



Columbia Basin Technical Skills Center – Phase II

2023–25 Capital Project Request

Project Title: Columbia Basin Technical Skills Center – Phase II

Starting Fiscal Year: July 1, 2023

Project Summary

The Moses Lake School District is requesting \$112,000 in pre-construction funding for the Columbia Basin Technical Skills Center's (CBTech) Phase II growth project. The proposed project will create a 30,268 square foot addition (plus 9,400 square feet of covered outdoor work yard) to provide new classrooms/labs to accommodate new high-demand programs. CBTech provides instructional programs not offered in a comprehensive high school, providing opportunities for participating students. Since opening in May 2014, CBTech has been extremely popular with students, families, and regional businesses, who 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. In 2007, the project scope was reduced to 46,111 square feet and fewer program offerings due to the amount provided by the Legislature. Phase II will fulfill the original vision, but has been updated to reflect anticipated future needs, including growth within existing programs and addition of new programs.

The proposed 30,268 gross square-foot Phase II expansion and future Phase III expansion of 16,750 gross 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 program offerings by students and the expansion will allow the skills center to serve students that currently cannot be accepted due to insufficient space and limited program offerings.

CBTech is located adjacent to Moses Lake High School and Vanguard Academy (option high school currently under construction). CBTech will support 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 industry certification. The proposed expansion is needed to meet the district's goal of providing students with the skills to enter the workforce and meet the needs of our local employers.

The proposed Phase II expansion will add Automotive Technology, Criminal Justice, Digital Arts & Film, Fire Science Safety, Flight Technology, and Robotics & Drone Technology programs to provide additional high-demand skill training not currently available in the service area. The existing offsite Automotive Technology program is extremely popular and there is known demand for expansion of that program, but there is 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 project will provide new space for the program which will fit its current programmatic needs and allow for expansion at a later time.

Currently, CBTech is operating near full capacity. Current program offerings require very specialized spaces and expansion of existing programs or offering new programs is not permissible at this time. Student demand for the programs is high and is projected to continue. The proposed project will provide instructional space for new programs, except the Criminal Justice program which inhabits space that is not adequate. The project will create new space for the Criminal Justice program and its existing space will be re-purposed for expansion of the existing Medical Assistant program.

In addition to this proposed project, the skill center is planning the following minor improvements within the existing facility to be completed in conjunction with the proposed new construction:

1. Add acoustic panels in the existing Culinary, Advanced Manufacturing, Construction Trades, Engineering, and Professional Medical Careers labs;
2. Fix existing shop and toilet room drains that were installed too high;
3. Create security vestibule and upgrade access control features at the building's main entry;
4. Relocate administrative offices to have presence on Commons;
5. Expand existing conference room (reduce staff kitchen);
6. Add/revise casework and other features in the Medical Assistant Classroom/Lab;
7. Add emergency communications button at Professional Medical Careers Lab; and
8. Add satellite serving station for the Culinary Arts program in the Commons, including cabinetry, serving counter, hot cart, and refrigerator.

The project team 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. The team 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.

What will the request produce or construct (i.e., building pre-design or design, construction of additional space, etc.)? When will the project start and be completed?

The request for pre-construction funding will create a 30,268 square-foot addition (plus 9,400 square feet of covered outdoor work yard) to the existing skills center. The pre-construction phase will generate pre-design documentation, and which will occur in July through October 2023. The construction phase (Schematic Design through Construction) will occur in the 2025-27 biennium, with Schematic Design beginning in July 2025 and construction completion and occupancy in July 2027.

CBTech additionally proposes a Phase III project to add 20,833 square feet to continue expansion for additional anticipated interest and enrollment growth with pre-construction planned in the 2027-29 biennium and construction in the 2029-31 biennium.

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

Currently, there is high student interest in programs that CBTech cannot provide due to space constraints. The proposed project will add this needed space to meet student demand. 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 be better equipped for employment in family wage jobs, which will in turn strengthen the regional and state economy. The skills center improves student 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 not allow the skills center to meet its student demand for instruction or needs of local employers for skilled workforce.

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

The project has been proposed in previous biennia, but due to higher priority demands of other skills centers statewide, the project has not been included in earlier budget requests. This proposal differs from past requests because the skills center has made incremental adjustments 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 proposed project will benefit high school students (primarily in grades 11 and 12) of the 11 school districts located in Grant and Adams Counties. It will also benefit regional businesses by providing needed skilled labor.

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?

The CBTech Phase II project's primary funding source is state funds. Local funds contribution is anticipated as follows:

1. Carryover value of unused portion of local match from Phase I contribution (\$415,000);
2. Funds contributed by the cooperative school districts via Council approval to the Maintenance Fund (\$65,000 current balance plus future assessments);
3. School district funds spent for capital planning, design, construction, and capital project management (\$175,000 estimated);
4. Value of Moses Lake School District owned Automotive Technology equipment to be relocated to CBTech (\$150,000); and
5. Identified value of in-kind contributions (\$25,000 estimated).

Potential matching funds from other sources will be investigated during the pre-construction phase.

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 of his goal 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 CBTech Phase II project includes necessary IT-related hardware and software to extend teaching technology to the new spaces. The cost of these amenities is included in the furnishings and equipment portion of the Form C-100 provided with this funding request.

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 does 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 proposed project expansion will be subject to the Washington Sustainable School Protocol (WSSP), which has elements consistent with the state's goals to reduce carbon pollution and improve energy use. The existing CBTech facility utilizes solar energy, and it is likely that system will be expanded as part of Phase II. Some additional sustainable measures likely to be implemented include: shared usage of the facility with outside organizations, use of public transportation, reduced heat-island roof design, reduction of light pollution, regionally appropriate landscape plantings and irrigation efficiency, water use reduction, construction site waste management/recycling, recycled content and regionally/locally made materials, superior energy performance HVAC equipment, enhanced commissioning, daylighting and electric light dimming, low VOC finishes and furnishings, and particle resistance filtration.

Historical Significance

No

Location

900 East Yonezawa Blvd.
98837

Grant County
Moses Lake
Legislative District 13

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. The site is located within the City of Moses Lake Urban Growth Area and subject to the City and Grant County GMA as well as City land use regulations. The site is currently served by adequate City water and sewer, as well as refuse services and private communications services. Public transportation serves the site. Moses Lake School District’s bus facility (an inter-district cooperative) is immediately adjacent and no additional bus routes will be required. The increased CBTech student enrollment caused by the expansion will produce a modest increase in car trips, the effects of which will be investigated during the Pre-Construction phase. Offsite traffic improvements are not anticipated to be required. Fire and police services are not anticipated to be impacted substantially.

Grant Recipient Organization

Moses Lake 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 criterion 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 \$ 112,000 (Phase II – Pre-Construction)
2025-27 \$ 26,409,000 (Phase II – Construction)
2027-29 \$
2029-31 \$
2031-33 \$