

Facilities and Capital Funding

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 transfer, 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, since the 2008 recession state’s investment in CTC facilities dropped significantly. The state’s investment level has fallen from \$524.6 million in the 2007-09 biennium to \$274.6 million in the 2013-15 biennium. The lower funding level has disrupted the system capital program by delaying several major projects and reducing the number of new projects.

In the past, the CTCs contracted with a private architectural firm every two years to survey the condition of approximately 18.8 million square feet of state-owned facilities, at both on- and off-campus sites. The 2013 Facility Condition Survey was, for the first time, conducted by State Board staff, due to budget cuts. The same standards were applied and the data remained comparable to previous years. The 2013 survey found 63 percent of the facilities are in “adequate” to “superior” condition, though they may need modifications to fit current and future curriculum and learning environments. Seventeen percent of facilities have deficiencies that can best be remedied with a major renovation or replacement, while the remaining twenty percent need some lesser level of improvement. The table to the right provides a summary of the survey results. The 2015 survey is currently under way.

Facility Condition Survey - Fall 2013		
<u>Facility Condition</u>	<u>Gross Square Footage</u>	<u>Percent</u>
Immediate Replacement	712,794	4%
Needs Major Renovation	2,504,590	13%
Needs Improvement	3,702,040	20%
Adequate	6,737,705	36%
Superior	5,108,248	27%
Total	18,765,377¹	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 two years 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 exist, including failing heating, ventilation and air conditioning systems; poor structural systems; inadequate power supply and data/communication systems; and deteriorated roofs. Many of these 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 the former commissary.

The reduction of the capital repair backlog is slowly happening 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’ workforce training equipment is outdated and does not reflect the current 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)**

	2011-13	2013-15	2015-17
Bates	4,250,996	27,544,056	3,044,800
Bellevue	4,021,898	32,465,264	4,049,800
Bellingham	4,030,531	1,673,612	1,726,400
Big Bend	2,230,201	1,913,334	3,879,200
Cascadia	935,762	971,314	972,200
Centralia	1,471,905	4,048,145	33,959,205
Clark	3,945,602	37,469,913	3,936,300
Clover Park	24,278,898	2,654,293	8,723,553
Columbia Basin	3,118,720	3,616,410	17,254,787
Edmonds	3,223,511	11,961,048	4,118,900
Everett	34,462,636	2,450,631	2,764,900
Grays Harbor	2,353,883	43,246,491	1,328,100
Green River	22,115,613	30,178,977	2,443,000
Highline	4,357,918	3,314,986	6,752,600
Lake Washington	2,572,736	1,721,575	2,497,300
Lower Columbia	42,706,233 ¹	2,145,034	2,145,100
Olympic	6,485,409	2,611,739	49,027,323
Peninsula	6,146,789	3,451,315	25,582,321
Pierce District #11	0	0	698,600 ³
Pierce Puyallup	957,090	723,790	716,900
Pierce Steilacoom	3,077,471	2,571,980	3,109,200
Renton	2,762,356	4,134,575	18,801,050 ²
Seattle District #6	0	0	2,645,200 ³
Seattle Central	5,715,790	2,693,403	5,034,058
Seattle North	26,070,805	4,995,656	2,152,600
Seattle South	3,132,262	2,675,889	31,546,074
Shoreline	4,232,690	2,479,610	3,622,300
Skagit Valley	33,260,351 ¹	2,120,637	2,238,400
South Puget Sound	32,934,420	5,084,051	2,633,154
Spokane District #17	0	0	2,248,000
Spokane	4,164,877	3,341,670	5,791,000
Spokane Falls	22,528,545	4,927,600	2,787,900
SBCTC	2,874,787	20,201,577	4,508,290
Tacoma	42,238,978	3,016,097	2,812,500
Walla Walla	3,179,015	3,705,506	2,751,800
Wenatchee Valley	4,433,954	1,780,525	1,739,100
Whatcom	1,856,995	3,231,561	2,016,085
Yakima Valley	2,748,373	21,419,736	2,563,000
SUBTOTAL	368,878,000	302,542,000	274,621,000

Source: SBCTC Financial Division as of June 30, 2015

¹ 2011-13 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.

² 2015-17 Total includes \$845,000 of funds from the State Construction Contingency Pool.

³ Amounts were previously allocated to individual colleges in multiple college districts.

**FACILITIES INVENTORY SUMMARY
ACADEMIC YEAR 2014-15**

	<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	803,244	0	67,500	63,507	870,744	63,507
Bellingham	334,509	0	9,603	4,909	344,112	4,909
Big Bend	479,659	0	0	0	479,659	0
Cascadia	294,800	0	0	0	294,800	0
Centralia	328,634	0	0	5,500	328,634	5,500
Clark	628,138	2,614	143,806	1,000	771,944	3,614
Clover Park	648,008	0	0	0	648,008	0
Columbia Basin	640,971	0	90,584	10,267	731,555	10,267
Edmonds	678,296	48,403	12,270	76,366	690,566	124,769
Everett	704,371	16,582	75,086	9,040	779,457	25,622
Grays Harbor	268,499	420	29,614	0	298,113	420
Green River	756,043	0	66,248	22,650	822,291	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	496,870	0	17,154	2,577	514,024	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	0	243,466	0
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	352,387	0	151,441	0	503,828	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	69,063	815,314	69,063
Tacoma	474,077	0	13,000	0	487,077	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	43,893	0	0	304,599	43,893
Yakima Valley ⁴	680,514	0	70,487	0	751,001	0
SBCTC	0	27,641	44,000	0	44,000	27,641
SYSTEM TOTAL	18,123,319	157,441	1,267,121	480,538	19,390,440	637,979

Source: SBCTC FAE Database as of June 30, 2015

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 2014-15**

	<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	17%	162,695	19%	558,420	64%	870,744
Bellingham	53,695	16%	85,107	25%	205,310	60%	344,112
Big Bend	325,816	68%	68,218	14%	85,625	18%	479,659
Cascadia	0	0%	0	0%	294,800	100%	294,800
Centralia	99,142	30%	41,192	13%	188,300	57%	328,634
Clark	303,332	39%	97,143	13%	371,469	48%	771,944
Clover Park	209,989	32%	161,918	25%	276,101	43%	648,008
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	106,476	36%	62,543	21%	129,094	43%	298,113
Green River	114,640	14%	129,495	16%	578,156	70%	822,291
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	230,463	45%	52,395	10%	231,166	45%	514,024
Peninsula	72,592	25%	34,597	12%	185,279	63%	292,468
Pierce Fort Steilacoom	3,264	1%	332,834	72%	129,178	28%	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	132,898	15%	475,746	54%	266,167	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	161,269	32%	88,408	18%	254,151	50%	503,828
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	159,763	33%	58,144	12%	269,170	55%	487,077
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	370,282	49%	64,530	9%	316,189	42%	751,001
SBCTC	0	0%	44,000	100%	0	0%	44,000
SYSTEM TOTAL	4,883,213	25%	4,949,201	26%	9,558,026	49%	19,390,440

Source: SBCTC Financial Division as of June 30, 2015

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

Type/ Location	2012-13		2013-14		2014-15	
	Gross Square Feet	Assignable ¹ Square Feet	Gross Square Feet	Assignable ¹ Square Feet	Gross Square Feet	Assignable ¹ Square Feet
ON CAMPUS						
Owned	17,818,111	12,074,467	17,938,573	12,150,686	18,123,319	12,335,295
Leased	114,815	47,114	116,823	45,323	157,441	62,806
Total	17,932,926	12,121,581	18,055,396	12,196,009	18,280,760	12,398,101
OFF CAMPUS						
Owned	1,179,399	734,343	1,273,867	771,707	1,267,121	776,581
Leased	535,460	304,522	504,166	278,258	480,538	276,929
Total	1,714,859	1,038,865	1,778,033	1,049,965	1,747,659	1,053,510
ALL SPACE						
Owned	18,997,510	12,808,810	19,212,440	12,922,393	19,390,440	13,111,876
Leased	650,275	351,636	620,989	323,581	637,979	339,735
Total	19,647,785	13,160,446	19,833,429	13,245,974	20,028,419	13,451,611

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

¹ Assignable square feet is 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 2014-15**

	<u>On Campus Acres</u>		<u>Off Campus Acres</u>		<u>Total On and Off Campus Acres</u>	
	<u>Owned</u>	<u>Leased</u>	<u>Owned</u>	<u>Leased</u>	<u>Owned</u>	<u>Leased</u>
	Bates	11.6	0.0	40.0	0.0	51.6
Bellevue	123.0	0.0	2.0	0.0	125.0	0.0
Bellingham	33.5	0.0	0.0	0.0	33.5	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	30.8	0.0	1.7	0.0	32.5	0.0
Clark	95.5	3.0	9.7	0.0	105.2	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	0.6	0.1	39.5	0.1
Olympic	58.1	0.0	24.0	0.0	82.1	0.0
Peninsula	77.0	0.0	1.4	0.0	78.4	0.0
Pierce Fort Steilacoom	0.0	150.1	0.0	0.0	0.0	150.1
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	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	2,798.6	434.2	237.6	149.4	3,036.2	583.6

Source: SBCTC Financial Division as of June 30, 2015 (leased acres include capital leases).