

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 5:11PM

Project Number: 40000156

Project Title: Sno-Isle Tech Skills Center Building 2 Preservation

Description

Starting Fiscal Year: 2026

Project Class: Grant

Agency Priority: 14

Project Summary

The Mukilteo School District is requesting \$1,870,000 for the Sno-Isle Tech Skills Center Building 2 roofing and insulation project. Building 2, constructed in 1977, needs to have its roof replaced because it is beyond the end of its useful life. This project includes replacing the existing roof with a 30-year single-ply roof which will provide greater energy performance and extend the life of the building.

Project Description

Building 2 was constructed in 1977 and the roof is beyond the end of its useful life. Recent building condition surveys ranked the roof as poor, and the deficiencies noted include failing material and leaking.

The instructional programs currently offered in Building 2 include automotive technology, diesel power technology, advanced manufacturing, and welding and metal fabrication. Students in these programs have few alternatives to get this education elsewhere while in high school. The programs utilize expensive equipment that needs to be well maintained to be operational and safe. Roof leaks can cause damage to the equipment and unsafe conditions for students and teachers.

The project entails replacing the existing roof with a single-ply roof which will last 30years, provide additional insulation and greater reflectance to reduce cooling loads in warmer weather.

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.

This project is one of the skills centers highest needs in the recent building condition survey. Request for repairs in the minor works category were considered, but the full replacement of the roof is the most beneficial. The cost of replacing the roof is more than \$1 million dollars, so this project request is most appropriate and is the best long-term solution to assure the best building performance.

The skills center serves over 100 student FTEs from 14 school districts in Snohomish and Island counties. The students in the programs housed in Building 2 do not have an alternative learning environment. Hence, this request for the replacement of the roof is a priority.

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.

The project will be completed within the 2025-27 biennium. Design will begin July 1, 2025, and construction will be complete by June 30, 2027. Ideally, the roofing will occur when school is not in session. Since the building cannot be occupied without a roof, this project cannot be phased.

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

The building condition surveys conducted in March 2022 identified the roof on Building 2 as one of the greatest needs on the Sno-Isle TECH Skills Center campus. The roof has been maintained, and areas of the roof have been repaired over the

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years. However, the roof is beyond the end of its useful life since the building was constructed 48 years ago. If the roof is not replaced, it will continue to develop more leaks and further damage to the other building systems and equipment inside the building. If the roof is not replaced, it will continue to deteriorate and could lead to damage to the building's roof structural components which would result in an unsafe building and not being able to be occupied.

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 project is for the existing 48-year-old leaking and failing roof to be replaced with a new single ply roof to last 30 years. This is the best alternative considering the fact that the project will enable SITSC to continue to serve without adding on to the already established footprint of the skills center.

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

The skills center provides instruction to students from 14 school districts in Snohomish and Island counties. Over 100 student FTEs received instruction in building 2

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 has been identified 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.)

These costs are not applicable to this project.

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?

SITSC serves students from the Snohomish and Island counties. If the roofing project is not funded, it will prevent the students from historically underserved communities from accessing state-of-the-art training that will prepare them for the next step in their lives. The skills center provides experiential learning that cannot be provided at the schools that are part of the consortium. Moreover, the training provided at SITSC sets up the high schoolers for success in life.

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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 design team studied the feasibility of adding solar panels to generate energy for the building. The 1996 structure was not designed for this load, and it is cost-prohibitive to add strength to the structure to support the panels. Other newer buildings on campus, and future buildings, are considered for solar energy, net zero performance and meeting the WA Sustainable Schools Protocol. New roofing insulation will reduce heat loss, and reflective surfaces of the new roofing system will reduce heat loads from the sun.

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: Everett

County: Snohomish

Legislative District: 021

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

This project will not increase the existing footprint of the skills center. However, when applicable, 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	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	1,870,000				1,870,000
	Total	1,870,000	0	0	0	1,870,000

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		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	40000156	40000156
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