sup>2</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.

<sup>3</sup>2011-13 total includes \$22,800,000 transfer for O & M funding. CIS is reported as part of SBCTC and SVI is reported as part of Seattle Central Community College.

**FACILITIES INVENTORY SUMMARY  
ACADEMIC YEAR 2010-11**

	<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>	731,035	0	67,500	63,507	798,535	63,507
Bellingham	270,478	0	1,903	8,211	272,381	8,211
Big Bend	475,663	0	0	0	475,663	0
Cascadia	294,800	0	0	0	294,800	0
Centralia	337,182	0	0	5,500	337,182	5,500
Clark	628,498	2,614	132,978	26,026	761,476	28,640
Clover Park	613,404	0	0	0	613,404	0
Columbia Basin	638,755	0	90,584	10,267	729,339	10,267
Edmonds	647,930	62,509	12,270	57,908	660,200	120,417
Everett	538,086	16,582	70,200	9,040	608,286	25,622
Grays Harbor	294,445	2,134	29,614	0	324,059	2,134
Green River	562,460	0	66,248	22,650	628,708	22,650
Highline	537,911	0	3,871	30,000	541,782	30,000
Lake Washington	408,094	0	0	0	408,094	0
Lower Columbia	403,496	0	13,758	1,800	417,254	1,800
Olympic	501,856	1,792	18,946	2,577	520,802	4,369
Peninsula	213,183	0	8,000	7,200	221,183	7,200
Pierce Fort Steilacoom	465,276	0	0	0	465,276	0
Pierce Puyallup	243,466	0	0	20,000	243,466	20,000
Renton	447,821	0	3,601	0	451,422	0
Seattle Central <sup>2</sup>	820,229	0	54,582	0	874,811	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	11,455	468,860	11,455
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	1,030,053	0	72,465	71,818	1,102,518	71,818
Spokane Falls	746,158	0	68,740	85,959	814,898	85,959
Tacoma	499,256	0	13,000	0	512,256	0
Walla Walla	537,202	12,957	56,361	29,545	593,563	42,502
Wenatchee Valley	352,320	23,487	21,579	2,690	373,899	26,177
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>17,344,007</b>	<b>168,049</b>	<b>1,156,297</b>	<b>531,304</b>	<b>18,500,304</b>	<b>699,353</b>

Source: SBCTC FAE Database as of June 30, 2011.

Notes:

- <sup>1</sup> The new structured parking garage (230,000 sq. ft.) is not included in the On Campus - Owned totals for Bellevue College.
- <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 2010-11**

	<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
Bellevue	152,089	19%	162,695	20%	483,751	61%	798,535
Bellingham	59,101	22%	97,620	36%	115,660	42%	272,381
Big Bend	322,320	68%	68,218	14%	85,125	18%	475,663
Cascadia	0	0%	0	0%	294,800	100%	294,800
Centralia	99,142	29%	49,740	15%	188,300	56%	337,182
Clark	303,332	40%	97,503	13%	360,641	47%	761,476
Clover Park	216,214	35%	177,557	29%	219,633	36%	613,404
Columbia Basin	143,806	20%	143,938	20%	441,595	61%	729,339
Edmonds	42,587	6%	316,491	48%	301,122	46%	660,200
Everett	143,709	24%	92,700	15%	371,877	61%	608,286
Grays Harbor	133,882	41%	62,543	19%	127,634	39%	324,059
Green River	136,910	22%	161,543	26%	330,255	53%	628,708
Highline	217,921	40%	143,244	26%	180,617	33%	541,782
Lake Washington	0	0%	214,827	53%	193,267	47%	408,094
Lower Columbia	124,895	30%	127,514	31%	164,845	40%	417,254
Olympic	227,851	44%	52,395	10%	240,556	46%	520,802
Peninsula	72,592	33%	34,597	16%	113,994	52%	221,183
Pierce Ft. Steilacoom	5,916	1%	332,834	72%	126,526	27%	465,276
Pierce Puyallup	0	0%	0	0%	243,466	100%	243,466
SBCTC (CIS)	0	0%	44,000	100%	0	0%	44,000
Renton	78,198	17%	60,369	13%	312,855	69%	451,422
Seattle Central	140,098	16%	475,746	54%	258,967	30%	874,811
Seattle North	530,362	86%	0	0%	87,872	14%	618,234
Seattle South	29,595	5%	302,004	53%	240,436	42%	572,035
Seattle Voc Institute	0	0%	114,000	100%	0	0%	114,000
Shoreline	125,721	27%	165,449	35%	177,690	38%	468,860
Skagit Valley	209,507	39%	90,362	17%	238,266	44%	538,135
South Puget Sound	0	0%	78,870	17%	386,734	83%	465,604
Spokane	276,934	25%	464,843	42%	360,741	33%	1,102,518
Spokane Falls	313,685	38%	226,821	28%	274,392	34%	814,898
Tacoma	179,537	35%	62,799	12%	269,920	53%	512,256
Walla Walla	30,445	5%	310,258	52%	252,860	43%	593,563
Wenatchee Valley	168,063	45%	40,887	11%	164,949	44%	373,899
Whatcom	0	0%	41,472	14%	247,139	86%	288,611
Yakima Valley	376,871	53%	67,188	10%	261,580	37%	705,639
<b>SYSTEM TOTAL</b>	<b>5,129,175</b>	<b>28%</b>	<b>4,927,027</b>	<b>27%</b>	<b>8,444,102</b>	<b>46%</b>	<b>18,500,304</b>

Source: SBCTC Financial Division as of June 30, 2011.

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

Type/ Location	2008-09		2009-10		2010-11	
	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.
<b>ON CAMPUS</b>						
Owned	16,799,313	11,492,049	16,967,420	11,522,498	17,344,007	11,966,207
Leased	144,173	90,198	201,255	87,048	168,049	64,491
Total	16,943,486	11,582,247	17,168,675	11,609,546	17,512,056	12,030,698
<b>OFF CAMPUS</b>						
Owned	954,119	623,933	1,096,825	685,369	1,156,297	711,024
Leased	613,765	301,992	599,482	285,385	531,304	306,667
Total	1,567,884	925,925	1,696,307	970,754	1,687,601	1,017,691
<b>ALL SPACE</b>						
Owned	17,753,432	12,115,982	18,064,245	12,207,867	18,500,304	12,677,231
Leased	757,938	392,190	800,737	372,433	699,353	371,158
Total	18,511,370	12,508,172	18,864,982	12,580,300	19,199,657	13,048,389

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 2010-11**

	<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	122.0	0.0	2.0	0.0	124.0	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	28.4	0.0	1.7	0.0	30.1	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	102.6	0.0	0.5	0.0	103.1	0.0
Everett	48.4	0.0	5.0	5.0	53.4	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	85.0	0.0	0.0	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	122.2	1.2	11.3	0.0	133.5	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	62.2	0.0	13.0	0.0	75.2	0.0
<b>SYSTEM TOTAL</b>	<b>2,648.5</b>	<b>510.1</b>	<b>229.2</b>	<b>149.4</b>	<b>2,877.7</b>	<b>659.5</b>

Source: SBCTC Financial Division as of June 30, 2011 (leased acres include capital leases).