



## West Sound Technical Skills Center Addition and Modernization, Phase 2A Part 2 *2023–25 Capital Project Request*

**Project Title:** West Sound Technical Skills Center Addition and Modernization, Phase 2A Part 2

**Starting Fiscal Year:** July 1, 2023

### Project Summary

Bremerton School District is seeking \$85,704,000 for the final pre-construction and construction funding for the West Sound Technical Skills Center (WSTSC) main building core modernization and addition project. This request is being phased to complete the addition partially funded in the 2022 Supplemental Budget in the 2023-25 biennium (\$41.4 million) and complete the modernization of the core in the 2025-27 biennium (\$44.3 million). The 70,691 square foot skills center was constructed in 1977 with a 30-year expected life and is still being utilized each school day, 15 years beyond its expected life, and is experiencing multiple building system failures.

### Project Description

Bremerton School District is requesting \$85,704,000 to complete the modernization and finish the addition to WSTSC. The project addresses health, safety, building code, and site improvements as well as programmatic changes to create instructional space for today's high demand career and technical programs.

In the 2019-21 biennial Capital Budget, the Legislature provided \$500,000 to start pre-construction activities to modernize the facility. Preliminary investigative work was completed on programs, right-of-way, site, geotechnical, and hazardous materials evaluations, amongst other consultant initial reviews and cost estimating to support a modernization and addition project. In the 2022 supplemental Capital Budget, the Legislature allocated \$10,900,000 in additional funding to initiate Phase 2A Part 1 design, and early construction scope for the addition. This 2023-25 request of \$41,361,000 will complete design and fund construction of the WSTSC addition portion of the project, Phase 2A Part 2. A further request of \$44,343,000 will be made in the 2025-27 biennial Capital Budget to complete the design and fund construction for the Phase 2B existing 70,691 square foot building modification project.

WSTSC's building was constructed in 1977 as a low-quality warehouse facility and not to educational standards, which reduced costs. The school district and the skills center have made investments in the building to maintain the facility over the last 45 years, but the building systems are beyond the end of their useful lives and now pose a health and safety risk to students and staff. The existing building and its building systems do not meet current codes or standards to comply with the Americans with Disabilities Act, energy standards, seismic standards, or health codes. In addition, site improvements will include improved school bus circulation and separate vehicle parking to increase student safety, needed stormwater mitigation, new utility connections, as well as frontage and off-site improvements required by the City of Bremerton.

Due to the age of the facility, building systems have outlived their useful lives. The plumbing does not work properly and backs up regularly, causing health hazards for those in the building and limits the number of operating restroom facilities available. Also, the current electrical systems, computer networking, and wiring are not adequate for today's technology industry standards, impacting the ability of the WSTSC to offer up-to-date educational programs.

Modernization of the building will bring the building and its systems to current health and life safety code requirements, meet seismic requirements, upgrade the mechanical and electrical systems, improve exhaust systems in classrooms, address ADA issues, update lighting including adding emergency lighting and address all other non-compliance issues. In addition, the building will be constructed to meet current energy code standards, which will assist the facility to meet the Clean Building Initiative passed by the Legislature in the 2019 Legislative Session.

Additionally, WSTSC's instructional space will be modernized, and new learning spaces will be created to meet the demand by students for high demand career program curriculum and jobs. Currently, the 3D Animation and Game Design, Automotive, Cosmetology, Professional Medical Careers, and Welding programs do not have enough space to fulfill student requests to participate in these programs. The planned modernization and addition project will expand educational areas to accommodate projected student growth, including space for the Sea Mar Dental Assistance Program and a commons/lecture hall which will allow the skills center to increase its collaboration with local industry. Overall, the proposed projects will allow for future program expansion in the coming decades by creating flexible spaces that can both support specific programs but also allow other programs to evolve over the next 40-50 years.

The modernization and addition project will have a positive impact to the operations of the WSTSC by allowing it to offer programs to an additional 350 students (a 45% increase of students served) to meet the needs of the high demand programs. Since the original 1977 construction, the population of the school districts served by WSTSC has significantly increased, as have the industries and military operations that reside in the WSTSC footprint. The demand for high paying technical careers has also significantly increased. This project will allow the skills center to serve students, providing opportunities for them to be employed in the local area to the benefit of local employers which will greatly benefit the greater Bremerton community.

The other significant operational impact will be the increased energy efficiency of the upgraded building's systems which will decrease operational costs and use the savings to fund educational programs. Currently, WSTSC is spending \$15,000 annually to address emergency repairs to the HVAC system, roof, interior ceiling and other health and safety concerns.

The proposed design anticipated a phased construction approach to maximum WSTSC's continued operations and program offerings during construction. The phases are planned as follows:

1. **Phase 2A: Addition and Site Work:** This phase will create approximately 54,000 square feet of new instructional space for programs which will be added and relocated from the existing building and make needed site improvements. The project will create fourteen instructional/lab spaces for the culinary arts, cosmetology, esthetics, dental, professional careers, digital animation, and video design programs. In addition, the project will include administration space and a new lecture hall and commons area (which is highly sought by industry partners and students to allow important networking toward career awareness and development). The Legislature provided Phase 2A an initial funding amount of \$10.9 million in 2022 to support initial pre-construction work and the project needs the second part of this funding (\$40.2 million) in the 2023-25 biennial Capital Budget to complete the addition which is needed to start the modernization phase.
2. **Phase 2B: Core Building Modernization:** Phase 2B will modernize the existing facility and the space vacated by programs relocating to the new addition, will be used as "swing-space" to accommodate the remaining programs in a staged manner. The modernized building will offer other programs including automotive technology, collision repair, diesel technology, welding technology, manufacturing maritime, multi-craft construction trades, criminal justice, and fire safety. The project will create space to house the STAR student counseling program.

Overall, the modernization and addition to the facility will provide students the skills and experience sought by employers to enter and exceed in the local workplace, which will improve and enhance the economic climate of the local area. There is high demand in the local area for employees that are workplace ready and possess the skills necessary to enter the workforce. The project will improve the facility to replicate the workplace which will better prepare our students for the next steps as full-time employees contributing to the local economy. The skills learned by students will reduce the unemployment rate in the community and improve access to dental care by providing new space for a Sea Mar dental assistant program. Currently, the skills center's programs (automotive, collision repairs, construction careers, cosmetology, culinary arts, dental assistant partnership with Sea Mar, esthetics, professional medical careers, and welding) provide more than 4,000 services to the local community each year.

**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?**

This 2023-25 Phase 2A Part 2 request, combined with the \$10.9 million provided by the Legislature in the 2022 Legislative Session, will allow for the completion of the design and construction of the addition portion of the project in December 2023.

**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 would create additional space to accommodate new WSTSC educational programs, as well as some programs relocated from the existing building. The new programs and ability to better serve existing programs in updated spaces will provide students options for high demand career

development and much improved facilities in which to learn and be better prepared and more competitive for those careers.

The result of not taking action presents both operational and programmatic deficiencies. If the existing building is not improved the building will continue to deteriorate and incur untimely and unnecessarily expensive repairs. Such foreseen, but unaddressed, deficiencies will impact and interrupt the education of our students. Also, without the additional space, the skills center will not be able to serve additional students or offer additional programs to students, leaving them unprepared and uncompetitive for post high school careers.

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

Modernization of the existing building was considered, but quickly was determined not to be the only solution because the space would continue to be insufficient to serve the existing program demand, let alone able to add any new programs. Additionally, in order to serve students during the school year, the modernization would need to occur in many phases thus extending the construction timeline at greater cost and more extended disruption to the facility. The recommended alternative approach was selected to first construct new space to both serve new programs and relocate some existing programs. The space vacated by relocated programs would allow swing space to maintain operation of the remaining existing building programs and complete modernization of the building in a shorter and more orderly timeline, and less program operational disruption.

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

Funding this project will allow the skills center to serve an additional 350 students per year (a 45% increase in annual enrollment) and add up to five instructors for three new high-demand, high-wage careers.

Approval of this Capital Budget request will allow the skills center to:

- Provide instruction to 1,120 students per year, which is an increase of 350 students (45% increase) above the current annual enrollment.
- Offer 16 programs, including the expansion of 3 new programs to serve high-demand, high-wage careers.
- Hire 3-5 new instructors to teach the expanded program offerings.
- Allow students to provide resources and services to the local community, including automotive, collision repair, construction careers, cosmetology, culinary arts, dental assistant partnership with Sea Mar, esthetics, professional medical careers, and welding. WSTSC performs more than 4,000 services to clients each year. This project would expand the opportunity to serve more clients and increase positive relationships with a largely underserved community.

**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 non-state funds will be used to complete the 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 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?**

The WSTSC Addition and Modernization Project will include new electrical, communications, and networking infrastructure throughout the facility to meet current and anticipated future technological demands. Electrical Engineering and Audio/Visual consultants are anticipated as valuable components of the design team to design infrastructure that will support the specialized equipment and technology that are unique to career and technical education (CTE) programs. The project also anticipates new computer and IT equipment as part of the furnishings and equipment budget.

**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 will 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.**

The building modernization will comply with the Washington Sustainable Schools Protocol.

**Historical Significance**

No. The Washington Department of Archeology & Historic Preservation has determined that the building and site are not historically significant. A letter summarizing this finding is available from the project record if requested.

**Location**

Address: 101 National Avenue North  
Zip Code: 98213

County: Kitsap  
City: Bremerton, WA  
Legislative District: 26th

**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**

Bremerton School 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 criteria 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 \$ 41,361,000  
2025-27 \$ 44,343,000  
2027-29 \$  
2029-31 \$  
2031-33 \$