

# 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 5:09PM

Project Number: 40000154

Project Title: New Market Skills Center - Exterior Preservation Project

## Description

Starting Fiscal Year: 2026

Project Class: Grant

Agency Priority: 12

### Project Summary

The Tumwater School District requests \$4,991,000 for the preservation of the exterior envelope of three original 1985 buildings and site elements at the New Market Skills Center. The proposed project will replace the building envelope (roofing, exterior wall finishes, windows, and doors) which is almost 40 years old and is beyond 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 almost 40 years in its original buildings. The district has maintained the buildings, but signs of wear are beginning to show due to their age.

This project is needed to address the overdue needs of the building envelope. 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. Covering the foam with a more durable siding material that acts as a rain screen system will both preserve the foam and its insulating properties, protecting it from further decay. A rain screen 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 a single pane, and some window-door combinations have uninsulated metal panels in the lower part of the sidelight which have begun to rust. 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 to ensure the full envelope is weather tight. In addition, all exterior joints will be re-caulked.

**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.**

The New Market Skills Center has been operating instructional programs in its original buildings for almost 40 years now. This project will keep the buildings warm and dry and extend the life of 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.

This request is a priority because the skills center would not be able to continue offering services to students of eleven school districts in the neighboring school districts if no action is taken. Even if services are not suspended, constant leaks and drafts do not contribute to the most healthy and safe learning environment.

**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**

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included in the request. Please provide detailed cost backup.

The project is planned to start with a short design phase that then leads into the actual construction phase. Also, because the campus will be occupied during construction, the bidding and construction phases will likely last until 2028 with close-out to follow.

**How would the request address the problem or opportunity identified by your proposed project? What would be the result if 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? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.**

The only other alternative is to include this project as part of the full campus modernization. However, the sense of urgency pushes the exterior envelope project to the top of the projects that need to be addressed on an emergency basis.

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

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

**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 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 Superintendent Reykdal's K-12 Education Vision of his goal for Washington's public education system to prepare every student who walks through 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.

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**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?**

NMSC serves students from eleven school districts. If the exterior envelope project is not funded, the high schoolers will continue to learn in unsafe and unhealthy conditions. This not only affects their learning but also sets them up for failure due to their learning environment being so disparate from the actual working environment. Moreover, further deterioration of the exterior envelope may even render the building unsuitable for occupation.

**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. 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 projects will meet Office of Superintendent of Public Instruction's Washington Sustainable Schools Protocol.

**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).**

This project is not eligible for direct pay opportunities.

## Location

City: Tumwater

County: Thurston

Legislative District: 022

## Project Type

Grants

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<br>Code | Account Title           | Estimated<br>Total | Expenditures      |                     | 2025-27 Fiscal Period |                       |
|--------------|-------------------------|--------------------|-------------------|---------------------|-----------------------|-----------------------|
|              |                         |                    | Prior<br>Biennium | Current<br>Biennium | Reappropriations      | New<br>Appropriations |
| 057-1        | State Bldg Constr-State | 4,991,000          |                   |                     |                       | 4,991,000             |

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| Funding                       |  |           |         |         |           |
|-------------------------------|--|-----------|---------|---------|-----------|
| Total                         |  | 4,991,000 | 0       | 0       | 0         |
|                               |  |           |         |         | 4,991,000 |
| Future Fiscal Periods         |  |           |         |         |           |
|                               |  | 2027-29   | 2029-31 | 2031-33 | 2033-35   |
| 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.

## Capital Project Request

2025-27 Biennium

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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 | 40000154          | 40000154                    |
| 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                |