

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. In the 2007-09 biennium, investments in two-year college facilities were approaching the level needed to sustain renovation and replacement of poorly performing buildings and to address growth impacts at a few of our colleges. Unfortunately, the investments in two-year college facilities took a precipitous drop during the “Great Recession” of 2008 and has remained constrained to the present day.

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 2011 survey found about 61 percent of the facilities were in “adequate” to “superior” condition, though they may need modifications to fit today’s curriculum and future learning environments. About 17 percent of the two-year college buildings have deficiencies that require major renovation or replacement now. The table provides a summary of the 2011 facility condition assessment. A new facility condition survey is in process and will be completed in December 2013.

<u>Facility Condition</u>	<u>Gross Square Footage</u>	<u>Percent</u>
Immediate Replacement	1,077,945	6.0%
Needs Major Renovation	2,013,428	11.0%
Needs Improvement	3,750,994	21.0%
Adequate	5,582,504	31.0%
Superior	5,403,178	30.0%

A major reason for the continued high percentage of inadequate facilities is that approximately one-fourth of the state-owned facilities were constructed prior to 1970, 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. 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 backlog of capital 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 are 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 investments 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 the 2007-09 biennium to \$366.5 million in the 2011-13 biennium, 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 2015-17 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)**

	2007-2009	2009-11	2011-13
Bates	2,670,000	3,418,000	2,671,937
Bellevue	35,802,640	4,638,000	2,592,527
Bellingham	3,182,551	32,504,500	2,875,954
Big Bend	1,844,800	622,809	1,754,146
Cascadia	33,203,000	583,000	842,762
Centralia	31,678,898	554,000	1,141,953
Clark	30,903,532	3,637,565	2,592,929
Clover Park	4,712,802	3,053,168	22,594,573
Columbia Basin	9,459,599	22,174,530	2,433,937
Edmonds	14,433,448	1,501,599	2,510,739
Everett	46,263,300	5,680,550	33,408,595
Grays Harbor	3,132,600	3,435,336	1,887,153
Green River	10,645,319	34,888,000	20,571,412
Highline	2,524,800	1,780,636	3,423,932
Lake Washington	2,994,899	25,318,616	1,764,356
Lower Columbia	3,860,386	3,250,401	41,868,278
Olympic	39,928,573	3,294,553	5,556,740
Peninsula	4,036,000	30,318,000	3,549,358
Pierce Puyallup	26,259,134	257,000	736,762
Pierce Steilacoom	53,694,587	23,156,808	1,985,745
Renton	1,969,500	1,585,000	2,283,748
Seattle Central	25,423,800	24,187,623	4,156,160
Seattle North	3,757,775	11,466,013	25,329,357
Seattle South	2,523,314	1,655,000	2,656,589
Shoreline	4,339,000	1,614,114	3,165,338
Skagit Valley	30,433,752	2,918,602	32,254,138
South Puget Sound	40,610,700	11,045,231	32,279,952
Spokane	6,829,600	34,114,975	3,212,903
Spokane Falls	9,242,600	32,870,727	21,910,943
SBCTC	0	424,002	218,000
Tacoma	2,960,100	3,673,340	41,323,982
Walla Walla	3,199,991	3,200,413	2,477,937
Wenatchee Valley	1,280,142	2,451,400	3,209,950
Whatcom	1,949,259	1,055,481	1,389,558
Yakima Valley	10,330,299	4,072,000	1,961,938
SUBTOTAL	506,080,700	340,400,992	334,594,281

Other categories:

Small Repairs & Improvements (RMI)	14,100,000	13,500,000	14,001,000
Art Commission Funds	1,235,300	751,010	905,719
Higher Education Cost Escalation Fund	2,238,000	0	0
Construction Contingency Pool	0	3,339,000	0
Hazardous Materials Abatement Fund	900,000	2,500,000	2,000,000
Equipment Pool	0	0	15,000,000

SYSTEM TOTAL 524,554,000 ¹ 360,491,002 ² 366,501,000 ³

Source: SBCTC Financial Division as of June 30, 2012.

¹2007-09 total includes \$22,802,000 transfer for O & M funding and includes the 2008 Supplemental Budget.

²2009-11 total includes adjustments for 2010 Supplemental Budget and 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 TC and \$26,532,000 to construct a Humanities Building at Green River CC. Total new appropriated funds to the community college system in 2009-11 were \$306,624,002.

³2011-13 total includes adjustments for the 2012 Supplemental Capital Budget. Among these adjustments are COP amounts of \$30,574,000 to construct an Academic & Student Services Bldg. at Skagit Valley College and \$38,615,000 to construct a Health & Science Bldg. at Lower Columbia College. So, total new appropriated funds to the community college system in the 2011-13 Capital Budget were \$297,312,000. This includes \$22,800,000 transferred from the Operating Budget for O & M funding. The specific college amounts reflect adjustments for transfers. Spokane Falls CC transferred \$355,000 from the Music Bldg. 15 Renovation Project and \$297,000 from the Chemistry and Life Science Bldg. Replacement Project to the Campus Classroom Bldg. Project.

**FACILITIES INVENTORY SUMMARY
ACADEMIC YEAR 2011-12**

	<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 ¹	735,735	0	67,500	63,507	803,235	63,507
Bellingham	259,517	0	1,903	8,211	261,420	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	678,296	19,509	12,270	75,366	690,566	94,875
Everett	543,809	16,582	75,086	9,040	618,895	25,622
Grays Harbor	290,545	2,134	29,614	0	320,159	2,134
Green River	674,755	0	66,248	22,650	741,003	22,650
Highline	537,911	0	3,871	30,000	541,782	30,000
Lake Washington	491,648	0	0	0	491,648	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	271,283	0	8,000	7,200	279,283	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 ²	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	490,775	0	0	11,455	490,775	11,455
Skagit Valley	380,954	0	131,393	24,268	512,347	24,268
South Puget Sound	502,632	644	0	18,070	502,632	18,714
Spokane	1,029,360	0	72,465	71,818	1,101,825	71,818
Spokane Falls	693,729	0	68,740	85,959	762,469	85,959
Tacoma	480,150	0	13,000	0	493,150	0
Walla Walla	537,202	12,957	56,361	29,545	593,563	42,502
Wenatchee Valley	336,724	17,487	21,579	2,690	358,303	20,177
Whatcom	288,611	17,689	0	4,000	288,611	21,689
Yakima Valley ³	644,322	0	73,461	0	717,783	0
SBCTC ⁴	0	27,641	44,000	0	44,000	27,641
SYSTEM TOTAL	17,598,239	119,049	1,144,303	573,030	18,742,542	692,079

Source: SBCTC FAE Database as of June 30, 2012.

Notes:

¹ The new parking garage structure (230,000 sq. ft.) is not included in the On Campus - Owned totals for Bellevue College.

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

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

⁴ 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 2011-12**

	<u>Prior to 1970</u>		<u>1970-1985</u>		<u>After 1985</u>		Total
	Square Feet	% of Total	Square Feet	% of Total	Square Feet	% of Total	
Bates	267,892	42%	46,000	7%	326,037	51%	639,929
Bellevue	154,889	19%	162,695	20%	485,651	60%	803,235
Bellingham	53,695	21%	85,107	33%	122,618	47%	261,420
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	40,714	6%	316,491	46%	333,361	48%	690,566
Everett	149,432	24%	92,700	15%	376,763	61%	618,895
Grays Harbor	133,882	42%	62,543	20%	123,734	39%	320,159
Green River	136,910	18%	161,543	22%	442,550	60%	741,003
Highline	217,921	40%	143,244	26%	180,617	33%	541,782
Lake Washington	0	0%	214,827	44%	276,821	56%	491,648
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	26%	34,597	12%	172,094	62%	279,283
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	26%	165,449	34%	199,605	41%	490,775
Skagit Valley	209,507	41%	88,794	17%	214,046	42%	512,347
South Puget Sound	0	0%	78,870	16%	423,762	84%	502,632
Spokane	276,934	25%	464,150	42%	360,741	33%	1,101,825
Spokane Falls	261,256	34%	226,821	30%	274,392	36%	762,469
Tacoma	164,151	33%	59,229	12%	269,770	55%	493,150
Walla Walla	30,445	5%	310,258	52%	252,860	43%	593,563
Wenatchee Valley	159,635	45%	40,887	11%	157,781	44%	358,303
Whatcom	0	0%	41,472	14%	247,139	86%	288,611
Yakima Valley	376,871	53%	67,188	9%	273,724	38%	717,783
SYSTEM TOTAL	5,054,176	27%	4,908,683	26%	8,779,683	47%	18,742,542

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	2009-10		2010-11		2011-12	
	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.
ON CAMPUS						
Owned	16,967,420	11,522,498	17,344,007	11,966,207	17,598,239	12,006,199
Leased	201,255	87,048	168,049	64,491	119,049	59,153
Total	17,168,675	11,609,546	17,512,056	12,030,698	17,717,288	12,065,352
OFF CAMPUS						
Owned	1,096,825	685,369	1,156,297	711,024	1,144,303	718,965
Leased	599,482	285,385	531,304	306,667	573,030	306,667
Total	1,696,307	970,754	1,687,601	1,017,691	1,717,333	1,025,632
ALL SPACE						
Owned	18,064,245	12,207,867	18,500,304	12,677,231	18,742,542	12,725,164
Leased	800,737	372,433	699,353	371,158	692,079	365,820
Total	18,864,982	12,580,300	19,199,657	13,048,389	19,434,621	13,090,984

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 2011-12**

	<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	122.5	0.0	2.0	0.0	124.5	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	103.6	0.0	0.5	0.0	104.1	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	77.0	0.0	0.0	0.0	77.0	0.0
Pierce Ft. Steilacoom	0.0	146.2	0.0	0.0	0.0	146.2
Pierce Puyallup	129.4	0.0	0.0	0.0	129.4	0.0
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	102.0	0.0	8.9	0.0	110.9	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	62.3	0.0	11.7	0.0	74.0	0.0
SYSTEM TOTAL	2,782.5	430.3	227.9	149.4	3,010.4	579.7

Source: SBCTC Financial Division as of June 30, 2012 (leased acres include capital leases).