

# 350 - Superintendent of Public Instruction Capital Project Request

2025-27 Biennium

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Version: C1 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/12/2024 5:06PM

Project Number: 40000151

Project Title: Columbia Basin Technical Skills Center - Phase II

## Description

Starting Fiscal Year: 2026

Project Class: Grant

Agency Priority: 10

### Project Summary

Moses Lake School District requests \$32,254,000 for Phase II Project of Columbia Basin Technical Skills Center (CBTech) project to provide new classrooms/labs to accommodate new high-demand programs as well as expansion of existing programs for which enrollment is currently restrained due to space limitations. CBTech provides programs that would normally not be offered in a comprehensive high school due to high operative and equipment costs or not enough student enrollment in a single high school setting. Since opening in May 2014 CBTech has been extremely popular with students, families and regional businesses, and these constituencies have expressed the need for expanded program offerings.

### Project Description

Phase I of CBTech was constructed in 2013/2014 and occupied in May 2014. In its original conception, CBTech was planned as a 63,000 square foot project. However, the project scope was reduced to 46,111 square feet and fewer program offerings due to funding shortfall. Phase II intends to fulfill the original vision but is updated to reflect current and anticipated future needs, including growth within existing programs and addition of new programs.

The proposed 33,562 gross square-foot Phase II expansion and future 18,025 gross square-foot Phase III expansion are needed to meet an enhanced goal of providing a skilled employment pool to address regional workforce needs via local recruitment, as well as to address continued regional enrollment growth trends. There is demand for additional programs, thus the expansion will serve students that currently cannot be served due to insufficient space and limited program offerings.

CBTech is located adjacent to Moses Lake High School and the Vanguard Academy (option high school). CBTech helps students toward their career goals by providing focused training through a combination of learning, theory, and hands-on lab experience, as well as opportunity for certification. The proposed expansion is needed to meet an enhanced goal of providing a skilled employment pool to address regional workforce needs via local recruitment, as well as to address continued regional high school enrollment growth trends.

The proposed CBTech Phase II expansion aims to add or expand Automotive Technology, Criminal Justice, Digital Arts & Film, Electrical & HVAC Technology, Firefighting, and Flight Technology programs to provide additional high-demand skill training not currently available in the CBTech region.

The existing offsite Automotive Technology program is extremely popular and there is known demand for expansion of that program, but no existing space (either onsite or offsite) for program growth to occur. Additionally, existing temporary offsite space being utilized is inadequate (and too isolated) for either the existing or proposed expanded program. The proposed CBTech Phase II expansion intends to construct new, expanded, and improved space for the Automotive Technology program to relocate onsite and expand capacity.

The proposed Phase II Digital Arts & Film and Electrical & HVAC Technology programs are new programs. The latter requires new space. The former will occupy existing space currently poorly utilized for Criminal Justice and Firefighting. The existing Criminal Justice and Firefighting programs inhabit space that is not adequate, thus new expanded and improved space is planned for those programs in the CBTech Phase II project.

Existing CBTech onsite facilities are operating virtually at capacity. CBTech has creatively scheduled use of existing space to squeeze in growing enrollment and program offerings. The outfitting of all program spaces is specialized for their current programs which are each projected to continue to grow in enrollment meaning that these spaces will not be available for other new programs that are in demand. Thus, there is not and will not be sufficient existing space to support the proposed new programs or expand existing programs without expansion of the building and site amenities.

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Additionally, the project will plan for minor improvements within the existing facility to be done in conjunction with the new construction: 1) add acoustic panels in the existing Culinary, Welding & Manufacturing, Construction Trades, Pre-Engineering, and Pre-Nursing labs; 2) fix existing shop and toilet room drains that were installed too high; 3) relocate administrative offices to have presence on Commons; 4) create security vestibule with door to reception and upgrade access control features at the building's main entry; 5) expand existing conference room (reduce staff kitchen); 6) add/revise casework and other features in the Pre-Medical Assistant Classroom/Lab; 7) add emergency communications button at Pre-Nursing Lab; 8) add satellite serving station for the school lunch program in the Commons, including cabinetry, serving counter, hot cart, and refrigerator; and 9) add brick oven at the Culinary Arts lab.

Planning will explore ways to maximize flexibility/adaptability and maximize value by minimizing future repurposing costs. For example, educational areas will be designed for easy reconfiguration of mechanical/ electrical amenities and ability to sub-divide space for future program needs. Planning will look for ways to reduce the proposed square footage, use economical but durable finishes, and simplify the building design while not compromising functionality and utility.

**Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.**

There is student interest in programs that CBTech cannot currently provide due to space constraints. This includes both existing programs that need dedicated space for increased enrollment demand as well as space for new programs not currently offered. These programs would provide students with skills and experience that would enable them to fill local and regional workforce needs, thereby improving the economic health of the community.

**What will the request produce or construct (i.e., pre-design or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request. Please provide detailed cost backup.**

This CBTech Phase II request is for the Pre-Construction and Construction phases in the 2025-27 biennium.

The CBTech Phase II Pre-Construction phase will generate Pre-Design/Programming and Schematic Design documentation. Pre-Design/Programming will occur July through September 2025. Schematic Design will occur October through December 2025.

The CBTech Phase II Construction phase will complete design (Design Development and Construction Documents), bid, and construct a proposed 33,562 square-foot addition (plus 9,400 square feet of covered outdoor work yard) to the existing skills center. Design Development will occur January through March 2026. Construction Documents will occur April through July 2026. Permit Review/Bidding will occur August through September 2026. Construction will occur October 2026 through May 2028 for June 2028 occupancy.

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

There is student interest in programs that CBTech cannot currently provide due to space constraints. The proposed CBTech Phase II project will add a portion of this needed space (the balance would be added in Phase III). The STEM-rich programs that will be added will provide needed skill development to support regional businesses. More students will attend the skills center and gain state-of-the-art education and experience not possible in their respective high schools, and thereby be

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better equipped for employment in family wage jobs, which will in turn strengthen the regional and state economy. Skills centers also improve retention by providing an educational environment that is appealing to some students who may otherwise leave the educational system prior to graduation. Expansion of CBTech will further improve its already excellent record of improved retention. Not funding this project would eliminate the opportunity for the cited benefits.

**What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.**

The CBTech Phase II project has been proposed in multiple previous biennia. While some programs have been consistently proposed in each updated request, incremental adjustments have been made each time to reflect continually evolving external influences, such as new technologies and new regional job opportunities. This evolution has highlighted the need for the design to be flexible to ensure the space can be easily and economically modified to accommodate changing opportunities and needs.

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

The CBTech Phase II project will benefit high school students (primarily eleventh and twelfth grade) in Grant and Adams Counties. It will also benefit regional businesses by providing skilled labor. The skills center is a cooperative of twelve school districts.

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share of project cost allowable and the supporting citation or documentation.**

No local funding is being leveraged 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 Superintendent 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 aspirations, careers, and life.

**Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff? If the answer is yes, you will be prompted to attach a complete IT addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)**

No.

**If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.**

This project does not impact the Puget Sound Action Agenda.

**How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

CBTech serves high school enrollment of twelve regional school districts. The districts served are in small communities with

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limited resources. Thesedistricts are unable to provide the specialized education skills developmentoffered by CBTech programs. As such, CBTech enables students in thesecommunities to receive educational opportunities otherwise only available tostudents in larger communities in other parts of the state.

**How doesthis project contribute to meeting the greenhouse gas emissions limitsestablished in RCW 70A.45.050, clean buildings performance standards in RCW19.27A.210, or other statewide goals to reduce carbon pollution and/or improveenergy efficiency? Please elaborate. For buildings subject to the cleanbuildings performance standards, describe your compliance pathway for thebuilding, and include information about energy audits, metering, and energybenchmarking.**

This project will meet the Officeof Superintendent of Public Instruction’s Washington Sustainable SchoolsProtocol. The project will have elements consistent with the state’s goals toreduce carbon pollution and improve energy use. The existing CBTech facilityutilizes solar energy, and it is likely that the system will be expanded aspart of Phase II. Some additional sustainable measures likely to be implementedinclude: shared usage of the facility with outside organizations, use of publictransportation, reduced heat-island roof design, reduction of light pollution,regionally appropriate landscape plantings and irrigation efficiency, water usereduction, construction site waste management/recycling, recycled content andregionally/locally made materials, superior energy performance HVAC equipment,enhanced commissioning, daylighting and electric light dimming, low VOCfinishes and furnishings, and particle arrestance filtration.

**Is thisproject eligible for Direct Pay? If the answer is yes, you must include thisproject to the list of direct pay projects and information for submittal (see Chapter1.7 of the capital budget instructions for additional instructions).**

**Is thereadditional information you would like decision makers to know when evaluatingthis request?**

The Moses Lake region is uniquely located in central Washington along theI-90 corridor and with inexpensive electricity. This attracts significanthigh-tech industry to the area. These businesses require a local skilled laborforce. CBTech proposes to provide training that will enable regional studentsto fill these high-quality employment opportunities.

**Location**

City: Moses Lake

County: Grant

Legislative District: 013

**Project Type**

Grants

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**Description**

**Grant Recipient Organization:** Local School District

**RCW that establishes grant:** 28A.245

**Application process used**

The skills center submitted their proposed capital projects to the Office of Superintendent of Public Instruction (OSPI) in June 2024 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 criterion 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. Criterion 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 2025-27 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.

**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.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	32,254,000				32,254,000
	<b>Total</b>	<b>32,254,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32,254,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**Total one time start up and ongoing operating costs**

**Narrative**

No operating budget impact.

## Capital Project Request

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	350	350
Version	C1-A	C1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000151	40000151
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids