

Facilities and Capital Funding

Community and technical colleges house instructional core of the colleges (academic, workforce training, basic skills, and continuing education.) In addition to instruction, the main campuses, branches, and off-site locations house student services, libraries/learning resource centers, employee offices, physical plant, and central stores.

In the 2007-09 biennium, investment in two-year college capital funding was nearing a level required to sustain renovation and replacement of poorly performing buildings and to address growth impacts. When the 2008 recession, investments in capital and facilities funding dropped sharply and remain constrained today. The recession resulted in reduced bond capacity. Two-year college funding dropped from \$524.6 million (2007-09 biennium) to \$366.5 million (2011-13 biennium), delaying several major projects, disrupting the system capital program, and reducing the number of requests for new matching fund, renovation, replacement, and growth projects for the 2015-17 biennium.

Every two years, the community and technical colleges have contracted with a private architectural firm to survey the condition of approximately 18.7 million square feet of state-owned facilities, both on campus and at off-campus sites. The 2011 survey found 61 percent of facilities were in “adequate” to “superior” condition, though they may need modifications to fit current and future curriculum and learning environments. About 17 percent of the two-year college buildings have deficiencies that require major renovation or immediate replacement. The table provides a summary of the 2011 facility condition assessment. The next facility condition survey, conducted by in-house staff, will be released December 2013.

Facility Condition Survey - Fall 2011		
<u>Facility Condition</u>	<u>Gross Square Footage</u>	<u>Percent</u>
Immediate Replacement	1,077,945	6%
Needs Major Renovation	2,013,428	11%
Needs Improvement	3,750,994	21%
Adequate	5,582,504	31%
Superior	5,403,178	30%
Total	17,828,049¹	100%²

¹ Total GSF of surveyed space does not equal total owned GSF because the respective facility inventories are from different time periods (Oct. 2010 vs Jun. 2013).
² Breakdown of percentages does not equal 100% due to rounding.

About a quarter of state-owned facilities were built 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. Common conditions include obsolete, inadequate heating, ventilation, and air conditioning (HVAC) systems; poor structural systems; inadequate power supply and data/communication systems; and deteriorated roofs.

Many of these buildings were constructed for functions other than higher education. Big Bend Community College is housed in old Air Force base. Capital repair backlog is slowly being reduced through periodic minor works investments, building renovations, and replacements. Infrastructure improvements are needed to ensure adequate utility capacity and utilities measurement, campus parking, renew paving (walks and roadways), improve storm water drainage, and improve exterior lighting to increase campus safety.

For all but the newest or most recently remodeled facilities, instructional buildings lack the infrastructure to support adequate technology. Facilities need improvements to house modern instructional equipment and technologies critical to delivering high quality instruction, particularly in the sciences and health care fields. Much of the colleges’ vocational training equipment is outdated and does not reflect the modern workplace.

Prioritizing Needs: After each college develops a facilities request using SBCTC guidelines and local strategic and master plans, SBCTC prioritizes the projects using a process agreed upon by the system. SBCTC then provides the prioritized list to the Governor and the Legislature. The success of the capital program relies on careful planning by the colleges and adequate capital funding from the Legislature. Colleges are concentrating 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	5,926,358
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	41,313,028
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	336,960,327
Other categories:			
Small Repairs & Improvements (RMI)	14,100,000	13,500,000	14,001,000
Art Commission Funds	1,235,300	751,010	916,673
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	368,878,000 ³

Source: SBCTC Financial Division as of June 30, 2013.

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 (includes \$111,803 - Art) to construct an Academic & Student Services Bldg. at Skagit Valley College and \$38,615,000 (includes \$131,669 - Art) 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 \$299,689,000. 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 2012-13**

	<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	737,445	0	67,500	63,507	804,945	63,507
Bellingham	334,509	0	1,903	4,909	336,412	4,909
Big Bend	479,159	0	0	0	479,159	0
Cascadia	294,800	0	0	0	294,800	0
Centralia	337,182	0	0	5,500	337,182	5,500
Clark	628,138	2,614	143,806	26,026	771,944	28,640
Clover Park	553,594	0	0	0	553,594	0
Columbia Basin	640,971	0	90,584	10,267	731,555	10,267
Edmonds	678,296	28,475	12,270	75,366	690,566	103,841
Everett	670,021	16,582	75,086	9,040	745,107	25,622
Grays Harbor	290,509	2,134	29,614	0	320,123	2,134
Green River	683,460	0	66,248	22,650	749,708	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	272,016	0	8,000	7,200	280,016	7,200
Pierce Fort Steilacoom	465,276	0	0	0	465,276	0
Pierce Puyallup	243,466	0	0	10,000	243,466	10,000
Renton	447,821	0	3,601	0	451,422	0
Seattle Central ²	820,229	0	54,582	0	874,811	0
Seattle North	664,454	0	0	35,706	664,454	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	380,054	0	155,661	0	535,715	0
South Puget Sound	502,632	644	0	18,070	502,632	18,714
Spokane	991,061	0	72,465	71,818	1,063,526	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 ³	537,202	12,957	56,361	29,545	593,563	42,502
Wenatchee Valley	364,420	4,287	21,579	2,690	385,999	6,977
Whatcom	304,599	17,689	0	4,000	304,599	21,689
Yakima Valley ⁴	655,631	0	73,461	0	729,092	0
SBCTC	0	27,641	44,000	0	44,000	27,641
SYSTEM TOTAL	17,818,111	114,815	1,179,399	535,460	18,997,510	650,275

Source: SBCTC FAE Database as of June 30, 2013.

Notes:

¹ The new parking garage structure (241,747 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 Amphitheater (2,000 sq. ft.) is not included in the Off-campus Owned totals for Walla Walla CC.

⁴ The pedestrian bridge (300 sq. ft.) is not included in the On Campus - Owned totals for Yakima Valley CC.

**OWNED GROSS SQUARE FOOTAGE BY DATE OF CONSTRUCTION
ACADEMIC YEAR 2012-13**

	<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	156,599	19%	162,695	20%	485,651	60%	804,945
Bellingham	53,695	16%	85,107	25%	197,610	59%	336,412
Big Bend	325,816	68%	68,218	14%	85,125	18%	479,159
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	39%	97,143	13%	371,469	48%	771,944
Clover Park	172,043	31%	161,918	29%	219,633	40%	553,594
Columbia Basin	143,806	20%	143,938	20%	443,811	61%	731,555
Edmonds	40,714	6%	316,491	46%	333,361	48%	690,566
Everett	149,432	20%	92,700	12%	502,975	68%	745,107
Grays Harbor	133,882	42%	62,543	20%	123,698	39%	320,123
Green River	136,910	18%	161,543	22%	451,255	60%	749,708
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%	172,827	62%	280,016
Pierce Fort Steilacoom	5,916	1%	332,834	72%	126,526	27%	465,276
Pierce Puyallup	0	0%	0	0%	243,466	100%	243,466
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	80%	0	0%	134,092	20%	664,454
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	39%	88,794	17%	237,414	44%	535,715
South Puget Sound	0	0%	78,870	16%	423,762	84%	502,632
Spokane	238,635	22%	464,150	44%	360,741	34%	1,063,526
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	41%	40,887	11%	185,477	48%	385,999
Whatcom	0	0%	41,472	14%	263,127	86%	304,599
Yakima Valley	385,020	53%	70,348	10%	273,724	38%	729,092
SBCTC	0	0%	44,000	100%	0	0%	44,000
SYSTEM TOTAL	4,985,061	26%	4,895,844	26%	9,116,605	48%	18,997,510

Source: SBCTC Financial Division as of June 30, 2013.

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

Type/ Location	2010-11		2011-12		2012-13	
	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.
ON CAMPUS						
Owned	17,344,007	11,966,207	17,598,239	12,006,199	17,818,111	12,074,467
Leased	168,049	64,491	119,049	59,153	114,815	47,114
Total	17,512,056	12,030,698	17,717,288	12,065,352	17,932,926	12,121,581
OFF CAMPUS						
Owned	1,156,297	711,024	1,144,303	718,965	1,179,399	734,343
Leased	531,304	306,667	573,030	306,667	535,460	304,522
Total	1,687,601	1,017,691	1,717,333	1,025,632	1,714,859	1,038,865
ALL SPACE						
Owned	18,500,304	12,677,231	18,742,542	12,725,164	18,997,510	12,808,810
Leased	699,353	371,158	692,079	365,820	650,275	351,636
Total	19,199,657	13,048,389	19,434,621	13,090,984	19,647,785	13,160,446

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, or structural).

**CAMPUS SIZE IN ACRES
ACADEMIC YEAR 2012-13**

	<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	123.0	0.0	2.0	0.0	125.0	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	28.8	0.0	1.7	0.0	30.5	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 Fort Steilacoom	0.0	141.0	0.0	0.0	0.0	141.0
Pierce Puyallup	85.0	0.0	0.0	0.0	85.0	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	63.3	0.0	11.7	0.0	75.0	0.0
SYSTEM TOTAL	2,740.0	425.1	227.9	149.4	2,967.9	574.5

Source: SBCTC Financial Division as of June 30, 2013 (leased acres include capital leases).