

Facilities and Capital Funding

Washington State’s 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 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 the 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 2015-17 biennium. The lower funding level has disrupted the system capital program by delaying several major projects and reducing the number of new projects.

Starting in 1999, the State Board for Community and Technical Colleges has surveyed the condition of the state-owned facilities, at both on- and off-campus sites every other year. The 2015 survey found 62.5 percent of the facilities were in “adequate” or better condition, though they may need modifications to fit current and future curriculum and learning environments. About 17.5 percent of facilities have deficiencies that can best be remedied with a major renovation or replacement, while the remaining 20 percent need some lesser level of improvement. The table to the right provides a summary of the survey results.

Facility Condition Survey - Fall 2015		
<u>Facility Condition</u>	<u>Gross Square Footage</u>	<u>Percent</u>
Immediate Replacement	682,863	3.7%
Needs Major Renovation	2,511,055	13.8%
Needs Improvement	3,700,631	20.0%
Adequate	6,640,288	36.0%
Superior	4,888,708	26.5%
Total	18,423,545¹	100%
<small>¹ Total GSF of surveyed space does not equal the total of currently owned GSF because the survey excludes space related to self-supported programs and activities.</small>		

Over 28 percent of the state-owned CTC 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 and building renovations and replacements. Substantial infrastructure improvements are still needed to ensure adequate utility capacity, vehicle and pedestrian pathways, 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 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	49,527,323
Peninsula	6,146,789	3,451,315	25,590,302
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	5,251,716
Seattle North	26,070,805	4,995,656	2,152,600
Seattle South	3,132,262	2,675,889	31,556,874
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	2,674,593
Spokane District #17	0	0	2,248,000 ³
Spokane	4,164,877	3,341,670	5,630,000
Spokane Falls	22,528,545	4,927,600	2,948,900
SBCTC	2,874,787	20,201,577	3,730,412
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, 2016

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 2015-16**

	<u>Gross Square Feet</u>					
	On-Campus		Off-Campus		Total	
	Owned	Leased	Owned	Leased	Owned	Leased
Bates	691,936	0	4,000	0	695,936	0
Bellevue ¹	849,117	1,478	67,500	159,482	916,617	160,960
Bellingham	334,509	0	7,823	4,909	342,332	4,909
Big Bend	479,659	0	0	0	479,659	0
Cascadia	294,800	0	0	0	294,800	0
Centralia	328,635	0	0	5,500	328,635	5,500
Clark	628,810	2,614	143,806	1,000	772,616	3,614
Clover Park	610,062	0	0	0	610,062	0
Columbia Basin	706,378	0	19,484	21,733	725,862	21,733
Edmonds	678,315	48,403	0	76,366	678,315	124,769
Everett	796,245	16,582	75,086	66,471	871,331	83,053
Grays Harbor	233,729	2,134	27,790	1,972	261,519	4,106
Green River	648,325	1,324	22,192	46,907	670,517	48,231
Highline	526,658	0	3,871	30,000	530,529	30,000
Lake Washington	491,648	0	0	0	491,648	0
Lower Columbia	421,857	0	9,278	1,800	431,135	1,800
Olympic	506,770	0	17,154	2,577	523,924	2,577
Peninsula	272,073	0	20,452	7,200	292,525	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}	1,338,063	0	68,011	9,024	1,406,074	9,024
Seattle North	691,882	0	0	35,706	691,882	35,706
Seattle South	526,544	14,628	105,930	0	632,474	14,628
Shoreline	490,775	0	0	11,455	490,775	11,455
Skagit Valley	413,814	1,740	123,432	3,000	537,246	4,740
South Puget Sound	587,202	644	85,456	18,070	672,658	18,714
Spokane	1,005,853	0	72,467	71,818	1,078,320	71,818
Spokane Falls	746,582	0	68,740	69,145	815,322	69,145
Tacoma	475,173	0	13,000	0	488,173	0
Walla Walla ³	552,103	12,957	47,461	29,545	599,564	42,502
Wenatchee Valley	458,662	4,287	21,579	0	480,241	4,287
Whatcom	304,600	43,893	0	0	304,600	43,893
Yakima Valley ⁴	687,461	0	70,487	0	757,948	0
SBCTC	0	27,641	44,000	0	44,000	27,641
SYSTEM TOTAL	18,934,803	178,325	1,142,600	673,680	20,077,403	852,005

Source: SBCTC FAE Database as of June 30, 2016

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 and 114,000 GSF Seattle Vocational are 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 2015-16**

	<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	342,148	49%	46,000	7%	307,788	44%	695,936
Bellevue	171,861	19%	168,208	18%	576,548	63%	916,617
Bellingham	53,695	16%	85,107	25%	203,530	59%	342,332
Big Bend	325,816	68%	50,458	11%	103,385	22%	479,659
Cascadia	0	0%	0	0%	294,800	100%	294,800
Centralia	99,142	30%	35,672	11%	193,821	59%	328,634
Clark	335,903	43%	66,052	9%	370,661	48%	772,616
Clover Park	172,043	28%	161,918	27%	276,101	45%	610,062
Columbia Basin	145,887	30%	196,873	41%	138,172	29%	480,932
Edmonds	40,715	6%	316,492	47%	321,108	47%	678,315
Everett	279,913	32%	49,966	6%	541,452	62%	871,331
Grays Harbor	148,821	57%	62,543	24%	50,155	19%	261,519
Green River	187,981	28%	133,962	20%	348,574	52%	670,517
Highline	225,879	43%	124,032	23%	180,618	34%	530,529
Lake Washington	0	0%	214,827	44%	276,821	56%	491,648
Lower Columbia	132,827	31%	127,514	30%	170,794	40%	431,135
Olympic	240,363	46%	52,395	10%	231,166	44%	523,924
Peninsula	72,592	25%	34,597	12%	185,336	63%	292,525
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	157,436	11%	989,670	70%	258,968	19%	1,406,074
Seattle North	557,788	81%	0	0%	134,094	19%	691,882
Seattle South	0	0%	385,809	61%	246,665	39%	632,474
Shoreline	125,721	26%	165,449	34%	199,606	41%	490,775
Skagit Valley	208,777	39%	95,390	18%	233,079	43%	537,246
South Puget Sound	0	0%	164,326	24%	508,332	76%	672,658
Spokane	238,636	22%	479,836	44%	359,848	33%	1,078,320
Spokane Falls	251,363	31%	226,821	28%	337,138	41%	815,322
Tacoma	159,763	33%	58,144	12%	270,266	55%	488,173
Walla Walla	30,445	5%	310,258	52%	258,861	43%	599,564
Wenatchee Valley	160,831	33%	123,950	26%	195,460	41%	480,241
Whatcom	0	0%	0	0%	304,600	100%	304,600
Yakima Valley	370,034	49%	64,530	9%	323,684	43%	758,248
SBCTC	0	0%	44,000	100%	0	0%	44,000
SYSTEM TOTAL	5,317,842	25%	5,428,002	26%	9,086,930	49%	19,832,772

Source: SBCTC Financial Division as of June 30, 2016

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

Type/ Location	2013-14		2014-15		2015-16	
	Gross Square Feet	Assignable ¹ Square Feet	Gross Square Feet	Assignable ¹ Square Feet	Gross Square Feet	Assignable ¹ Square Feet
ON CAMPUS						
Owned	17,938,573	12,150,686	18,123,319	12,335,295	18,555,850	11,893,698
Leased	116,823	45,323	157,441	62,806	136,062	62,806
Total	18,055,396	12,196,009	18,280,760	12,398,101	18,691,912	11,956,504
OFF CAMPUS						
Owned	1,273,867	771,707	1,267,121	776,581	1,021,193	666,409
Leased	504,166	278,258	480,538	276,929	675,704	355,517
Total	1,778,033	1,049,965	1,747,659	1,053,510	1,696,897	1,021,926
ALL SPACE						
Owned	19,212,440	12,922,393	19,390,440	13,111,876	19,577,043	12,560,107
Leased	620,989	323,581	637,979	339,735	811,766	418,323
Total	19,833,429	13,245,974	20,028,419	13,451,611	20,388,809	12,978,430

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 2015-16**

	<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	9.2	0.0	39.0	0.0	48.2
Bellevue	123.2	12.0	2.0	0.0	125.2	12.0
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	213.5	0.0	0.0	0.0	213.5	0.0
Columbia Basin	148.8	0.0	8.2	0.0	157.0	0.0
Edmonds	103.6	0.0	0.0	0.0	103.6	0.0
Everett	88.2	0.0	5.0	5.0	93.2	5.0
Grays Harbor	83.5	0.0	0.2	44.0	83.7	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	56.1	0.0	2.3	0.0	58.4	0.0
Lower Columbia	37.6	0.0	0.6	0.1	38.2	0.1
Olympic	64.6	0.0	24.0	0.0	88.6	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	21.4	0.0	0.0	0.0	21.4	0.0
Seattle North	62.9	0.0	0.0	0.0	62.9	0.0
Seattle South	86.0	0.0	8.0	0.0	94.0	0.0
Shoreline	83.0	0.0	0.0	0.0	83.0	0.0
Skagit Valley	102.5	0.0	8.0	0.0	110.5	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	60.1	0.0	1.5	0.0	61.6	0.0
Whatcom	73.9	0.0	0.0	0.0	73.9	0.0
Yakima Valley	64.2	0.0	11.2	0.0	75.4	0.0
SYSTEM TOTAL	2,830.6	446.2	217.8	140.9	3,048.4	587.1

Source: SBCTC Financial Division as of June 30, 2016 (leased acres include capital leases).