

Facilities and Capital Funding

Community and technical college (CTC) facilities house the on-campus, off-campus, and distance learning activities of the colleges. Activities that happen within these facilities range from instructional programs (e.g., academic, workforce training, basic skills, and continuing education) to mission support functions (e.g., student services, libraries/learning resource centers, employee offices, physical plant, and central stores).

In the 2007-09 biennium, the state’s investment in CTC capital facilities reached a level that allowed for the improvement of existing facilities and construction of new facilities to serve more students. However, with the 2008 recession, the state’s capacity for new bonds dropped sharply. The state’s investment in CTC facilities also dropped. The state’s investment level fell from \$524.6 million in the 2007-09 biennium to \$366.5 million in the 2011-13 biennium. This disrupted the system capital program by delaying several major projects and reducing the number of new projects that could be funded.

In the past, the CTCs contracted with a private architectural firm every two years to survey the condition of approximately 18.2 million square feet of state-owned facilities, at both on- and off-campus sites. Because of budget cuts, the 2013 Facility Condition Survey was, for the first time, conducted by State Board staff. The same standards were applied, and the data remained comparable to previous years. The 2013 survey found 77 percent of the facilities are in “adequate” to “superior” condition, though they may need modifications to fit current and future curriculum and learning environments. Thirteen percent of facilities have deficiencies that can best be remedied with a major renovation or replacement, while the remaining 10 percent need some lesser level of improvement. The table to the right provides a summary of the 2013 Facility Condition Survey results.

Facility Condition Survey - Fall 2013		
Facility Condition	Gross Square Footage	Percent
Immediate Replacement	91,369	1%
Needs Major Renovation	2,154,573	12%
Needs Improvement	1,845,570	10%
Adequate	6,088,550	33%
Superior	7,989,504	44%
Total	18,169,566¹	100%

¹ Total GSF of surveyed space does not equal the total of currently owned GSF because the Facility Condition Survey (FCS) excludes Enterprise related space and there is approximately a year between when the FCS was conducted and the when the inventory data was captured for this report.

About a quarter of state-owned facilities were built prior to 1970, most at a low initial construction cost as part of the K-12 school system. Many of these older buildings have exceeded their useful lives and are no longer cost-effective to renovate. Common conditions include failing heating, ventilation, and air conditioning systems; poor structural systems; inadequate power supply and data/communication systems; and deteriorated roofs. Many of the CTC buildings were constructed for functions other than their current use and as a result are not ideal learning environments or have unusually high operating costs. For example, Big Bend Community College is a former Air Force base, and classes are taught in the old hangars and commissary.

The capital repair backlog is slowly reducing through focused minor works investments, building renovations, and replacements. Substantial infrastructure improvements are needed, however, to ensure adequate utility capacity and utilities measurement, campus parking, walks and roadways, storm water drainage, and exterior lighting to increase campus safety.

Many instructional buildings lack the infrastructure to support modern instructional technologies critical to delivering high quality instruction, particularly in the sciences and healthcare fields. Some of the colleges’ vocational training equipment is outdated and does not reflect the modern workplace.

Prioritizing Needs: After each college develops a request for facilities work using SBCTC guidelines and local strategic and master plans, SBCTC prioritizes the projects using a process agreed upon by the CTC 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 in order of priority from the Legislature. The following pages provide a view of capital budget funding over the last three biennia.

**APPROPRIATIONS OF CAPITAL FUNDS
(EXCLUDING REAPPROPRIATIONS INCLUDING 057/J42 IN 2010 SUPPLEMENTAL)**

	2009-2011	2011-13	2013-15
Bates	3,804,513	4,250,996	27,544,056
Bellevue	5,128,000	4,021,898	32,465,264
Bellingham	30,652,500 ¹	4,030,531	1,673,612
Big Bend	875,809	2,230,201	1,913,334
Cascadia	682,000	935,762	971,314
Centralia	736,000	1,471,905	4,048,145
Clark	4,372,565	3,945,602	37,469,913
Clover Park	3,628,168	24,278,898	2,654,293
Columbia Basin	22,580,330	3,118,720	3,616,410
Edmonds	1,827,599	3,223,511	11,961,048
Everett	5,992,550	34,462,636	2,450,631
Grays Harbor	3,601,336	2,353,883	43,246,491
Green River	35,254,000 ¹	22,115,613	30,178,977
Highline	2,221,636	4,357,918	3,314,986
Lake Washington	26,719,205	2,572,736	1,721,575
Lower Columbia	3,501,401	42,706,233 ²	2,145,034
Olympic	3,613,553	6,485,409	2,611,739
Peninsula	30,681,840	6,146,789	3,451,315
Pierce Puyallup	333,000	957,090	723,790
Pierce Steilacoom	24,115,097	3,077,471	2,571,980
Renton	1,823,000	2,762,356	4,134,575
Seattle Central	25,204,020	5,715,790	2,693,403
Seattle North	12,862,747	26,070,805	4,995,656
Seattle South	2,009,000	3,132,262	2,675,889
Shoreline	2,124,382	4,232,690	2,479,610
Skagit Valley	3,215,602	33,260,351 ²	2,120,637
South Puget Sound	11,297,400	32,934,420	5,084,051
Spokane	34,891,000	4,164,877	3,341,670
Spokane Falls	34,655,372	22,528,545	4,927,600
SBCTC	3,699,743	2,874,787	20,201,577
Tacoma	3,969,340	42,238,978	3,016,097
Walla Walla	3,501,413	3,179,015	3,705,506
Wenatchee Valley	1,416,400	4,433,954	1,780,525
Whatcom	1,185,481	1,856,995	3,231,561
Yakima Valley	4,385,000	2,748,373	21,419,736
SUBTOTAL	356,561,002 ¹	368,878,000 ²	302,542,000

Source: SBCTC Financial Division as of June 30, 2014.

¹2009-11 Total includes State backed Certificates of Participation (COPs) of \$27,335,000 for a Learning Resource Center at Bellingham and \$26,532,000 for a Humanities Building at Green River. The SBCTC owns a building in Bellevue that supports all of the college's computer systems and business software.

²2011-13 Total includes state-backed COPs of \$30,574,000 for an Academic & Student Services Building at Skagit Valley and \$38,615,000 for a Health & Science Building at Lower Columbia.

**FACILITIES INVENTORY SUMMARY
ACADEMIC YEAR 2013-14**

	<u>Gross Square Feet</u>					
	<u>On-Campus</u>		<u>Off-Campus</u>		<u>Total</u>	
	Owned	Leased	Owned	Leased	Owned	Leased
Bates	635,929	0	4,000	0	639,929	0
Bellevue ¹	730,475	0	67,500	63,507	797,975	63,507
Bellingham	334,509	0	9,603	4,909	344,112	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	1,000	771,944	3,614
Clover Park	610,062	0	0	0	610,062	0
Columbia Basin	640,971	0	90,584	10,267	731,555	10,267
Edmonds	678,296	32,275	12,270	75,366	690,566	107,641
Everett	704,371	16,582	75,086	9,040	779,457	25,622
Grays Harbor	268,499	2,134	29,614	0	298,113	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	496,050	0	18,946	2,577	514,996	2,577
Peninsula	272,016	0	20,452	7,200	292,468	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 ^{1,2}	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 Vocational Institute	114,000	0	0	0	114,000	0
Shoreline	490,775	0	0	11,455	490,775	11,455
Skagit Valley	373,759	0	151,441	0	525,200	0
South Puget Sound	502,632	644	85,456	18,070	588,088	18,714
Spokane	1,005,279	0	72,465	71,818	1,077,744	71,818
Spokane Falls	746,574	0	68,740	83,691	815,314	83,691
Tacoma	480,150	0	13,000	0	493,150	0
Walla Walla ³	552,102	12,957	47,461	29,545	599,563	42,502
Wenatchee Valley	364,420	4,287	21,579	2,690	385,999	6,977
Whatcom	304,599	17,689	0	0	304,599	17,689
Yakima Valley ⁴	644,393	0	75,441	0	719,834	0
SBCTC	0	27,641	44,000	0	44,000	27,641
SYSTEM TOTAL	17,938,573	116,823	1,273,867	504,166	19,212,440	620,989

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

Notes:

¹ There are also 241,747 and 151,800 GSF owned parking garage structures on-campus at Bellevue and Seattle Central, respectively.

² The 47,668 GSF Seattle District office is included in the Seattle Central On-Campus total.

³ Walla Walla also owns a 2,000 GSF amphitheater that is off-campus.

⁴ Yakima Valley also owns a 300 GSF pedestrian bridge that is on campus.

**OWNED GROSS SQUARE FOOTAGE BY DATE OF CONSTRUCTION
ACADEMIC YEAR 2013-14**

	<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	149,629	19%	162,695	20%	485,651	61%	797,975
Bellingham	53,695	16%	85,107	25%	205,310	60%	344,112
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	28%	161,918	27%	276,101	45%	610,062
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	150,782	19%	92,700	12%	535,975	69%	779,457
Grays Harbor	111,872	38%	62,543	21%	123,698	41%	298,113
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%	234,750	46%	514,996
Peninsula	72,592	25%	34,597	12%	185,279	63%	292,468
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	40%	88,794	17%	226,899	43%	525,200
South Puget Sound	0	0%	164,326	28%	423,762	72%	588,088
Spokane	238,635	22%	479,936	45%	359,173	33%	1,077,744
Spokane Falls	251,362	31%	226,821	28%	337,131	41%	815,314
Tacoma	164,151	33%	59,229	12%	269,770	55%	493,150
Walla Walla	30,445	5%	310,258	52%	258,860	43%	599,563
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	376,610	52%	70,348	10%	272,876	38%	719,834
SBCTC	0	0%	44,000	100%	0	0%	44,000
SYSTEM TOTAL	4,939,127	26%	4,997,086	26%	9,276,227	48%	19,212,440

Source: SBCTC Financial Division as of June 30, 2014.

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

Type/ Location	2011-12		2012-13		2013-14	
	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.	Gross Square Ft.	Assign. Square Ft.
ON CAMPUS						
Owned	17,598,239	12,006,199	17,818,111	12,074,467	17,938,573	12,150,686
Leased	119,049	59,153	114,815	47,114	116,823	45,323
Total	17,717,288	12,065,352	17,932,926	12,121,581	18,055,396	12,196,009
OFF CAMPUS						
Owned	1,144,303	718,965	1,179,399	734,343	1,273,867	771,707
Leased	573,030	306,667	535,460	304,522	504,166	278,258
Total	1,717,333	1,025,632	1,714,859	1,038,865	1,778,033	1,049,965
ALL SPACE						
Owned	18,742,542	12,725,164	18,997,510	12,808,810	19,212,440	12,922,393
Leased	692,079	365,820	650,275	351,636	620,989	323,581
Total	19,434,621	13,090,984	19,647,785	13,160,446	19,833,429	13,245,974

Source: SBCTC Facilities & Equipment Inventory Database for facilities under the 24-hour control of the college.

* Assignable areas are the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant except for custodial, circulation, mechanical, or structural areas.

**CAMPUS SIZE IN ACRES
ACADEMIC YEAR 2013-14**

	<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	29.0	0.0	1.7	0.0	30.7	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	62.5	0.0	164.6	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	2,740.2	425.1	235.9	149.4	2,976.1	574.5

Source: SBCTC Financial Division as of June 30, 2014 (leased acres include capital leases).