

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 5:04PM

Project Number: 40000149

Project Title: West Sound Technical Skills Center Modernization

Description

Starting Fiscal Year: 2026

Project Class: Grant

Agency Priority: 9

Project Summary

The Bremerton School District requests \$54,060,000 for the West Sound Technical Skills Center (WSTSC) main building core modernization. This is the final request for the project that has been phased since the 2019-21 biennium. The 1977 building, well beyond its 30-year expected life, is still being utilized every school day, 15 years beyond its expected life. The current facility systems are dated, beyond expected life, and require costly routine maintenance, taxing the host district and WST staff. Updating all systems is necessary to meet current life safety regulations and energy-efficient operations.

Project Description

The WSTSC's building was constructed in 1977 as a low-quality warehouse facility and not built 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.

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 40-50years.

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 and 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

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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 main building core modernization project 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 project 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.

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.

West Sound Technical Skills Center was built in 1977 as a lower-quality warehouse-grade facility. It is currently 47 years old and has remained relatively unchanged until the start of the Phase 1 project. The overall quality of the Phase 2 section of the building is low, equivalent to a warehouse, with no windows in the teaching areas, uninsulated walls in student areas, and failing infrastructure. The building does not meet current codes or standards for life safety, seismic, ADA, energy code, or health code.

What will the request produce or construct (i.e., predesign 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.

In the 2019-2021 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. The 2023-25 biennial budget awarded \$41,361,000 to complete design and fund construction of the WSTSC addition portion of the project. The current request of \$54,060,000 is to complete the design and fund construction of the existing 70,691 square foot building modification project.

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 addition space to accommodate the new WSTSC educational program, as well as some programs relocated from the existing building. The new programs and ability to better serve existing programs in updated spaces would

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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 new additional space, the skills centers 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? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

Alternatives were considered prior to the approval of Phase 1. Once phase 1 funding was granted and the project was initiated, the current plan was developed to align the new building with the existing building as a cohesive facility.

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

West Sound Tech operates as a cooperative school of ten local school districts: Bainbridge Island, Bremerton, Central Kitsap, Chimacum, North Kitsap, North Mason, Peninsula, Port Townsend, Quilcene, and South Kitsap. In addition, West Sound Tech serves additional students through MOU students from online schools and home-school students. WST has a satellite campus in Port Townsend, in collaboration with the Northwest Maritime Center and Port Townsend School District, offering a Maritime Operations program. WST is expected to have growth over the coming years as student graduation pathways are developed and implemented within school districts. Currently the skills center facility is actively being used by programs with healthy enrollment which maximizes the current available space, thus making it impossible to offer new programming without removing an existing program or reducing program class FTE.

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.

Local contribution includes the capital fund balance as well as well as in-kind labor for capital planning, design, construction, and capital project management and services, equipment, consulting for the facility as well as the physical land and building space.

Local match requirement will be made up of the following:

- Funds contributed by the cooperative school districts via the superintendent council approval to the WST Capital Maintenance Fund (current balance plus future assessments, if any)
- Funds spent for capital planning, design, construction, and capital project management.
- Funds transferred from the WST operation budget to the WST capital fun.
- Identified value of in-kind contributions

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

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(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?

WSTSC serves high school enrollment of ten regional school districts. The districts served are in small communities with limited resources. These districts are unable to provide the specialized education skills development offered by CBTech programs. As such, WSTSC enables students in these communities to receive educational opportunities otherwise only available to students in larger communities in other parts of the state.

How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, clean buildings performance standards in RCW19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate. For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking

The project has been designed to be fully compliant with RCW 70A.45.050 through energy modeling and MEP design.

Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No.

Is there additional information you would like decision makers to know when evaluating this request?

As discussed, the facility is currently 47 years old, which is far beyond the 30-year requirement.

If the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

In the 2019-2021 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.

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Location

City: Bremerton

County: Kitsap

Legislative District: 006

Project Type

Grants

Grant Recipient Organization: Local School Districts

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	54,060,000				54,060,000
	Total	54,060,000	0	0	0	54,060,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Narrative

No operating budget impact.

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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	40000149	40000149
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