



New Market Skills Center Preservation

2023–25 Capital Project Request

Project Title: New Market Skills Center Preservation

Starting Fiscal Year: July 1, 2023

Project Summary

The Tumwater School District requests \$4.9 million for the preservation of the exterior envelope of three original 1985 buildings and site elements at the New Market Skills Center. The proposed preservation project will replace the building envelope (roofing, exterior wall finishes, windows, and doors) which is over 37 years old and is nearing its useful life. The proposed project will extend the life of the building, preventing structural decay and building failure.

Project Description

The Tumwater School District's New Market Skills Center has been operating instructional programs for over 37 years in its original buildings. The district has maintained the buildings, but signs of wear are showing due to their age. Preservation of the building envelope is needed because the metal roofing is developing leaks and the paint finish is starting to wear off allowing the exposed metal to start rusting. Miscellaneous metal flashings that prevent water intrusion are damaged or missing. The proposed preservation work would replace the metal roof with new metal roofing which is cost effective and has a long-life span.

The wall finish, Exterior Insulation and Finish System (EIFS) is a thin acrylic coating over a layer of Styrofoam insulation that is glued to the structural plywood wall sheathing. At NMSC, the EIFS seems to be holding up so far, but there are signs of wear and tear due to age and human-caused damage. EIFS from this era has been a source of many water-intrusion lawsuits. Covering the foam with a more durable siding material that acts as a rainscreen system will both preserve the foam for its insulating properties and protect it from further decay. A rainscreen wall also allows moisture to drain from behind the siding without getting trapped.

The NMSC project includes replacing windows and doors because most of the windows and doors are hollow metal with rusting becoming apparent. The glazing is single pane, and some window-door combinations have uninsulated metal panels in the lower part of the sidelight. These are rusting as well. Doors are becoming hard to close and securely latch in order to keep intruders out of the buildings.

Other components that form the exterior envelope, such as louvers, vents, roof and wall penetrations for pipes or wires, will be replaced as part of this project ensure the full envelope is weather tight. In addition, all exterior joints will be re-caulked.

This preservation project is the initial work that will be completed as part of a comprehensive campus modernization. The NMSC and TSD is submitting a major project for the modernization of the entire campus. The modernization project includes the exterior envelope work included in this preservation funding request. If the predesign request for the full modernization of the campus is funded, then the preservation project could be delayed. However, if the preservation project is funded to keep the buildings in a healthy and safe condition, the work completed will be incorporated into the full campus modernization and will reduce the work needed during the later phase of the project.

What will the request produce or construct (i.e., building predesign or design, construction of additional space, etc.)? When will the project start and be completed?

The preservation project is planned to start with a short pre-design phase that then leads into the design full campus modernization phase. Also, because the campus will be occupied during construction, the bidding and construction phases will likely last until 2026 with close-out to follow.

How would the request address the problem or opportunity identified by your proposed project? What would be the result of not taking action?

The request will keep the buildings warm and dry and extend the exterior structure for another 35 years of Pacific Northwest elements. If no action is taken, the exterior systems will continue to degrade, exposing the interior structure and contents to damage.

What alternatives were explored? Why was the recommended alternative chosen?

If the preservation request is not funded, then the work which would have been completed with the work will be included in the full campus modernization.

Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc.

Currently, 11 school districts in Mason, Thurston, Lewis, and Grays Harbor have students being served at the skills centers. This preservation work is needed for the health and safety of the students receiving instruction at the skills center.

Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No local funding is available for this project.

Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.

This project supports State Superintendent Chris Reykdal's K-12 education vision of his goal for Washington's public education system to prepare every student who walks through our school doors for post-secondary pathways, careers, and civic engagement.

Does this project include IT-related costs, including hardware, software, cloud-based services, contracts, or IT staff?

No

If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

This project does not impact the Puget Sound Action Agenda.

How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project will meet OSPI's Washington Sustainable Schools Protocol.

Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy use? If yes, please elaborate.

This project will meet OSPI's Washington Sustainable Schools Protocol goals. It will decrease the energy use of NMSC by increasing insulation values and closing gaps in the envelope that allow air and moisture intrusion.

Historical Significance

None

Location

7299 New Market Street SW

98501

Thurston

Tumwater

Legislative District #22

Describe Growth Management Impacts

School districts are responsible for determining whether and how they need to participate in the planning process with the city or county planning authority.

Grant Recipient Organization

Tumwater School District – host district

Application Process Used

The skills center submitted their proposed capital projects to OSPI in June 2022 for prioritization scoring purposes. The skills center director, host school districts, and OSPI staff collaborated to develop and improve the method to score each project, with different categories based on the phase of development (pre-construction and construction) and the type of project (new branch campus,

modernization of core campus, satellite, etc.). Scoring criteria for projects at the pre-construction phase focus on the identifiable need for the project, while the scoring criterion for projects at the construction phase focus on the quality of the project, including cost reasonableness. Criteria that could not be automatically calculated using set formulas were scored by OSPI staff and peer reviewed by skills center directors who do not have projects proposed in the 2023-25 biennium. The scoring and review process will continue to be refined in future capital budget cycles by skills center directors and OSPI staff in order to more accurately identify those projects most in need of capital funds and provide a more comparative approach.

Funding Requested

2023-25 \$4,895,000

2025-27 \$

2027-29 \$

2029-31 \$

2031-33 \$