SPOKANE COMMUNITY COLLEGE
MAIN BUILDING SOUTH WING RENOVATION PROJECT REQUEST
SPOKANE, WA

PREPARED FOR:

SPOKANE COMMUNITY COLLEGE
COMMUNITY COLLEGES OF SPOKANE
DISTRICT FACILITIES OFFICE
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INTEGRUS PROJECT NO. 21113.04

FEBRUARY 2014

2015-17 Minimum and Overarching Criteria Points

Evaluation Criteria	Scoring Standard		PRR Section
College Response	Affected buildings are at a single site.	Yes / No	1B, 6A, Appendix G
College Response	Project does not include improvements to temporary or portable facilities..	Yes / No	1B, 2A, 7C
College Response	Project is not a gymnasium or recreational facility.	Yes / No	1B, 1C, 7B
College Response	Project is not an exclusive enterprise function such as a bookstore, dormitory or contract food service.	Yes / No	1B, 1C, 2B
College Response	Project is not dependent on another project in the current request.	Yes / No	1B, 7C-7D
College Response	Project meets LEED Silver Standard requirements.	Yes / No	Appendix M
College Response NEW	College has a Greenhouse Gas Emission Reduction plan.	Yes / No	Appendix E
College Response	The facility is state owned or a condominium interest is held (state capital funds cannot be spent on leased space).	Yes / No	3A, Appendix J
College Response	Project is not less than 25,000 gsf or does not exceed 70,000 gsf without WACTC Capital Budget Committee approval.	Yes / No	2A, 2B, Section 8, Appendices B and H
College Response	If project includes renovation or replacement, then affected buildings have been owned by the college for 20 years at the time of the request.	Yes / No	1A, 3A
College Response	If project includes renovation, then the project extends the useful life of the affected building at least 20 years.	Yes / No	1B, 5A
College Response	If project includes renovation, then the cost does not exceed 80% of the current replacement cost.	Yes / No	3B
College Response	*Select one* 1st priority 2nd priority 3rd priority	 5 3 1	3B.1
Ability to enhance state and institution's achievement of goals NEW	*Add up points from each category: (Max 6)* Directly tied to facilities master plan Directly tied to strategic plan Directly tied to institutional goals Includes partnerships with K-12, 4 yrs, business, etc. Project includes at least seven of the best practices identified in Appendix A to reduce greenhouse gas emissions.	 2 2 1 1 1	 3B.1, Appendix K 3B.2, Appendix L 3B.3 3C Appendix E
	Overarching Subtotal (O1)	SEE CONSOLIDATED SCORING SHEET	
	Overarching Weighting (O2)		
	Overarching Weighted Subtotal (O3 = O1 x O2)		
	Overarching Portion of Project (O4)		
	Overarching Points (O5 = O3 x O4)		

2015-17 Renovation Points
(used when project includes renovated space)

Evaluation Criteria	Scoring Standards		PRR Section
Age of the building or portion of building being renovated	Over 50	6	1A, 3A, Appendices J and K
	41 – 50	5	
	36 – 40	4	
	31 – 35	3	
	26 – 30	2	
	20 – 25	1	
	< Less than 20 years	0	
Condition of the building or portion of building being renovated	Greater than 600	1	
	526 - 600	4	3B, 4A
	476 - 525	6	
	451 - 475	4	
	351 - 450	1	
	276 - 350	0	
	0 - 275	-2	
Reasonableness of cost of the renovated portion of the building NEW	Total project cost is less than or equal to the expected cost per square foot for the facility type, escalated to the construction mid-point. See Appendix B.	4	1D, Appendix A
	Project cost is between 100% and 111% of expected cost.	3	
	Project cost is between 111% and 137% of expected cost.	1	
	Project cost is more than 137% of expected cost.	0	

Program related improvements in the renovated portion of the project	*(Assignable Square Feet)*	*Percentage of total*	*x score*	*Total*	
	Classroom, labs	86%	5	10	2B, Appendix H
	Student Services		5		
	Library		5		
	Childcare		4		
	Faculty offices	8%	3		
	Administrative	6%	2		
	Maintenance/Central Stores/Student Center		1		

Significant health, safety, and code issues addressed in the renovation	*Add up points from each category (Max 4)*		4A, Appendix I
	Seismic issues (documentation required)	1	
	Life safety	1	
	ADA access	1	
	Energy code issues	1	
Extension to renovated portion of building's life	31 + years	3	3B
	26 – 30 years	2	
	20-25 years	1	
Fitness for Use of the renovated portion of the project	Adequacy for use	**Up to 3 points**	4B.2

Renovation Subtotal (R1)	
Renovation Weighting (R2)	
Renovation Weighted Subtotal (R3 = R1 x R2)	
Renovation Portion of Project (R4)	
Renovation Points (R5 = R3 x R4)	

2015-17 New Area Points
(used when project has a net increase in area)

Evaluation Criteria	Scoring Standard		PRR Section
Enrollment trends	Over 100 FTE/year	9	
	76 - 99 FTE/year	8	
	50 - 75 FTE/year	7	
	36 - 49 FTE/year	5	
	26 – 35 FTE/year	3	
	0 – 25 FTE/year	1	4C
Efficiency – use of new area	SF / FTE - Community Colleges	< 90 = 3, < 110 = 2, > 110 = 1, > 150 = 0	7A
	- Technical Colleges	< 125 = 3, < 140 = 2, > 140 = 1, > 165 = 0	
Comprehensive project planning for new area	*Add up points from each category: (Max 10)*		
	Space improves program delivery and student support	Up to 4	2C
	Programs and student support space are identified by usage and square footage	Up to 2	2B, Appendix H
	Location of project is identified by site	1	Appendix G
	Special initiatives beyond participation rates	1	2F
	Reasonable cost estimate and building efficiency	1	7F, Appendix A
	Expected building life – 50 years or greater	1	5A
Reasonableness of cost of the new area – efficient utilization of funds (Building being proposed) NEW	*Add up points from each category: (Max 10)*		
	$/Net new FTE	1	Section 8
	Building efficiency (ASF/GSF)	2	7F
	Total project cost is less than or equal to the expected cost per square foot for the facility type, escalated to the construction mid-point. See Appendix B.	7	1D, Appendix A
	Project cost is between 100% and 111% of expected cost.	5	
	Project cost is between 111% and 137% of expected cost.	2	
	Project cost is more than 137% of expected cost.	0	
	New Area Subtotal (N1)		
	New Area Weighting (N2)		
	New Area Weighted Subtotal (N3 = N1 x N2)		
	New Area Portion of Project (N4)		
	New Area Points (N5 = N3 x N4)		

SCC Main Building South Wing Renovation Project Request

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1. Executive Summary

1A. Problem – The south wing of Main was originally constructed in 1958. The building is now 56 years old and in need of renovation. While of sound basic construction, the building presents a number of problems that this proposal addresses:

Inappropriate and Substandard Instructional Spaces – Spaces occupied by instructional programs are not suited to those programs. Over the past 56 years, programs have circulated through spaces not designed for their specific use. ***Classrooms are not appropriately sized or equipped to meet the demands of the College and space is not efficiently laid out to optimize the area within the building's footprint.*** As a result of programs enduring an environment that was not originally designed for their use, classrooms are equipped with substandard infrastructure. ***Many spaces lack appropriate electrical, telecommunications, and audio visual systems to support current instructional delivery modes***. While these systems have been patched to the best of the college's ability, they continue to lack the flexibility and functionality of a holistic system that can only be delivered via a large scale renovation project.

Inflexible Instructional spaces - Current instructional spaces ***lack flexibility*** to adapt to changing program needs of the community and of the instructional programs as they evolve to serve community needs.

Aging Infrastructure – The exterior façade and gravity-based components of the structure are sound. However, construction in 1958 did not address the lateral loading requirements that are seen in today's seismic codes. As a result, seismic modifications should be undertaken at the connection between the roof diaphragm and exterior walls**.** The building envelope is composed of single-pane windows and un-insulated exterior walls. The HVAC system is nearing the end of its life and many spaces do not have adequate supply and return air diffusers to provide sufficient air movement and thermal comfort for occupants. Plumbing systems exhibit corrosion and leakage and do not meet accessibility requirements and clearances. The south wing is not equipped with sprinkler systems, a basic life safety component in instructional spaces. ***The result of this aging infrastructure is that operating costs are too high, placing strain on the College's limited resources.*** Essentially all major systems need renovation and replacement.

Deficient Learning Environment – The College strives to offer students the best possible learning environment, and has been working toward this goal on the Main Building with recent upgrades and renovations; however, ***small scale modifications cannot fully address the extent of the deterioration.*** Primary systems and supply lines still need replacing. Students are currently exposed to temperature fluctuations due to frequent boiler/chiller issues and a lack of adequate air diffusers where needed. This problem is compounded by large areas of un-insulated single-pane windows and non-thermally broken window mullions which put undue stress on the mechanical systems. Lighting levels are below today's standards causing excessive eye strain. Plumbing systems, above ground, are rapidly deteriorating; wasting water and requiring greater maintenance. Many toilet rooms ***are not accessible*** for those with disabilities including inappropriate turning spaces and non-accessible plumbing fixtures. There is also ***evidence of asbestos*** within the building and mitigation should be performed to provide a healthy environment for students to learn.

1B. Proposed Solution – This project will address the specific instructional shortcomings and general building problems by renovating most of the south wing of the existing Main building; and adding new space for classrooms and faculty offices.

Renovation - The renovation encompasses the first and second floors of the south wing of the Main Building, approximately 50,849 s.f., but does not include the existing addition to the South wing that houses the culinary program (the remaining 18,095 sf within the south wing). The floor-to-floor height within the building is appropriate for general classroom, computer lab, and student services use. As the south wing was recently re-roofed (2012), no further work is anticipated to keep the roof watertight. Main corridors, stairways, and elevators will remain; however the underside of the roof will need to be accessed from the second floor to incorporate seismic upgrades and exterior walls accessed to add insulation and replace exterior windows. Both of these processes will necessitate that the College gut the building to gain access to the areas in question. ***This scale of renovation will provide the opportunity to reconfigure spaces, employing flexible strategies as part of the renovation. Maintenance and utilities costs will be reduced with upgraded building systems, insulation and modern glazing.***

The college currently has a limited amount of right-sized classrooms appropriate to meet current classroom utilization trends. Appropriately sized flexible classrooms and adaptable spaces, as recommended by the SBCTC; foster collaboration between departments and informal cross-pollination between students. With shared spaces throughout the building, all programs share a collective ownership. Converting existing square footage into correctly sized and flexible spaces is the most common sense way to address the programmatic needs in this building. Strategies recommended for creating flexible spaces include: locating fixed resources, such as plumbing and venting on the perimeter, providing easily accessible overhead power and data, modular/mobile workstations, portable equipment modules that dock into work stations, and synchronized clocks. Where appropriate, these strategies will be integrated into the renovation of the south wing.

Essential building systems need to be replaced as confirmed by the 2013 Facilities Condition Survey and an engineer's independent building assessment (See section 4.A – Building Issues and Appendix I). These modifications include seismic upgrades to the roof diaphragm, replacing and upgrading HVAC, plumbing, electrical, lighting, telecommunications, and audio visual infrastructure. Bringing the building systems up to current standards will add 35 years to the life of the Main building.

Renovation of the existing south wing will provide flexible, appropriately sized instructional space equipped with modern infrastructure to meet current energy, life safety, accessibility, and seismic codes as well as providing a quality teaching and learning environment for students and teachers. These upgrades are a sound approach to providing a quality learning environment within the realities of today's capital budget restrictions.

Addition - Only one ESL class and no ABE classes are currently housed on the SCC campus. Those classes have traditionally been taught at off campus locations. The goal is to move upper level ABE and ESL courses onto campus to ***improve the success rate of those ABE and ESL students transitioning on to college credit courses***. To accomplish this goal, an addition consisting of classrooms and offices (6,969 s.f.) for the ABE, ESL, and College Prep will be located at the southwest corner of the building. Bringing ESL and ABE together with college level workforce and Arts & Sciences in the same building will foster cross-pollination and

synergy between the programs. Interactive Television (ITV) classrooms will help to better serve the rural education centers outside of Spokane. The addition will have a 50+ year lifespan.

Total gross project square footage is 57,818 square feet.

1C. Programs Addressed – The programs that will benefit from this project represent the broad array of instructional and support programs provided by the college: Avionics/Electronics (80 FTE) is a component of the Air Washington program supporting the aerospace industry in the region; Law & Justice (80 FTE) is highly regarded for the manner in which it supports the regional law enforcement community; Cosmetology (70 FTE), a popular program will be expanding to evening and summer offerings; Applied Education (100 FTE) supports students in the technical education programs; Arts & Sciences (2,350 FTE) preparing students for transfer and supporting career and technical programs makes up about 25% of total college enrollment; some ESL (820 FTE) and ABE & College Prep (1,480 FTE) programs will be housed on campus to improve the success of students transitioning to college level programs.

With the merger of the former Institute for Extended Learning into Spokane Community College, the college has assumed responsibility for teaching all ABE, ESL and College Prep offerings in the CCS district.

1D. Cost Summary – Total project cost is $27,372,030. ***This cost is LESS THAN the expected cost per square foot of the facility type, escalated to the construction mid-point.***

1E. Schedule – The College will complete pre-design by mid-2015. Design will occur in 2016, with April 2017 as the bid date. Construction is scheduled to begin in mid-2017. Occupancy and final closeout shall occur in January 2019.

1F. Funding – The College is requesting State Capital Funds for a 50,849 s.f. partial renovation of the south wing of Building One - Main; as well as a 6,969 s.f. new addition to the building. Total gross project square footage is 57,818 s.f. (Note that the Culinary addition to the south wing, the remaining 18,095 sf, is not part of this project.)

2. Scope and Project Description

2A. Project Description – This hybrid project involves renovation of 50,849 s.f. to improve instructional and support spaces; and an addition of classrooms and faculty offices which comprise 6,969 s.f.

Renovation - The Main building presents particular challenges due to its age and size. The south wing was constructed by the Spokane School district when the institution was known as the Spokane Technical and Vocational School. Built in 1958, the south wing (68,944 s.f.) was constructed of concrete, steel bar joists, and CMU. ***The facility is in dire need of renovation to meet current seismic, life safety, ADA accessibility, and energy code requirements.*** The upgrades to the south wing will provide the college with the opportunity to modify the size, configuration, and infrastructure present within the classrooms to properly reflect the college's evolution and to address the needs of contemporary programs.

Addition - ***The recent merger with the IEL has reinforced the College's need for appropriately sized, flexible classrooms and faculty offices to improve program delivery and student support.*** An addition to the existing south wing will provide the opportunity to accommodate this growth,

as well as providing additional restroom facilities for the building as a whole. During construction, the plumbing infrastructure for the toilet rooms will also provide much needed surge space for the Cosmetology program which will soon begin operating on a year-round basis, and at night.

2B. Space Summary –

Space Type	**Assignable SF**	**% of Total Assignable SF**
Classrooms and Labs	34,544	86%
Student Services	0	0%
Library	0	0%
Childcare	0	0%
Faculty Offices	3,040	8%
Administrative	2,540	6%
Maintenance/Central Stores/Student Center	0	0%
Total Assignable Square Feet		**40,124**
Total Gross Square Feet		**57,818**

2C. Justification of Additional Space – The proposal calls for a 6,969 square feet addition. ***The need for additional space stems from the recent merger of the Institute for Extended Learning (IEL) into Spokane Community College.*** The former IEL offered its programs almost exclusively off campus. The new flexible classrooms and faculty offices will be used primarily for two instructional programs to improve program delivery and student support:

ABE/ESL and college transition programs – With the merger of IEL, SCC has one of the largest and the most successful Basic Skills programs in the CTC system. The program generated the most basic skills student achievement points in the state. Currently, few of these basic skills classes are offered on the SCC campus. Our experience has shown that transition to college is improved with knowledge of college. ***Providing classrooms on campus will accommodate their growth and improve basic skills students' transition to college.*** The CAM model indicates a huge shortage (77%) for Basic Skills labs. This is before the merger with IEL, which will bring thousands of basic skills FTE into SCC.

Interactive TV classrooms - With the IEL merger, SCC assumes responsibility for a five county, 10,000 square mile, service area in which are located five remote Education Centers (Colville, Republic, Newport, Ione, and Inchelium). These centers were formerly affiliated with Spokane Falls Community College. The five centers are all located outside of Spokane County, far from the SCC campus. All sites provide college-level transfer and workforce programs in their respective communities. To deliver programs efficiently, the IEL used Interactive Television (ITV) extensively. This technology enables students from multiple locations to attend a single class with a single instructor. As a result of the merger the Pullman Center went to SFCC, eliminating one third of the rural network's enrollment. ***To retain the efficiencies of the former IEL network and to keep the remaining centers financially viable, SCC will need to become both a sender and receiver of instructional content over the ITV network.*** This project will enable SCC to create and equip interactive classrooms in the addition. This will not only maintain the current ITV system but provide the opportunity to bring more variety in academic

and workforce offerings to these rural communities; addressing an underserved economic need in Northeast Washington.

2D. FTE's – CAM data indicates the college suffers a space deficit of 11,265 s.f. in ABE/ESL labs. This number was taken from the CAM model computed before the SCC/IEL merger. Assimilated programs from IEL significantly increase the space deficit. More campus-based ITV FTE, together with ABE/ESL, suggests ***this project can accommodate about 110 additional FTE students.***

2E. Tables of Existing Buildings – Built in 1958, the 68,944 s.f. south wing of Main was constructed of concrete, steel bar joists, and CMU. Note that this project renovates only 50,849 s.f.. The Culinary addition (remaining 18,095 s.f.) is not a part of this project.

2F. Special Initiatives Beyond Participation Rates – In addition to the basic skills and rural delivery initiatives mentioned above, the greater Spokane community has two Skill Centers serving K-12 students. The nearest center provides cosmetology instruction to students under contract with private cosmetology schools. The college and the Skills Center are currently in discussions for the college to assume teaching responsibilities for Skill Center students. This partnership will enable Skill Center students to have a more seamless transition from high school to college. The Building One Renovation/Addition project will support those efforts by providing quality learning environments within a more visible and welcoming public interface.

3. Prior Planning

3A. History – The south wing of Main was constructed by the Spokane School district in 1958, providing the facility infrastructure for what was to become Spokane Community College in 1963. Most of the other campus buildings were constructed between 1972 and 1976. Over the course of the last 56 years the Main building has undergone two major additions, adding an east wing in 1963 and the Business and Industrial addition in 1992. Additionally, square footage was added to the south wing to enhance space for the culinary program; these additions are not part of this project.

The south wing has housed a wide variety of vocational, academic and support programs over its lifetime. Programs have moved into and out of the spaces, dependent on the job training needs of the community and the availability of space on campus. The west wing of the building was replaced in 2011 with the Stannard Technical Education Building. Upon completion of that replacement, the west wing was demolished in 2012. At the time, the master plan called for the replacement and demolition of the south wing as the next logical step.

The college proposed a replacement for the south wing in the 2009-11 request. The proposal would have replaced the wing with a 75,000 s.f. new building at a cost of $43.4 million. The proposal was unsuccessful. With 34 colleges competing for increasingly limited resources, replacement is no longer a viable option for the Main Building. Instead, the college is proposing a hybrid approach comprised of a 50,849 s.f. renovation of the south wing and a 6,969 s.f. addition of classrooms and offices.

3B. Planning – Why renovate instead of replace? The south wing has an FCS score of 560, which would justify replacement. The college has determined that a renovation with a small

addition is a cost-effective alternative to the more expensive replacement option previously proposed.

Previous Proposal was Unsuccessful - As stated, the college's replacement proposal was unsuccessful in 2009-11. Given the heightened competition, it is unlikely to ever succeed. This alternative will accomplish the same purpose at a lower cost.

Building is Sound - The building has performed adequately over its 56 years of life. However, seismic, life safety, and ADA upgrades would provide a much safer and more accessible environment for staff and students**.** Mechanical, electrical and plumbing systems all need replacement; mechanical systems, especially so, with unreliable boilers and chillers. All these items are accomplished within the realm of renovation. The most obvious reason to keep the building is its reliable reputation as a workhorse. Main was the first building on campus, and was built to last. Several renovations and additions have taken place, and the building is in sound overall condition. It makes the most sense to save demolition and construction dollars when upgrades can add 35 years to the life of the building; as is the case with the south wing of Main.

College Investments of Public Funds - Since the failed replacement proposal in 2009-11 the college has invested significant dollars and effort into the Main wings: All wings of the building were re-roofed in 2012-13; HVAC controls were updated in 2013. The Culinary demonstration kitchen, of 2,102 s.f.; a major instructional space in an addition to the south wing, was remodeled in 2009 (Culinary is not a part of this proposal). The space now meets the teaching needs of this program very well and there is no need for alteration. As a result of these investments, the FCS score of the south wing has improved consistently: 2009, 604; 2011, 584; 2013, 560. ***However, small, isolated renovations cannot effectively address the instructional, seismic, life safety, accessibility, and energy efficiency upgrades needed to keep the building for another 35 years.***

Too Big to Replace - The entire south wing alone is 68,944 square feet, which is close to the WACTC project size limit of 70,000 square feet. This limit makes it impossible to include any reasonable growth within the project. Considering the aforementioned space deficit, the college cannot afford to downsize in future developments. Additionally, the budget estimate for the south wing replacement proposal in 2009-11 was $43.4 million. By contrast, this moderate hybrid approach has a budget of only $27,372,030 and will add 6,969 s.f. of new space to the campus. The college will continue to address shortcomings in the other parts of the building with state minor capital and local capital funds.

Program Spaces – The Main Building is an appropriate location on the SCC Campus for the programs housed within the south wing. The building's size allows for consolidation of a wide variety of programs within its footprint. It would be impossible to provide space, in a replacement project, for all these programs; and some would need to be displaced to other locations on campus.

3B.1. Facilities Master Plan – The SCC facilities master plan, updated in fall 2013 sets forth the college's long term vision. A significant concern of the college is the planned DOT north/south corridor, a freeway that will run through the western edge of the campus. The freeway will eliminate four campus buildings and considerable parking; as well as reduce access points currently located on the west edge of campus.

The master plan also identifies and prioritizes planned major capital improvements. Chief among those is addressing the older buildings on campus. The two oldest wings of the Main building were built before 1963 when the campus became a community college. Renovation of Main, modernizing, upgrading and updating the building, is the ***#1 priority of the college facilities master plan.*** (See Appendix K)

3B.2. Strategic Plan - This proposal supports at least three of CCS strategic planning initiatives:

Sustainability – ***Provide facilities and environments conducive to learning with minimal ecological impact. A superior learning environment is a prominent objective of the strategic plan.*** This proposal directly addresses that goal. Student comfort plays a major role in the ability to process and retain information in the educational setting. Recommended upgrades address air flow and temperature, lighting levels, ***energy efficiency, life safety, and accessibility***. These improvements will also reduce the ecological impact of the building by creating a more energy efficient envelope and utilizing a modern approach to HVAC systems.

Innovation – ***Ensure programs and services are relevant, diverse, high-quality and timely. Instructional programs continuously evolve, and the spaces need to change with them.*** The implementation of the ideas in this proposal will provide an opportunity for the college to support program innovation by creating spaces with maximum flexibility. Right-sized classrooms are a major concern for the college. Current classroom sizes are small by today's standards, and not reconfigurable for contemporary teaching methods. ***Flexible, or general use, classrooms are desired; to expand the cross-section of programs utilizing the space.***

Student Success – ***Improve student success rates as they transition between educational levels and careers. A superior teaching and learning environment will contribute to this goal.*** The college desires adequate infrastructure for current needs, while accounting for future expansion and reconfiguration. Modern classrooms with appropriate light levels, increased data services, and power will encourage enhanced teaching strategies and technologies not otherwise possible in this vintage space. Equally important to the learning spaces is the environment for student support services and college transition programs. ***The presence of Basic Skills classes within the addition to this project promotes and encourages college transition via the broad range of programs and services within the building and their proximity to each other.*** (See Appendix L)

3B.3. College Goals – This proposal directly supports three of the five college goals:

Increase student achievement - The project will improve student support via a modern, flexible learning environment and an energy efficient building envelope. ***The addition of ABE and ESL into the building will aid in student achievement; familiarizing them with the college experience.***

Close the budget gap - Coming out of the great recession, and its associated budget cuts; the college found its budget not quite in balance, relying too heavily on budget reserves. The college adopted a 3 year strategy to bring expenditures in line with revenues. Improvements in the building will lead to decreased operating costs. ***Plant expenditures will be reduced, helping the college to attain its goal of a balanced operating budget***.

Unify SCC and IEL - SCC and the IEL were merged in July, 2013. One of the most significant results of the merger is that ABE/ESL is now a responsibility of SCC. Almost all of the ABE/ESL instruction takes place off campus. Only one ESL class and one ABE class are

currently offered on the SCC campus. The transition of our on campus students to college level classes is good. We want to offer the opportunity to more students. ***This project, with the addition of classrooms and offices, will integrate these programs with the SCC campus***.

3C. SBCTC System Direction -

Economic Demand: Strengthen state and local economies by meeting the demands for a well educated and skilled workforce. SCC is a leader in supporting our regional and local economies; students are able to earn certificates of completion and Associates of Science degrees in over 100 professional and technical areas. According to the SBCTC 2012-13 Annual Report, the college workforce FTE is 56% of total; the highest among community colleges in the state. After adjusted for the IEL merger the percent is 43% workforce, still among the top three community colleges in the system. ***Classes taught in the building directly, and indirectly support workforce training, which in turn supports the local economy.*** This proposal will enhance the college's ability to support the workforce.

Student Success: Achieve increased educational attainment for all residents across the state. Student success (achievement) is central in all things that guide college decision-making: the CCS strategic plan, and the SCC college goals. Additionally, Student Success in one of four college Core Themes supporting the mission and accreditation. ***Better facilities will support instruction by providing an environment conducive to program delivery and learning***. Thermal comfort, adequate lighting, and the presence of adequate telecommunications and audio visual infrastructure within classrooms dramatically change how students interact with faculty and each other.

Innovation: Use technology, collaboration and innovation to meet the demands of the economy and improve student success. Innovation is supported by technology. College facilities built in 1958 do not have the technology or flexibility needed to support innovative instructional programs. ***This project will allow the college to upgrade the building's instructional technology infrastructure. The renovation will also be designed for flexibility, enabling the spaces to be adapted in the future as innovation brings change in instructional programs space needs.***

4. Needs Analysis

4A. Building Issues – In 2014 an independent study was undertaken to document the ***seismic, life safety, accessibility, and energy efficiency deficiencies within the south wing of Main*** (See appendix I). The wing is constructed of durable materials, concrete and CMU; however, while the overall structure is in good shape, the building does not meet current seismic requirements at the connection between the roof diaphragm and the exterior walls. Exterior walls are also largely un-insulated and contain single-pane, non-thermally broken windows. When combined with aging HVAC and plumbing infrastructure, the Main Building has become a draw on precious maintenance and operations resources within the College. Life safety systems within the south wing do not include the presence of fire sprinklers, a basic component of most educational building systems, and access to rooms is often through intervening spaces; a result of spaces occupying areas that were not originally designed for the current use. Toilet rooms are not equipped with appropriately sized access at doors, turning radii, or accessible fixtures.

The 2013 Facility Condition Survey (FCS) also points out several items of concern regarding the south wing. With a ***score of 560***, the FCS recommends the south wing undergo replacement or renovation. This proposal to renovate the south wing addresses those FCS issues, underlined below, as well as the seismic, life safety, accessibility, and energy efficiency deficiencies noted in the independent study mentioned above. The project will sustainably extend the life of the building for an additional 35 years, improve the learning environment, and provide improvements that will conserve college resources.

Many interior finishes such as vinyl tile, probably containing asbestos, and suspended ceilings are older and deteriorated. Asbestos mitigation will be factored into the cost estimate for this proposal. Mitigation would be necessary, even if the building were demolished. Sustainable finishes with low lifetime cost will replace those materials that cannot be reused.

There are still original steel window frames, with single glazing from the 1950s, which are badly deteriorated. The double-glazed windows that do exist are also older and are no longer energy efficient. The window systems, and the under-insulated walls they penetrate, influence several factors within the building; including occupant comfort, operating costs, and maintenance. A large percentage of the exterior envelope consists of windows. Upgrading all the exterior windows throughout the building will reduce costs, at the outset, by reducing the load on heating and cooling systems. Insulating the exterior walls will also help to bring the envelope up to today's standards and reduce demands on heating and cooling equipment.

The main electrical service is at capacity, and is not able to handle load increases for program needs or replacement/upgrading of physical plant equipment. This project will provide new energy efficient transformers, distribution/branch panels, a generator and transfer switches.

Additional circuits and distribution are also needed throughout the south wing; many of the distribution panels are older with replacement parts increasingly difficult to obtain. It is recommended to provide new energy efficient transformers for any part of the distribution system being affected by the remodel. This will save energy and decrease the electrical operating costs for the campus.

Lighting throughout most of these areas is old and inefficient, with light levels that are not anywhere near current standards. The building is equipped with fluorescent T8 fixtures that are controlled by local line-voltage switches. Classrooms have multiple rows of lights with one switch for each row resulting in large banks of switches. Occupancy sensors are located in some of the classrooms, but not all. The building also does not have daylight controls as required by the current Washington State Energy Code. As part of this project, T5 or LED fixtures would be installed to provide more efficient light output. New fixtures will be specified with dimming capability to interface with daylight sensors and automatically dim the zones adjacent to glazing, per code. Daylighting controls will be provided in every room with glazing to automatically dim the fixtures. Occupancy sensors would be installed to turn all of the lights off during unoccupied times. Low-voltage lighting control systems will reduce large banks of switches. All these features reduce energy usage and, therefore, cost to the college.

The HVAC system throughout the wing is a mix of older and newer components of various ages, many of which are deteriorating and no longer cost-effective to repair. In addition, many of the components do not work together very effectively, having been strung together over the years as programs were added and modified. Most of these components are also high maintenance items

due to their age. Specific items that need to be replaced with a major renovation of the south wing: Air distribution equipment including fans, coils, ductwork and terminal units. Equipment that needs to be replaced in the chilled water system: Two 255 ton water cooled chillers, chilled/condenser water pumps, cooling tower, distribution piping in the chiller room and area of renovation. Items that need to be replaced in the heating water system: Three 3753 Mbh boilers, two hot water pumps, and distribution piping within the area of renovation and the boiler room.

Plumbing fixtures are mostly older and are high maintenance. The piping has restriction problems and is likely slowly blocking due to build-up of minerals in the pipes over time. It is recommended that the fixtures be replaced in the south renovation due to age, condition, ADA compliance, and Uniform Plumbing Code flow rate compliance. The distribution water piping should also be replaced in the renovated area to extend the life of the building, improve the water quality, and eliminate the potential damage from pipe leakage. There are no visible signs of damage or wear to the waste lines, but lines should be visually inspected for any blockage or breaks in the lines with a video scope.

Space utilization, especially for the Cosmetology and Culinary Arts programs, is very inefficient as the spaces are very difficult to adapt. Hallways are relatively narrow and dark; and the restrooms are small, contain outdated fixtures, and are not really fully ADA accessible. The overall appearance of the spaces is very dated and the feeling is very cold. Renovation proposed in this document includes the Cosmetology spaces. This program enjoys regular interaction with the public. A renovation will allow the college to reassess the program's location; and improve its impression to the public through layout and materials as well as making the areas fully accessible to the general public.

There is also an unmet need for larger classrooms, seminar rooms, and offices for faculty and staff. The renovation and addition proposed in this document addresses all of these space and their infrastructure needs.

The wing is not designed to properly support contemporary vocational education and is too small. The college and those who performed the assessment of the building disagree with this statement. With the minimally demanding space types the college needs, the floor-to-floor height provided in the Main Building is adequate. Spaces need renovating to attain flexible, right-sized classrooms; and to upgrade technology and other building systems. Adequate space is present, and with the proper configuration, will extend the life of the building for another 35 years. The College considers renovation the best use of funding to meet its needs.

Adding on to the building would only add to the bulk of one massive building. Many building systems in the [three] major wings of the Main complex have become so intertwined that it is difficult to affect system/component repairs on only a single wing. The size of the building is not the issue. Of real concern is the age and respective maintenance cost of current building systems. With a sensitive renovation and replacement of key items, the building's systems can be updated to handle any future demands.

Some consideration has been given to pursuing a major renovation of this wing. However, upon further analysis, it was determined that a better strategy would be to pursue a separate replacement building for these vocational programs and then demolish this wing. Several projects have taken place to better the FCS score of the building, including reroofing the remaining wings. Much effort and local funds have been invested in this building. Furthermore,

any spaces currently housed in the portion of the building recommended for demolition would be displaced throughout campus. This would counteract any benefits the programs currently enjoy through existing adjacencies within this building.
The structure itself lacks compliance with current seismic codes, and retrofitting would be very costly. The cost of seismic upgrades is not cost prohibitive to the project considering that the building will be used for another 35+ years. The college expects to essentially gut the south wing, thus any seismic upgrades performed will not be disruptive to programs.

Fire alarm panel fuses burn out during every monthly test of the system; main circuit board is failing; panel parts no longer supported by the manufacturer. The independent study agrees with the SBCTC that the system should be replaced.

It is anticipated that upon funding, this project would conduct a Life Cycle Cost Analysis study to project initial and on-going costs of ownership over a building's useful life and to provide comparable information for decision makers to consider when choosing amongst facility alternatives.

4B. Impacts of the building on instruction and students - Multiple program modifications throughout the years have rendered the spaces ill-suited to contemporary teaching and learning. Air flow and temperature is not consistent, or reliable, due to an under-insulated building envelope; and an HVAC system which has aged past its service life. Part of the inefficiency of the system is due to the lack of temperature controls in every space. In some cases, the HVAC system was not changed to reflect the reconfiguration of spaces in the building. Current instructional delivery modes require infrastructure flexibility. Lighting levels are below current standards, causing eye strain. Access to ADA compliant elements is also prohibitive and unclear. The building should encourage learning and development. ***In its present state, the building currently acts as a hindrance to the purpose of a learning institution.***

4B.2 Fitness for Use – Floor-to-floor heights present within the existing structure are adequate for the general classroom usage proposed in this report. Compared to the demanding infrastructural necessities of scientific lab spaces, the proposed classroom and office spaces require limited specialized requirements. Renovation of the existing south wing will allow classrooms and offices to be appropriately located and sized, within the existing footprint, to address current classroom needs at the college. The south wing provides the malleable resource needed by the college to solve these space needs.

4C. Enrollment growth – The SBCTC CAM enrollment tables should be adjusted to reflect the merger of the IEL into SCC. With these adjustments the CAM average total FTE growth is 17 FTEs per year (or 170 over a 10 year period) rather than the 12 FTE per year listed in the tables. ***Post-merger we estimate the CAM type 1 FTE growth to be 106 FTE over the 10 year period (or 11 per year).*** With the merger of the IEL, the college has gone from 6,200 FTE (56% workforce; 44% academic) to 9,200 FTE (42% workforce; 35% academic; 23% basic skills). The merger has a much greater impact on the college than mere FTE. SCC is now responsible for ABE/ESL and college preparation. The vast majority of IEL programs were offered at off campus centers in Spokane. With the exception of one center, the others were moved to SCC. The college intends to shift more upper level ABE/ESL instruction and college prep classes to the main campus. Moving these students on to the main campus, interacting with college-level programs and support services, will improve their success rates when they do transition to

college level programs. The ITV component that serves five rural communities, mentioned above, will also create classroom demands. ***Changes in ABE/ESL and interactive television offerings will increase the demand for classroom space by about 110 FTE.***

4D. Program Mix Changes – The mix of programs at SCC has changed dramatically after the merger with IEL. See above - The pre-merger program mix of the college was primarily vocational, followed by academic offerings for transfer students; and to support workforce programs. The program mix of the post-merger 9,200 FTE: 42% workforce; 35% academic; 23% basic skills (SCC teaches all basic skills classes in the Spokane district.).

4E. Space Relationships - The spaces subject to this renovation/addition will serve workforce, academic, and ABE/ESL. As a result of past actions, the space is a jumble of academic and workforce classrooms and labs. This occurred as space became available and the most deserving programs/classes were moved into available space. Unclear wayfinding from class to class is a side effect of this method. ***Thoughtful adjacencies to similar areas of study will improve wayfinding and foster cross-pollination between programs. This project provides the opportunity to reorganize and consolidate these spaces.***

4F. Accreditation is largely based on mission fulfillment, and mission fulfillment is based on successful implementation of college core themes. SCC core themes include Workforce Education, Academic Transfer, Student Success and Community Involvement. This project directly supports the college's first three core themes. Programs serving workforce, transfer and basic skills students will all be enhanced by this project. College accreditation was renewed by the Northwest Commission on Colleges and Universities in January 2014. In the review and final letter, there were no concerns or recommendations regarding college facilities.

4F. Alternatives considered

Replacement: Replacing the entire south wing of the building was considered and proposed in 2009-11 request, but was not successful. Given the heightened competition for capital funds, a project of this scale is unlikely to ever be successful as a replacement.

Incremental changes: Incremental improvements have been made over the last ten years: New roof, new HVAC controls, and remodel of Cosmetology and Culinary instructional spaces. These improvements are reflected in the improving facility condition score: 2009, 604; 2011, 584; 2013, 560. However, ***small, incremental changes cannot adequately address the seismic, life safety, and energy efficiency deficiencies present within the structure due to the building's overall size and age.*** Small-scale, incremental changes are not a practical approach to keeping pace with the aging infrastructure of a building this size. As such, this approach continues to add to the overall maintenance backlog present on the campus and is not a long-term sustainable approach for the college.

Do Nothing: The college already has a sizable space deficit; which is larger, with the absorption of the IEL programs. These programs do not have space on campus and will not function well if split up between several buildings. Wayfinding will be difficult for students not familiar with the college environment. Cross-pollination between IEL and other college classes will be lost, as well. Right-sized, and flexible, classrooms are also essential for the college to offer the quality education needed in order to be successful in today's workforce. ***If nothing is done, the building will continue to deteriorate; further exacerbating the student and instructor comfort, safety, and usability of the facility. Lastly, aging systems will need increasing maintenance, due to more frequent failures. It is critical that this project be approved, now.***

5. Issues Analysis

5A. Facility Life - The ***assumed life of the south wing renovation of the Main Building is* 35 *years*. *The assumed life of the new addition is 50+ years.*** The project will be constructed to meet or exceed State energy utilization and conservation guidelines including building construction materials, mechanical/plumbing systems, ventilation, and the electrical system.

5B. Sustainability - The project will be designed to obtain the required LEED Silver Certification. See Appendix M for an analysis of the anticipated LEED credits associated with the proposal.

5C. Deferred Maintenance – See Appendix J for excerpts from the 2013 Facility Condition Survey which provides a detailed outline of the deferred maintenance present within the south wing of the Main Building. Section 4A, "Building Issues," provides details as to how this proposal addresses specific deferred maintenance items.

6. Site Feasibility

6A. Site – For this renovation and addition, there are no known acquisition or neighborhood issues associated with the site. Zoning requirements will be consulted during the pre-design and design phases of the project. Given past experience with campus development, we do not anticipate any unusual restrictions or covenants. Based on the age in which the building was constructed, and the presence of asbestos in the former west wing, it is assumed that asbestos is present in the building. Mitigation costs should be factored into the cost estimate for this project. The college does not foresee any issues in obtaining building or occupancy permits.

6B. Parking – Parking allowance for the campus is currently adequate, per the City of Spokane; and able to accommodate the required parking for the addition.

6C. Electrical – Provide new energy efficient transformers; distribution and branch panels; and generator and transfer switches, for any part of the system being affected by the remodel and addition.

6D. Department of Archeology and Historic Preservation Review - Once Pre-Design has commenced, the college will follow the guidelines of the Washington State Department of Archaeology and Historic Preservation to review the potential for historic significance on the Main Building. A DAHP Historic Property Inventory (HPI) database report will be completed for the Main Building prior to renovation. The report will be completed by a cultural resource professional meeting National Park Service Professional Qualifications.

As renovation and new construction involve ground disturbance, an Inadvertent Discovery Plan (IDP) will be completed in the event that archaeological resources are discovered during ground disturbing activities. We will contact the Spokane Tribe's Tribal Historical Preservation Officer (THPO) for any comment or recommendations regarding the IDP and/or the project.

7. Space Utilization

7A. Capacity and Utilization - SCC is a large college with a large workforce training component. Total on and off campus space, leased and owned, (adjusted for the merger) is approximately 1,051,528 square feet, the largest in the CTC system. ***However, with 9,239 FTE***

students (2012-13 adjusted) the college is right at the system average of 129 s.f. / FTE. SCC is an efficient user of space considering its program mix. SCC generates more workforce FTE (3,851 adjusted for merger) than any other community college by a considerable margin. The next closest community college is 2,216 FTE at Clark College. Due to the shortcomings of the CAM there is no accurate way to consider the impact of these workforce programs on efficient space use. However, it is safe to assume that this large number and proportion of vocational training programs would place the college above the system average in efficiency measurements. So while statistically "average" when considering all FTE, if program mix is considered, the college is more efficient than the system average SQ. FT. /FTE.

As mentioned earlier the college does have a significant CAM gap in Basic skills labs: 11,265 s.f. More space is needed for Cosmetology, as the program will increase offerings, expanding from three-quarters, to year-round and evening in the near future. Currently, there is limited space for the newly-acquired ABE program. The new addition will house this program, and bring the ESL program from Main.

7B. New Programs/Changing Mix - The programs that will benefit from this project represent the broad array of instructional and support programs provided by the college: Avionics/Electronics (80 FTE) is a component of the Air Washington program supporting the aerospace industry in the region; Law & Justice (80 FTE) is highly regarded for the manner in which it supports the regional law enforcement community; Applied Education (100 FTE) supports students in the technical education programs; Arts & Sciences (2,350 FTE) preparing students for transfer and supporting career and technical programs makes up about 25% of total college enrollment; ESL (820 FTE) and ABE & College Prep (1,480 FTE) programs will be housed on campus to improve the success of students transitioning to college level programs. With the merger of the former Institute for Extended Learning into Spokane Community College, the college has assumed responsibility for teaching all ABE, ESL and College Prep offerings in the CCS district.

7C. New Space/What Happens to Existing Space

New space - New space will be created to accommodate upper level ABE and ESL courses to improve the success rate of those students transitioning on to college credit courses. These classes have traditionally been taught at off campus locations. Only one ESL class and no ABE classes are currently housed on the SCC campus. Students will benefit from the on-campus location simply by exposure to the college life. Proximity to college prep programs is also beneficial for cross-pollination throughout related courses of study.

Existing space - Areas on the first and second floors of the south wing will be demolished and reconfigured into flexible, right-sized spaces.

7D. Need and Availability of Surge Space – The new addition will temporarily accommodate the Cosmetology program spaces until the renovation of the south wing is complete. Future toilet room infrastructure will be utilized for the utility needs of the program during the renovation. Redevelopment in other areas of the college will provide surge space, as well.

7E. Flexibility and Adaptability of Proposed Space - This project supports the creation of flexible and adaptable spaces by clustering space to encourage shared facility usage and encouraging collaboration amongst programs. Classrooms will be designed to serve multiple uses and, where possible, services will be placed around the perimeter to promote flexibility.

Informal gathering spaces will be included to encourage collaboration and cross-pollination of students and faculty wherever possible.

7F. Building Efficiency - The ***new building will be designed to an assumed* 65% *efficiency ratio*** (assignable square feet/ gross square feet). This ratio reflects the accommodation of egress circulation, toilet rooms, and mechanical space. ***Renovation of existing spaces will be at 70% efficiency as the placement of the existing primary corridors will not be modified. The total combined efficiency for the project will be 69%.*** See Section 8 for Project cost, and estimated $/SF as comparable with similar community and technical college projects in Washington State.

8. Capital Cost Development

Project cost – Total project cost is $27,372,030, escalated to the midpoint of construction. ***In today's dollars, this project costs $255 per gross square foot*** which is comparable to the following community and technical colleges:

Comparable community and technical college projects in Washington State

College	Building Use Type	$ MACC per GSF	$ Project per GSF
Seattle Central	Edison North Renovation	$173	$263
Pierce College	Cascade Renovation Ph 1	$157	$327
Pierce College	Cascade Renovation Ph 2	$148	$283

When taking into account the 110 new FTEs anticipated by the project, the $/Net New FTE is $248,836/New FTE.

Anticipated funding sources – The College is requesting State Capital Funds for a partial renovation of the south wing of Building One, Main, approximately 50,849 s.f. This proposal also includes a 6,969 s.f. new addition to the building for a total project size of 57,818 gross square feet. (Note that the Culinary addition, which comprises the remaining 18,095 s.f. of the south wing is not a part of this request.)

9. Operating Budget Impacts

Maintenance and operations costs are estimated by the State Board for Community and Technical Colleges at $7.56 per square foot. This cost includes, but is not limited to, janitorial, utility, technology, capital, grounds, security, and administration costs.

10. Schedule

Major project milestones -

Activity	Start Date	Completion Date
Pre-Design	January 2015	June 2015
Design	January 2016	February 2017
Bid	April 2017	May 2017
Construction (Notice to Proceed)	July 2017	
50% Construction Completion		April 2018
Substantial Completion		December 2018
Occupancy		January 2019
Final Contract Closeout		January 2019

11. Implementation

Timing of the budget request - SCC has identified the Building One Renovation/Addition as its ***FIRST and only priority project for the 2015-2017 capital budget request***.

Anticipated method of construction - This project will be a Design-Bid-Build construction.

Contact information:
Dennis E. Dunham (dennis.dunham@ccs.spokane.edu)
District Director of Facilities

APPENDIX A
COST ESTIMATE SUMMARY SHEET & ESTIMATING DOCUMENTS

Agency	State Board for Community and Technical Colleges
College	Spokane Community College
Project Name	Renovation/Addition South Wing Main Building (Bldg 1)
Project Number	SCC - 01R

Contact Information	
Analysis Date	2/26/2014
Analysis By	Roen Associates, Integrus Architecture
Contact Phone Number	(509) 838-8688, (509) 838-8681

Statistics	Renovation	Addition	Total
Gross Square Feet	50,849	6,969	57,818
Net Square Feet	35,594	4,530	40,124
Efficiency			69%
Escalated MACC Cost per Sq.Ft.	324	344	293
Building Type	General Classroom	General Clasroom	
Is project a remodel?	Yes		
A/E Fee Class	Schedule A & B	Schedule B	
A/E Fee Percentage	9.82%	8.58%	

Schedule	Start Date	End Date
Predesign (mm-yyyy)	Jan-2015	Jun-2015
Design (mm-yyyy)	Jan-2016	Feb-2017
Construction (mm-yyyy)	Apr-2017	Dec-2018
Construction Duration (months)	18	

Cost Summary	
Project Phase	**Escalated Cost**
Project Total	$27,372,030
Consultant Services	$4,602,842
Pre-Schematic Design Services	$75,000
A/E Basic Design Services	$1,869,000
A/E Extra Services/Reimbursables	$959,000
Other Services	$1,449,842
Design Services Contingency	$250,000
Construction	$20,243,968
MACC - Primary	$14,531,515
MACC - Secondary	$2,399,126
GC/CM Risk Contingency	
GC/CM or Design Build	
Contingencies	$1,693,064
Sales Tax	$1,620,262
Other	$2,525,220
Acquisition	
Equipment	$2,000,000
Equipment Tax	$174,000
Artwork	$101,220
Agency Project Administration	
Other	$250,000

APPENDIX B
PROJECT PARAMETERS FORM

Project Parameters

Type of Space	Square Footage	Percent
Renovation of Existing	50,849	**88%**
New Space	6,969	**12%**
Demolished Area	N/A	**N/A**
Total Affected Area	**57,818 GSF**	**100%**
Net Area Change = New – Demo *(see Note 1)*	6.969	**12%**
Overarching	(O4) = 1.0	

Costs	Dollars	Percent
Acquisition	0	**0%**
Consultant Services	4,602,842	**17%**
Construction Contracts	20,243,968	**74%**
Equipment	2,174,000	**8%**
Artwork	101,220	**0%**
Other Costs	250,000	**1%**
Project Management	0	**0%**
Total Project Cost (C1)	**$27,372,030**	**100%**

Funding	Dollars	Percent
State Appropriation	$27,372,030	**100%**
Financed – backed by State Appropriation	N/A	**N/A**
Local Funds – Cash (see list of qualifying funds)	$0	**0%**
Financed – backed by Local Funds	$0	**0%**
Total Project Funding	**$27,372,030**	**100%**
Matching	$0	0%
Variance = Cost - Funding	0	

Project Weighting	Equivalent Area	Percent
Matching	N/A	N/A
Renovation	50,849 GSF	88%
Replacement	N/A	N/A
New *(see Note 1)*	6,969 GSF	12%
Total	**57,818**	**100%**

Note 1: If more area is being demolished than built, then enter zero for this parameter.

APPENDIX C
ENROLLMENT CALCULATIONS

Enrollment Calculations

Use for projects with New area.

Enrollment projections based on current participation rates are available here – http://sbctc.edu/college/finance/SBCTC2015-1710-yearEnrollmentProjections10Dec12.pdf

Building GSF are available here - http://www.ofm.wa.gov/budget/facilities/documents/FacilitiesInventorySystem2013FinalReport.xlsx

Enrollment Trend	**Variable or Formula**	**Value**
Fall 2012 Type 1 FTE	FTE_{2012}	3784
Fall 2022 Type 1 FTE	FTE_{2022}	3890
Projected 10 year change in Type 1 FTE	$FTE_{2022} – FTE_{2012}$	106
FTE/Year for New area Enrollment Increase criteria	**FTE/Year = $(FTE_{2022} – FTE_{2012})/10$**	11

Area Efficiency – new area	**Variable or Formula**	**Value**
This Project net New GSF	S5	6,969
This Project net New Type 1 FTE	$FTE_{project}$	110
Project GSF/FTE for New area Efficiency criteria	S5 / $FTE_{project}$	64

Cost Efficiency	**Variable or Formula**	**Value**
Project Cost	C1	27,372,030
Projected 10 year change in Type 1 FTE	$FTE_{2022} – FTE_{2012}$	106
$/ Net new FTE	**C1 / $(FTE_{2022} – FTE_{2012})$**	258,227

Building Efficiency	**Variable or Formula**	**Value**
Project Assignable Square Footage	ASF	40,124
Total Affected Area	S4	57,818
ASF / GSF	**ASF / S4**	69%

Reviewers may award a point for "reasonable cost estimate and building efficiency." The following information may be useful in their determination:

Area Efficiency – entire campus	**Variable or Formula**	**Value**
College Fall 2012 GSF	GSF_{2012}	1,051,528
This Project net New GSF	S5	6,969
College GSF after project	GSF_{2012} + S5	1,058,497
Campus GSF/FTE after project	$(GSF_{2012} + S5) / (FTE_{2022} – FTE_{2012})$	143,040

APPENDIX D
RENOVATIONS CALCULATIONS FORM

Renovation Calculations

Use for projects with Renovated area.

Building UFI, Year Built, and GSF are available here - http://www.ofm.wa.gov/budget/facilities/documents/FacilitiesInventorySystem2013FinalReport.xlsx

Area weighted Building Age for buildings to be renovated.				
Building Name	**UFI**	**GSF**	**Year Built**	**GSF * Year Built**
Main (Bldg 1), South Wing	A08547	50,849	1958	(Note Renovating 50,849 SF of Total 68,944 within South Wing)
		50,849		**56 Building Age**

Area Weighted Year Built = (Sum of (GSF * Year Built)) / (Sum or GSF)
Building Age for Renovation portion of project = Area Weighted Year Built – 2014

Building Facility Condition Scores are available here – http://sbctc.edu/college/_f-facility-condition-survey.aspx

Area weighted Facility Condition Score for buildings to be renovated.				
Building Name	**UFI**	**GSF**	**2013 FCS**	**GSF * FCS**
Main (Bldg 1), South Wing	A08547	50,849	560	(Note Renovating 50,849 SF of Total 68,944 within South Wing)
		50,849		**560 Area Weighted FCS**

Area Weighted FCS for Renovation portion of project = (Sum of (GSF * FCS)) / (Sum or GSF)

APPENDIX E
BEST PRACTICES TO REDUCE GREENHOUSE GAS EMISSIONS

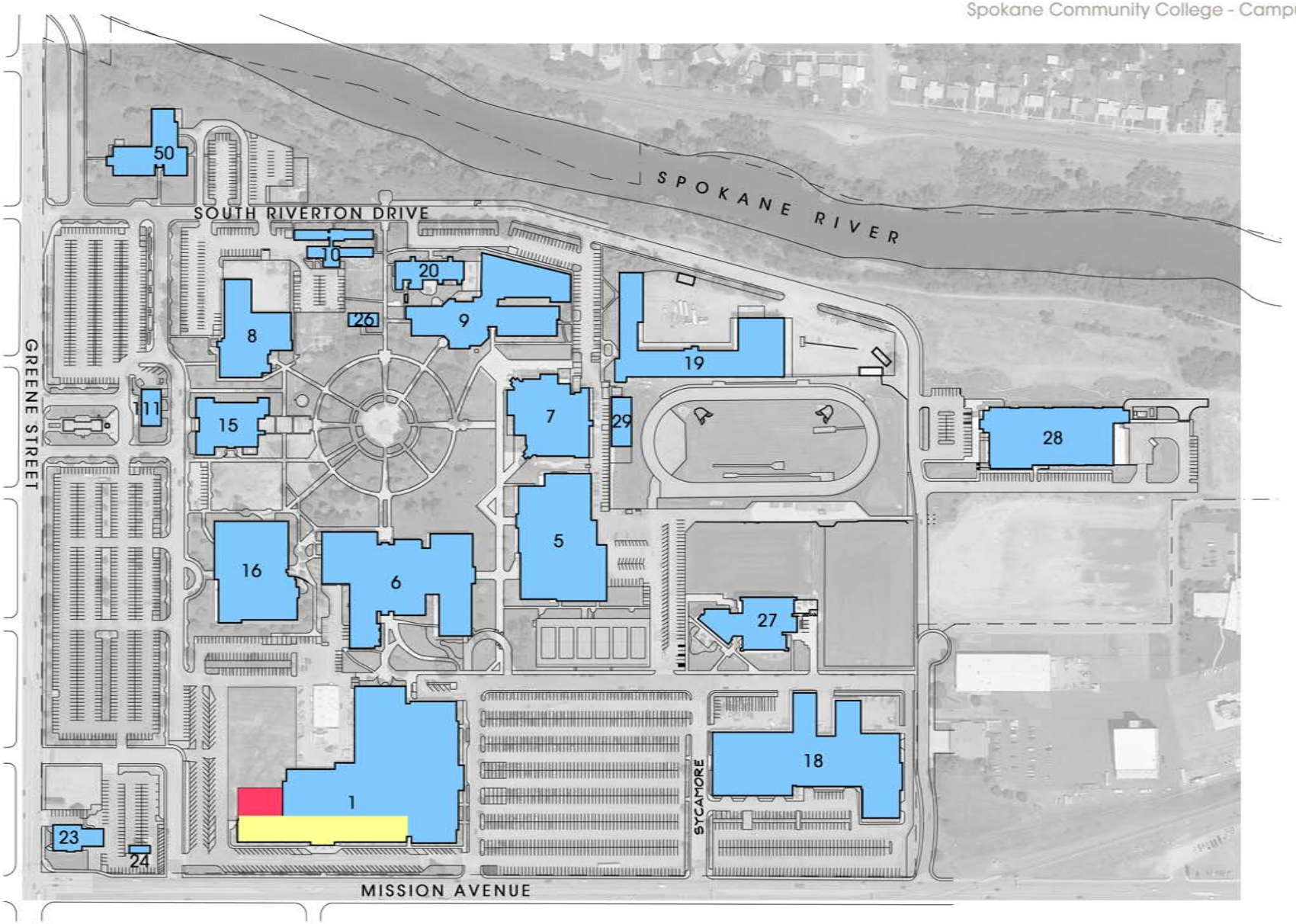
Best Practices to Reduce Greenhouse Gas Emissions

System / Best Practices	**Included in Project?**
Mechanical	
Solar water heating	
Above code HVAC system efficiency	Yes
Use natural gas instead of electricity for heating	Yes
Geothermal heat pump	
Post occupancy commissioning	Yes
Electrical	
Photovoltaic energy systems	
Time of day and occupancy programming of lighting	Yes
Efficient lighting	Yes
Envelope	
Minimize building surface area for necessary floor area	
Roofing materials with high solar reflectance and reliability	Yes
Green roofs to absorb heat and act as insulators for ceilings	
Site	
Orient building for natural light and reduced heating and cooling loads	
Trees and vegetation planted to directly shade building	
Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler ore require less lighting than conventional pavements	
Increase transportation choices – drive, walk, bike, or public transit	Yes
Total number of these best practices included in project:	7

APPENDIX G
DIAGRAMS AND SKETCHES (SITE MAP AND DIAGRAMS)

BUILDING ONE LOCATION/RENOVATION/ADDITION

Spokane Community College - Campus Site Plan



Building List

1 Main
5 Walter S Johnson Sports Center
6 Lair - Student Center
7 Jemkins Wellness Center
8 Environmental Sciences
9 Health Science
10 Greenhouses
15 Student Services
16 Learning Resources Center
18 Automotive
19 Heavy Equipment
20 Bigfoot Childcare Center
23 Fire Science
24 Fire Tower
27 Livingston Science and Mathematics
28 Stannard Technical Education
50 Max M Snyder
111 Environmental Sciences Annex

Key

Existing Building

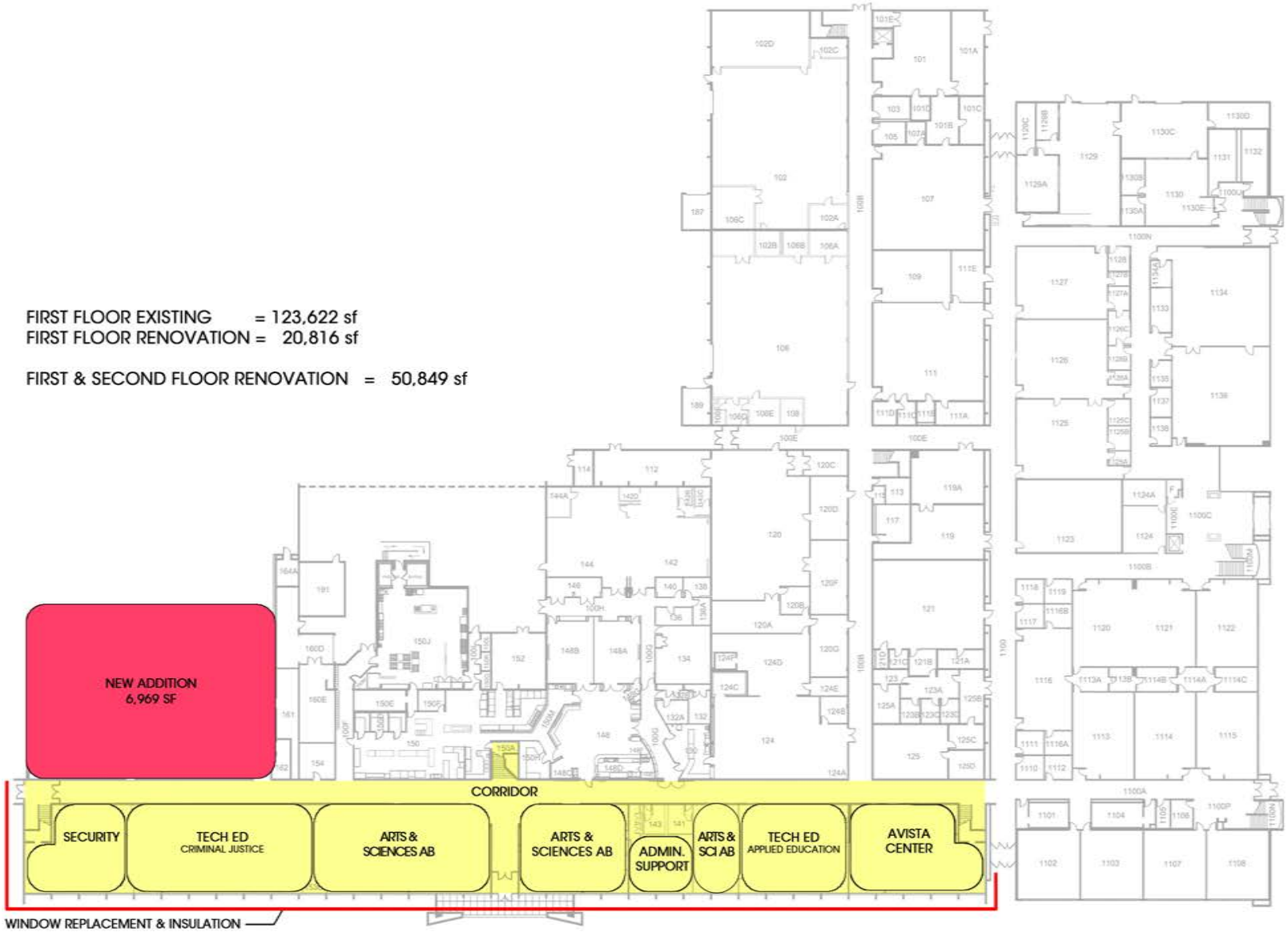
Proposed Building Renovation

Proposed New Addition

integrus ARCHITECTURE

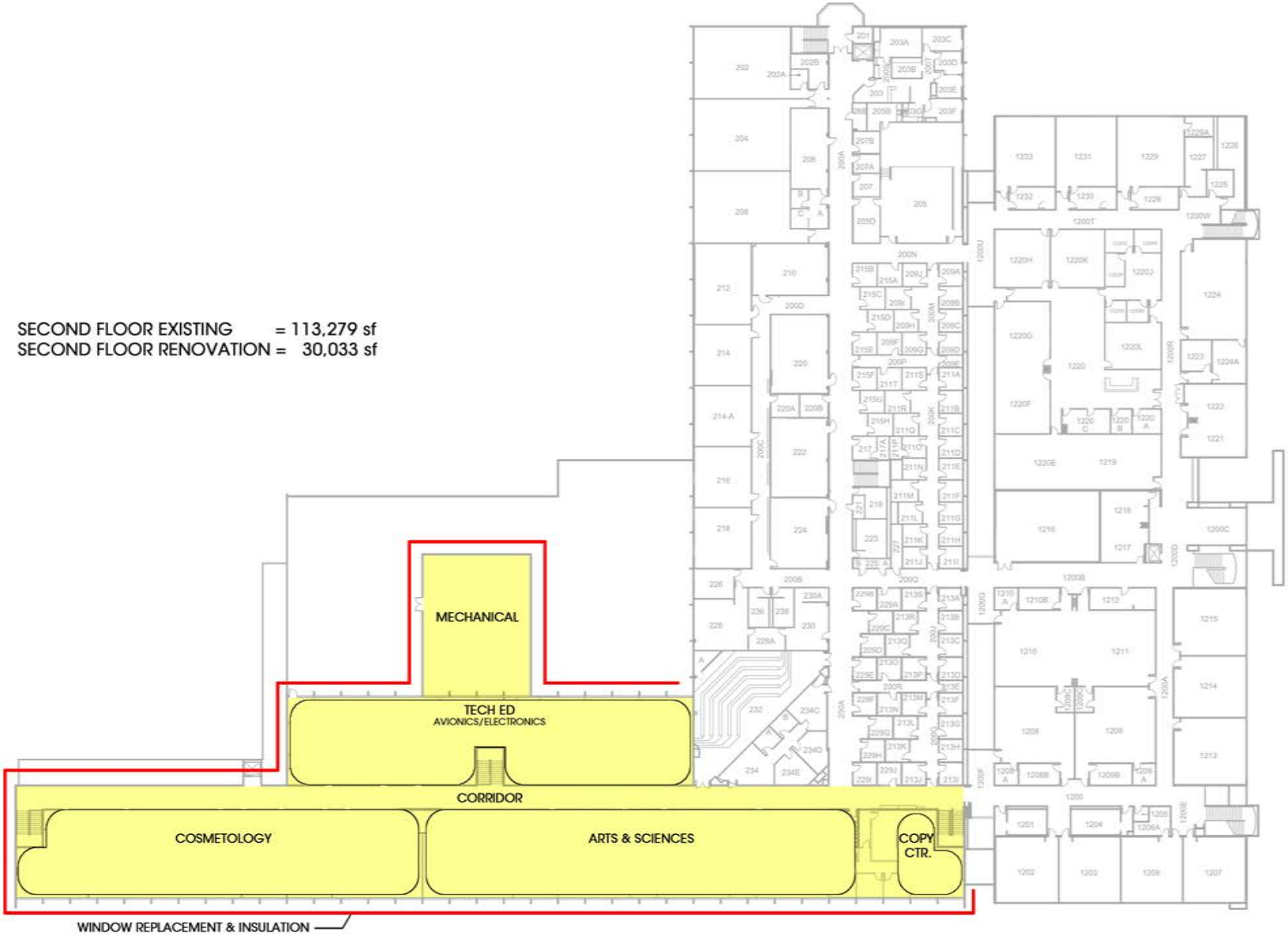
FIRST FLOOR EXISTING = 123,622 sf
FIRST FLOOR RENOVATION = 20,816 sf

FIRST & SECOND FLOOR RENOVATION = 50,849 sf



First Floor Diagram

SECOND FLOOR EXISTING = 113,279 sf
SECOND FLOOR RENOVATION = 30,033 sf



Second Floor Diagram

APPENDIX H
PROGRAM SPACE SUMMARY

SCC Main Building - Program Space Summary for Renovation/Addition

February 26, 2014

SPACE TITLE	SPACE TYPE	QUANTITY	ASF/ROOM	TOTAL ASF	LOCATION	TYPE OF SPACE
RENOVATION						
ARTS AND SCIENCES						
	AB Classroom (30 Student)	1	900	900	First Floor	Instructional
	AB Classroom (40 Student)	1	1,100	1,100	First Floor	Instructional
	AB Classroom (45 Students)	2	1,200	2,400	First Floor	Instructional
	Classrooms (30 Student)	3	900	2,700	Second Floor	Instructional
	Classroom (40 Student)	1	1,100	1,100	Second Floor	Instructional
	Classroom (45 Student)	2	1,200	2,400	Second Floor	Instructional
	Offices	3	120	360	Second Floor	Faculty Office
TECHNICAL EDUCATION						
Applied Education	Classrooms (30 Student Min.)	2	900	1,800	First Floor	Instructional
	Office - Regular (1 person)	1	120	120	First Floor	Faculty Office
	Office - Adjunct (3 people)	1	240	240	First Floor	Faculty Office
Criminal Justice	Classrooms (30 Student Min)	3	900	2,700	First Floor	Instructional
	Office - Faculty (1 person)	2	120	240	First Floor	Faculty Office
	Office - Adjunct (3 people)	1	240	240	First Floor	Faculty Office
Avionics/Electronics	Classrooms (30 Student)	2	900	1,800	Second Floor	Instructional
	Labs - Open (30 Students)	3	1,600	4,800	Second Floor	Instructional
	Offices - Faculty	3	120	360	Second Floor	Faculty Office
SECURITY						
	Office - Campus Safety Supervisor	1	140	140	First Floor	Administrative
	Storage - Campus Safety Archive, Secure and Evidence	1	150	150	First Floor	Administrative
	Office - Future Cashier, Secure	1	120	120	First Floor	Administrative
	Conference, Training Room (8 People)	1	250	250	First Floor	Administrative
	Office - Interview Room	1	120	120	First Floor	Administrative
	Customer Service	1	140	140	First Floor	Administrative
	Lockers	1	140	140	First Floor	Administrative
	Workstations	6	80	480	First Floor	Administrative
AVISTA CENTER						
	Avista Classroom	1	2139	2139	First Floor	Instructional
COSMETOLOGY						
	Cosmetology Lab	1	6,655	6,655	Second Floor	Instructional
GENERAL						
	Administrative Support	1	1,000	1,000	First Floor	Faculty Office
	Copy Center	1	1,000	1,000	Second Floor	Administrative
					30,494	*TOTAL SF INSTRUCTIONAL SPACE*
					2,540	*TOTAL SF ADMINISTRATIVE SPACE*
					2,560	*TOTAL SF FACULTY OFFICE SPACE*
	TOTAL NET ASSIGNABLE SQUARE FEET OF RENOVATION			**35,594**		
	ESTIMATED TOTAL GROSS AREA OF RENOVATION (ASSUME 70% EFFICIENCY)			**50,849**		
ADDITION						
ABE/ESL						
	Classrooms (30 Student)	*4*	*900*	3,600	First Floor	Instructional
	Seminar Room (20 people)	*1*	*450*	450	First Floor	Instructional
	Offices - Faculty	*4*	*120*	480	First Floor	Faculty Office
					4,050	*TOTAL SF INSTRUCTIONAL SPACE*
					480	*TOTAL SF FACULTY OFFICE SPACE*
	TOTAL NET ASSIGNAGE SQUARE FOOTAGE OF NEW ADDITION			**4,530**		
	ESTIMATED TOTAL GROSS AREA OF NEW ADDITION (ASSUME 65% EFFICIENCY)			**6,969**		

APPENDIX I
SEISMIC, LIFE SAFETY, ADA, & ENERGY EFFICIENCY ANALYSIS

SEISMIC, LIFE SAFETY, ADA ACCESS, AND ENERGY EFFICIENCY ANALYSIS

SPOKANE COMMUNITY COLLEGE
BUILDING #1 – OLD MAIN

SPOKANE, WASHINGTON

INTEGRUS PROJECT NO. 21113.04

PREPARED FOR:

SPOKANE COMMUNITY COLLEGE
COMMUNITY COLLEGES OF SPOKANE
DISTRICT FACILITIES OFFICE
1810 NORTH GREENE STREET
SPOKANE ,WA 99217

PREPARED BY:

integrus ARCHITECTURE

10 S. CEDAR STREET
SPOKANE, WA 99201

FEBRUARY 15, 2014

Main Building: Seismic, Life Safety, ADA Access, and Energy Efficiency Analysis

Spokane Community College
Spokane, Washington
February 15, 2014

Prepared for:
Spokane Community College
Community Colleges of Spokane
District Facilities Department
1810 North Greene Street
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SECTION 1
INTRODUCTION

Introduction

On November 13 and 15, 2013, tours were conducted of Building 1 (Old Main) on the Spokane Community College Campus in Spokane, Washington. At the direction of Spokane Community College, the focus of the tour was to conduct a visual observation of the existing building to determine if seismic, life safety, ADA access, or energy code issues were present that would support the college's Project Request Report to renovate portions of Building 1 in the next six years.

Present on the tour were representatives from Integrus Architecture, Integrus Structural, and MW Consulting Engineers. The following is a narrative of the deficiencies discovered in the building based upon a visual observation, to the extent that items were exposed to view. This report is not intended to encompass all issues present, but rather, to highlight those concerns readily apparent at the time of the visit. As such, this report should not be interpreted as a full plan review or analysis of the building.

Applicable Building Codes

Building codes used throughout this analysis represent the standard by which a deficiency is defined. Applicable building codes referenced throughout the report include:

- 2012 International Building Code (IBC)
- 2009 American National Standard Institute (ANSI) ICC A117.1-2009
- 2012 International Fire Code (IFC)
- 2102 International Plumbing Code (IPC)
- ASCE/SEI 31-03 Seismic Evaluation of Existing Buildings
- 2012 Washington State Energy Code

General Conditions

Site

Located on a flat site, near the southwest corner of campus, Building 1 (Old Main) is visible from Greene Street and Mission Avenue, which are two main arterials. Directly south of the Student Center, surface parking surrounds the building on three sides, with the largest of these lots to the east.

Building Description

Built in 1955, what is now known as the West Wing of Old Main was the first building on this campus. Over the years, many subsequent additions and renovations have taken place. The South Wing was added in 1957, with the addition of the Shop, or East Wing in 1962. Even with the demolition of the West Wing in 2013, the building continues to be the campus' largest. Constructed of concrete, CMU, steel bar joists, and steel girders and trusses, the two-story building consists of two wings; South and East. In general, the building is composed of disorganized spaces due to the numerous renovations. Overall dimensions of the building are approximately 545 feet in the east-west direction, and 390 feet in the north-south direction. Building 1 has a flat, built-up roof type; funded for re-roofing in 2011.

Current programs inside Building 1 include: Arts and sciences, technical education, cosmetology, culinary arts, business, hospitality, information management, applied education, and criminal justice. The building also accommodates campus security, general classroom spaces, Orlando's Restaurant, tutoring and counseling, and faculty offices.

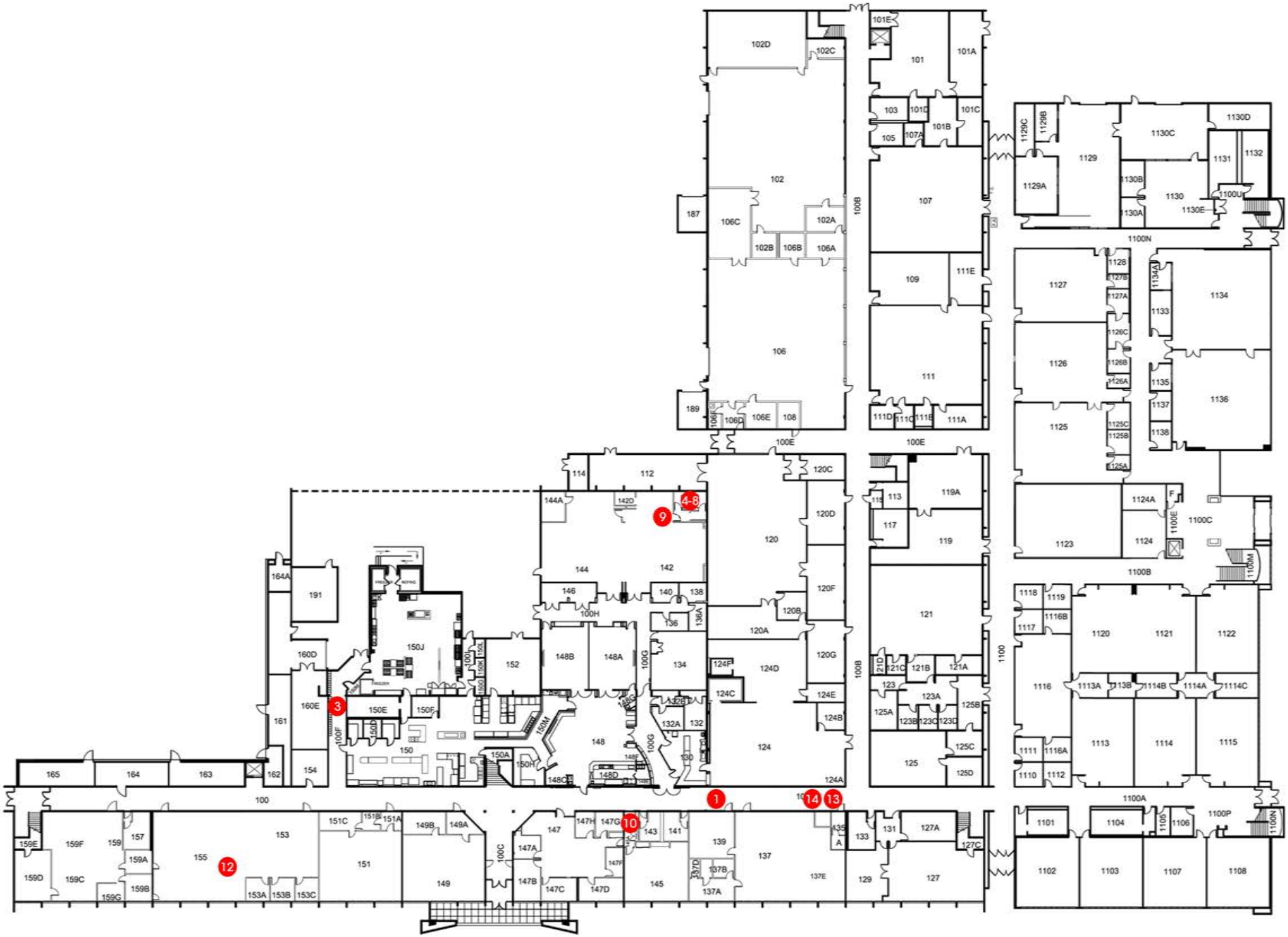
Introduction

Building History

Year	Description of Work	Construction Materials
	Original Building – West Wing	Concrete and CMU
1957	South Wing	Concrete, steel bar joists, and CMU
1962	East Wing – Shop	Concrete, steel bar joists, steel girders and trusses, and CMU
1974	Remodel North Portion of East Wing	
1974	Remodel Entire South Wing	
1986	Replace Cooling Tower	
1991	Phase I Addition – East Wing, South Portion	Concrete, structural steel, thin shell precast concrete panels with integral 6" steel studs
1991	Remodel – East Wing, Faculty Office Center	Metal studs and gyp. board
1992	Remodel – East Wing, Second Floor Classrooms	
1993	Phase II Addition – East Wing, North Portion	Concrete, structural steel, thin shell precast concrete panels with integral 6" steel studs
2001	Renovation – Mechanical/Electrical	
2002	Remodel – East Wing Classrooms	Metal studs and gyp. board
2004	Remodel – Kitchen and East Wing Second Floor Classrooms	
2006	Remodel – East Wing (Original), South Wing Limited Interior; Boiler Replacement	
2009	Addition – Kitchen Expansion	
2013	Demolition of West Wing	

The existing HVAC system type is a dual duct multi-zone. Two separate air handlers deliver cold air and hot air to dual duct terminal units in each zone. Chilled water is generated by two water-cooled screw chillers, replaced in 1993, and the heat is rejected through a roof mounted open forced draft cooling tower that was installed in 1986. Heating water is generated by two non-condensing boilers that were replaced eight years ago.

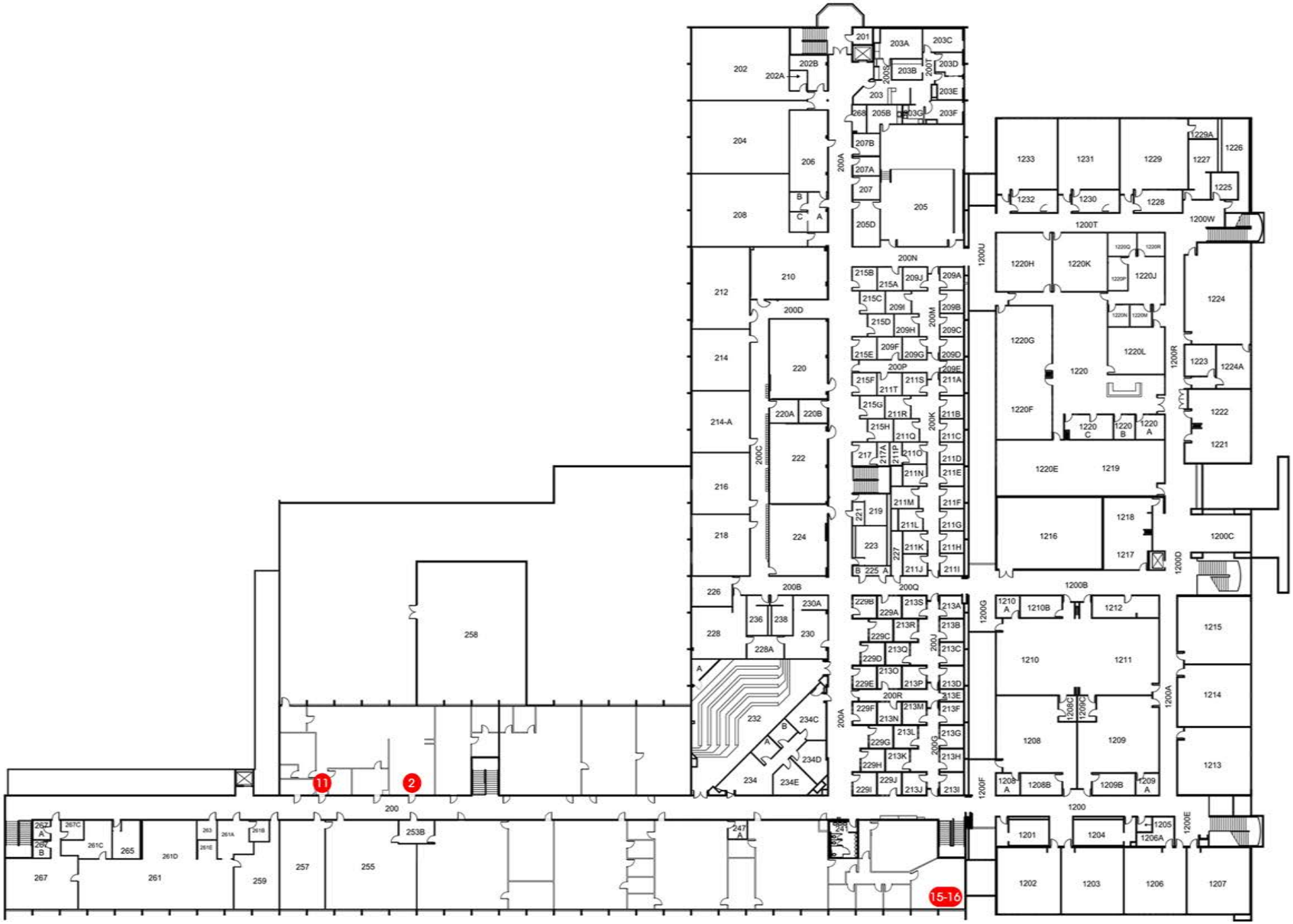
The building has both 277/480V, 3-phase, 4-wire and 120/208V, 3-phase, 4-wire services. The electrical system should have adequate capacity for a remodel.



First Floor Architectural Photo Key

integrus ARCHITECTURE

Spokane Community College | Building 1



Second Floor Architectural Photo Key

SECTION 2
SEISMIC ANALYSIS

Seismic Analysis

Building 1 in its current configuration on the Spokane Community College campus consists of a two-story building constructed in 1957, and three subsequent two-story additions in 1962, 1991, and 1995. The focus of this analysis is the 1957 and 1962 portions of the building. As part of this seismic analysis, these portions were evaluated using ASCE/SEI 31-03 Seismic Evaluation of Existing Buildings, utilizing a Tier 1 review. The structures were evaluated for a life safety performance level.

The 1957 building has a bar joist roof supporting metal deck and a 3-1/2-inch vermiculite concrete slab. This slab is lighter than normal weight concrete and provides sound and thermal insulation, but is unreinforced and serves no structural purpose. The roof joists are supported on exterior concrete walls and beams and masonry walls along the corridor. The second floor is composed of steel bar joists supporting a metal deck and a reinforced 3-1/2-inch normal weight concrete deck. The floor joists are supported on concrete walls. The concrete and masonry walls in the building also serve as shear walls. Walls are supported on continuous spread footings.

The 1962 addition is directly attached to the northeast corner of the 1957 building. The roof framing is composed of steel trusses at 16 feet on center with bar joists spanning between the trusses. The bar joists support metal deck and a 3-1/2-inch vermiculite concrete slab. The second floor is composed of plate girders at 16 feet on center with bar joists spanning between the plate girders. The bar joists support a metal deck and a reinforced 3-1/2-inch normal weight concrete deck. Pilasters support roof trusses and floor girders and while the existing drawings indicate these are site cast, they appear to have been precast. The concrete and masonry walls in the building also serve as shear walls. Walls are supported on continuous spread footings and pilasters are supported on pad footings.

Structural Deficiencies

- A large vertical crack was observed at the west end of the 1957 building east-west corridor where the north wall meets the west wall. There is out-of-plane displacement at the crack. The facilities staff did not know when the crack first appeared. The crack runs full height of the first floor and to about mid-height of the second floor and appears to be at the location where the 1957 building tied into the "Old Main" Building. The crack roughly follows the cold joint where the 1957 building was tied to the Old Main Building, and may have been caused by differential movement between the buildings (thermal, seismic, etc.).

- Walls are insufficiently attached to roof diaphragms and may fall away from the building during an earthquake.

- The roof diaphragms do not have an adequate system of chords and collectors to distribute lateral loads to shear walls. It also appears the roof diaphragms would be overstressed in their current configuration.

- Floor diaphragms also do not have an explicit system of chords and collectors to distribute lateral loads to shear walls. Further analysis is necessary to determine the extent of any necessary repairs.

- There is no physical connection of walls to footings–no footing dowels into walls.

- No building joint was provided between the 1957 and the 1962 building, and there is potential the buildings might damage one another during an earthquake as they respond differently.

- The CMU bearing/shear wall at the second floor corridor does not have the minimum required reinforcing steel ratios.

- In observed ceiling spaces, suspended ceilings were inadequately laterally restrained to resist seismic forces. Some observed fire sprinkler piping also was inadequately braced.

Observation

Any remedial work to improve the roof diaphragm will likely come in contact with the vermiculite concrete topping. Some vermiculite concrete placed in this era contained asbestos, and asbestos remediation can be costly. It would be prudent for the college to determine if asbestos is present, and factor this into their decision-making process.

Conclusions and Recommendations

- The observed portions of the building, as a whole, are in fair condition. The only significant cracking observed was in a wall at the west end of the east-west corridor in the 1957 building.
- The buildings have several seismic deficiencies. The roof diaphragms and their ability to deliver seismic forces to the shear walls is the most significant problem. This can be remedied through the addition of discreet diaphragm chords and collectors. It may be possible to add these elements to the underside of the roof deck, but it may be very disruptive to the second floor spaces below. The vermiculite concrete roof slab may contain asbestos, and remediation to allow for repairs/upgrades could be costly.
- It may be necessary to add additional shear walls in the buildings to relieve earthquake generated stresses in the existing diaphragms.
- Due to insufficient reinforcing of the second floor CMU corridor walls, it may be necessary to replace portions of this wall with discreet, adequately reinforced lengths of CMU or concrete shear walls.
- The building has performed adequately over its 50+ years of life. However, if the buildings are in the long-term plan for the college, a seismic upgrade would provide a much safer environment for staff and students.

SECTION 3
LIFE SAFETY ANALYSIS

Life Safety Analysis

The primary standard used for determining deficiencies in this section of the report is the 2012 International Building Code (IBC). The IBC establishes provisions to protect public health, safety, and welfare. A fundamental concept in the design of life safety systems is that occupants should be able to safely exit the building in the event of an emergency. The following life safety items are considered deficient as they negatively impact the life safety components of Building 1.

Egress

Deficiencies

- No exit signage in the corridor outside Room 139 (Architectural Photo 1).

  IBC Section 1011.1 Exit Signs states, "Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet from the nearest visible exit sign."

- Room 252: Between Classroom and Electronics Lab – teacher station is blocking the egress path (Architectural Photo 2).

  IBC Section 1003.6 Means of Egress continuity states, "Obstructions shall not be placed in the required width of a means of egress…"

- There is no second egress from the technology space.

- The illuminated exit sign outside the Kitchen is obstructed (Architectural Photo 3).

  IBC Section 1011.1 states, "Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel."

- The building is equipped with exit lights and egress lights in some areas:
  - Most of the classrooms had a separately switched fixture that was circuited to the emergency panel. Lighting levels will need to be verified to make sure the necessary amount of light is available during any egress situations.
  - Exit lights should be added to any classrooms or corridors with multiple doors. Many rooms had multiple exits/entrances and closets/offices, the egress path needs to be marked.

Recommendations

- South Renovation
  - Install a new emergency generator to serve the egress lights.
  - Provide controls, so the emergency lights are switched with the normal lights in all of the rooms. During a power outage, the egress lights will switch on to full output automatically.

- East Wing
  - Recircuit lights that are affected by the remodel.

- South Addition
  - The addition will be served from the same systems as the renovation.

Fire Sprinkler and Alarm System

Per Spokane Municipal Code: "Existing fire alarm systems will be allowed to be used and repaired without upgrade as long as they are properly maintained. Buildings that are altered or additions exceeding fifty percent of the building area will require the fire alarm system to be upgraded to the current requirements. Smoke detectors will be the primary means of detection. Where environmental conditions warrant (rooms with moisture potential, outdoors, etc.) heat detectors are allowed. Smoke detectors in restrooms and janitor closets are discouraged." If the building is fully fire sprinkled, manual pull stations are not required per IFC 907.2.

Deficiencies

- The original 1962 portion of the building is not equipped with a fire sprinkler system. Additions made after the original construction included fire sprinkling. Adding fire sprinklers will improve the life safety of the building and a complete fire sprinkler system could favorably impact insurance rates for the college. The existing sprinkler heads installed in 1992 are a standard response type. Current code for new construction requires that quick response sprinklers are installed due to their improved performance for life safety. It is recommended that sprinklers be provided in the South Addition and South Renovation.

- The college prefers to provide smoke detection or heat detection throughout the building, excluding private offices. None of the classrooms observed had any detection devices. Heat detectors were present in storage closets and restrooms.

- The college also prefers horn/strobes in classrooms and open office space for occupant notification. None of the classrooms observed had any notification devices. Notification devices were present in open office areas and corridors.

Recommendations

- South Renovation
  - Replace the entire fire alarm system within the area of renovation.
  - Provide detection and notification in all rooms affected by the remodel. This will improve the building safety and give occupants the most time to evacuate in case of fire.

- East Wing
  - Monitor existing fire alarm system/circuits.

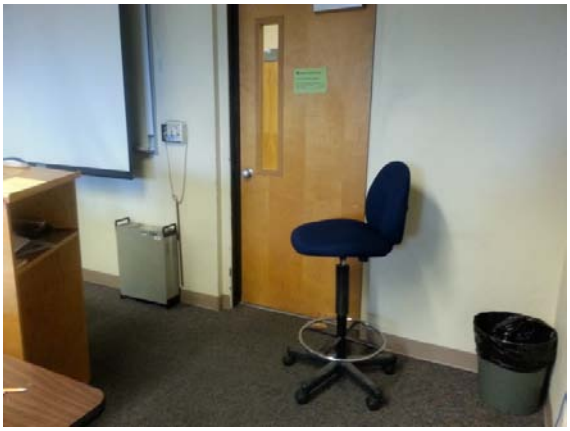
- South Addition
  - Provide detection and notification in all rooms; connect these to the new fire alarm system being installed in the South Renovation.

Summary of Conclusions and Recommendations

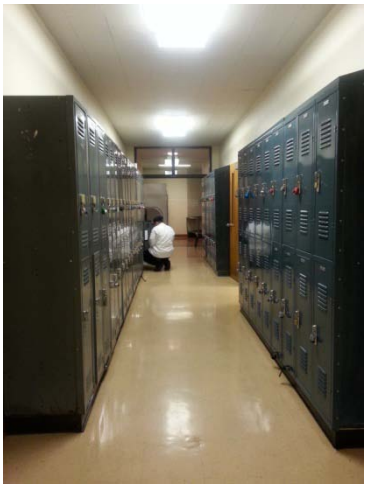
Egress deficiencies in the building imply that the current egress system is not “constantly available” and does not “accommodate all occupants” as required by the 2012 International Building Code. In its current state, Building 1 (Old Main) does not have a consistent means of egress in place; and therefore poses significant life safety issues to occupants. At this stage, only minor alterations are needed to remedy the egress, and fire and alarm, items noted above. All items should be considered during any future renovations.

Photographs

Architectural Photo 1 – No Exit Signage Outside Room 139



Architectural Photo 2 – Teacher Station Blocking Egress



Architectural Photo 3 – Obstructed Exit Sign

SECTION 4
ADA ACCESS ANALYSIS

Many additions have been made to Building 1 (Old Main). Many original areas remain, with elements that were acceptable at the time of construction, but currently pose problems according to the current codes. New construction and other updates have remedied some of these issues; however, some remain. In order to create an intuitively-accessible building for those with disabilities, the following deficiencies should be addressed.

Toilet Rooms

Deficiencies

- No accessible stall provided in Faculty Women's or Men's Toilets (Architectural Photos 4 and 5): 2012 IBC section 1109.2.2 states, "at least one wheelchair-accessible compartment shall be provided."

  ANSI Section 604.3 states, "Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall." Clearance depth from the rear wall should be 56 inches, minimum. These two clearance requirements are not met. The required rear grab bar, and side vertical grab bar, are also absent.

- No accessible urinal; rim is 20 inches above the floor (Architectural Photo 6).

  ANSI Section 605.2 states that the rim of the urinal shall be a maximum of 17 inches above the floor.

- No turning space in Faculty Women's or Men's Toilet Rooms:

  ANSI Section 603.2.1 states that a turning space shall be provided within the room. Either a 60 inches diameter circular, or 60 inches x 60 inches T-shaped, turning space shall be provided.

- Incorrect placement of elements: 52 inches to bottom of toilet paper roll in the Women's Faculty Toilet Room.

  ANSI section 604.7 states that the outlet of the toilet paper dispenser shall be 18 inches to 48 inches above the floor.

- 48 inches to bottom of mirror in Women's and Men's Faculty Toilet Rooms (Architectural Photo 7):

  ANSI section 603.3 states, a mirror shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor.

- Exposed pipes at sink in Women's and Men's Faculty Toilet Rooms:

  ANSI section 606.6 states that the water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact (Architectural Photo 8).

Maneuvering Clearances at Doors

- Room 142A Faculty Restroom Vestibule: Distance between the opened vestibule door and men's wall is 42 inches (Architectural Photo 9).

  ANSI Section 404.2.5 states that the distance between two hinged doors in series shall be 48 inches, plus the width of any door swinging into the space. The space between the doors shall provide a 60-inch turning space.

- Women's Faculty Toilet Room: A 4.5-inch return is present on push side of door.

  ANSI table 404.2.3.2 states that the minimum maneuvering clearance from the latch and push side of a manual door, at a parallel approach, shall be 24 inches.

- Men's Faculty Toilet Room: 11-inch clearance on push side of door.

ANSI table 404.2.3.2 states that the minimum maneuvering clearance from the push side of a manual door, at a perpendicular approach, shall be 12 inches.

- Room 145 Faculty Lounge: Doors in sequence do not allow enough room for a turning space, as the hallway is 42 inches wide.

  ANSI Section 404.2.5 states that the distance between two hinged doors in series shall be 48 inches, plus the width of any door swinging into the space. The space between the doors shall provide a 60-inch turning space.

- Door from Room 145 to the main corridor has insufficient clearance on the pull side (Architectural Photo 10).

  ANSI Table 404.2.3.2 states that the minimum maneuvering clearance from the pull side of a manual door, at a front approach, shall be 18 inches.

- Room 254 Electronics: Entry not ADA accessible (Architectural Photo 11).

  ANSI Table 404.2.3.2 states that the minimum maneuvering clearance from the push side of a manual door, at a front approach, shall be 12 inches when both closer and latch are provided.

Door Hardware

- Room 145 Faculty Lounge and Room 159C: Door hardware consists of knobs (Architectural Photo 12).

  2012 IBC Section 1008.1.9.1 door handles, pulls, latches, locks and other operating devices on doors shall not require tight grasping, tight pinching or twisting of the wrist to operate.

Vision Lites

- Incorrect placement of vision lites in south corridor door at 46 inches above the floor (Architectural Photo 13).

  ANSI Section 404.2.10 states, doors, and sidelites adjacent to doors containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one panel on either the door or an adjacent sidelite 43 inches (1090mm) maximum above the floor.

Accessible Signage

- No accessible signage in south corridor (Architectural Photo 14).

  ANSI Section 703.1.1 states, “Interior and exterior signs identifying permanent rooms and spaces shall contain both raised characters and Braille.”

- No accessible signage, at inaccessible toilets, indicating the nearest accessible toilet room (south corridor).

  2012 IBC Section 1110.2 directional signage indicating the route to the nearest like accessible element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility: #2 Inaccessible toilets and bathing facilities.

Conclusions and Recommendations

An accessible building is one that complies with the provisions set forth in the 2012 International Building Code and the American National Standards Institute (ANSI) ICC A117.1-2009. These provisions provide a continuous, unobstructed, path of travel from a site arrival point through a building to enable a disabled person to utilize the facility. The numerous deficiencies throughout Building 1(Old Main) indicate that an accessible route or toilet facilities does not exist within the facility; as such, the building

cannot be considered accessible. Persons with disabilities are prohibited from participating in the classes and activities offered; a clear violation of building and accessibility codes.

Photographs

Architectural Photo 4 –
No Accessible Stall

Architectural Photo 5 –
No Accessible Stall

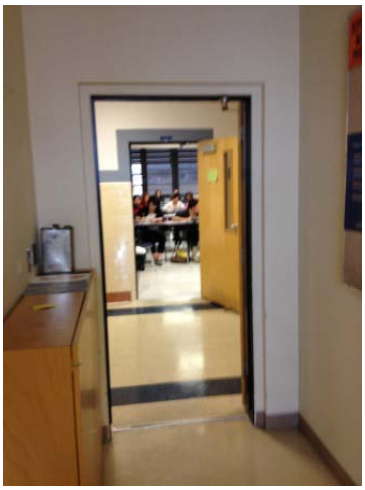
Architectural Photo 6 –
No Accessible Urinal

Architectural Photo 7 – Mirror Height

Architectural Photo 8 – Exposed Pipes

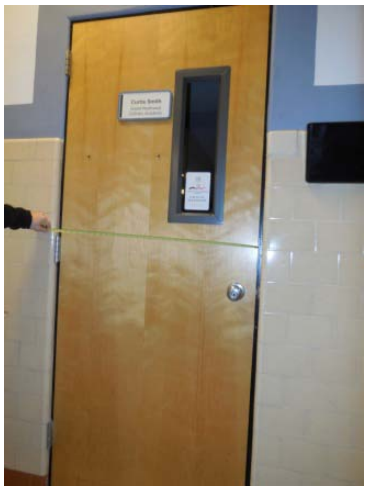
Architectural Photo 9 – Maneuvering

Architectural Photo 10 – Maneuvering



Architectural Photo 11 – Maneuvering

Architectural Photo 12 – Door Hardware



Architectural Photo 13 – Vision Lite

Architectural Photo 14 – Inaccessible Signage

SECTION 5
ENERGY CODE ANALYSIS

Energy Code Analysis

Current Washington State Energy Code requires that a structure meet a minimum level of criteria to eliminate the wasteful use of energy. Over the lifetime of a structure the exterior envelope, electrical, lighting, and HVAC systems will greatly impact the building's energy consumption. Wherever possible, these systems should be designed or upgraded to make the building as energy efficient as possible. The following items represent deficiencies which do not comply with current energy code requirements.

Additions, alterations, renovations or repairs to an existing building, building system or portion thereof shall conform to the provisions of the 2012 Washington State Energy Code as they relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code.

Building Envelope and Lighting Systems

Building Envelope Deficiencies

- Glazing: The single pane, non-thermally broken steel window assemblies are original to the South Wing construction of 1957 (Architectural Photos 15 and 16). As mentioned in the introduction, this is currently the oldest remaining portion of the building. The inefficiency of the current glazing and window system increases the heating and cooling loads on HVAC equipment. As windows have a significant role in the energy profile of a building, they should be engineered to optimize energy performance. The South Wing contains a high window-to-wall ratio. Windows throughout the structure should be replaced with insulated glazing and a thermally broken system utilized to reduce energy transfer across the window frame.

- Insulation: The East Wing of the building, built in 1962, was constructed to house vocational shops including carpentry and cabinetry programs. Exterior wall types on the first floor consist solely of uninsulated CMU and precast concrete.

  One-inch cork, applied to the inside face of the exterior concrete walls, comprises the insulation system of the South Wing. This wall assembly provides less than 50% the R-value required in the 2012 Washington State Energy Code.

Lighting Systems Deficiencies

The building is equipped with fluorescent T8 fixtures that are controlled by local line-voltage switches. The classrooms have multiple rows of lights with one switch for each row; this results in large banks of switches. Occupancy sensors are located in some of the classrooms, but not all. The current Washington State Energy Code requires automatic daylight control of lighting. Currently the building does not have any daylight controls.

Recommendations

- South Renovation
  - Provide new T5 or LED fixtures, which will provide more efficient light output. The new fixtures can be specified with dimming capability to interface with daylight sensors and automatically dim the zones adjacent to glazing per code.
  - Provide daylighting controls in every room with glazing per code. A daylighting control system will automatically dim the fixtures in the daylight zones to reduce energy usage and cost.
  - Provide occupancy sensors throughout the building per code. This will turn all of the lights off during unoccupied times to reduce energy usage and costs.
  - Provide low-voltage lighting control system to incorporate the occupancy and daylight controls. These systems would also eliminate the large banks of wall switches located in all of the classrooms. For example, one low-voltage switch can control six zones; this would give the users more flexibility and ease of use.

- South Addition
  - Provide the same systems as the South Renovation.

Power Distribution Systems

Deficiencies

The existing distribution transformers supplying this building were bought and installed before the current energy codes were in effect. The Department of Energy (DOE) has regulated the energy efficiency of low-voltage dry-type distribution transformers since 2007. Liquid-immersed and medium-voltage dry-type distribution transformers have been regulated since 2010. The codes will be amended in 2016 to provide increased energy efficiency from the current requirements.

Recommendations

- South Renovation
  - Provide new energy efficient transformers for any part of the distribution system being affected by the remodel. This will save energy and decrease the electrical operating costs for the campus.
  - Provide new distribution panels and branch panels.
  - Provide generator and transfer switches as necessary to separate NEC branches.

- South Addition
  - Provide the same systems as the South Renovation.

Heating, Ventilation, and Air Conditioning (HVAC)

Deficiencies

Chilled water for the building is provided from a 500-ton chiller plant located in the East Wing of the building. Chilled water is generated by two water-cooled screw chillers and cooling towers installed in 1993. Chilled water pumps (Mechanical Photo 4) and the cooling tower (Mechanical Photo 5) are showing visible signs of wear and are exceeding their estimated service life of twenty years, as published by the 2008 ASHRAE HVAC Systems and Equipment publication. Maintenance costs are likely to increase as the equipment ages past the estimated service life and the occupant thermal comfort may be negatively affected by equipment failures in the system. It is recommended that the HVAC pumps and cooling system are replaced. Pipe in the immediate Chiller Room should also be considered for replacement. This pipe has groove-lock couplings with mechanical gaskets that have begun to fail creating maintenance for the college. The replacement will lower the operating costs of the system and the existing pumps should be modified to operate on variable frequency drives to further lower the building's energy consumption. The chiller condition is also reported in the 2013 Facility Condition Survey. Immediate known problems consist of overloaded safety switches that have failed. These switches are integral to the unit and cannot be replaced (per the manufacturer). A bypass has been constructed to enable the units to continue operation. The manufacturer has suggested that a screw drive compressor could be installed to repair the units, but noise would be excessive. The current level of noise is already very disruptive to the surrounding rooms.

Heating water for the South Wing is generated by two non-condensing boilers that were replaced eight years ago. There are no known problems with these boilers.

Heating water for the East Wing is provided from an 11,500 mbh gas fired heating plant installed in 1993. The 2013 Facility Condition Survey indicated that this plant, which is over twenty years old, should be replaced. The facility staff indicated that the boilers have required a high level of maintenance to maintain functions. One of the three boilers has experienced multiple failures including motor controls, ignition system, and burner head. Pumps are at the end of their useful service life. Piping in the immediate Boiler Room should also be considered for replacement. This pipe has groove-lock couplings with mechanical gaskets that have begun to fail creating maintenance for the college. To lower operating costs, new high efficiency condensing boiler and VFD controlled pumps will lower operating costs.

The chilled water and heating water distribution piping installed in 1962 has visible signs of leakage at joints (Mechanical Photos 1 and 2) and is missing pipe insulation in areas where repairs have occurred (Mechanical Photo 3). The piping is a carbon steel pipe that utilizes a mechanical groove lock coupling at the fittings. These fittings have rubber gaskets which deteriorate over time from poor water chemistry conditions. Gasket failures have occurred throughout the building where leaks have developed and they need replacement. It is recommended that the chilled water and heating water piping within the major

areas of renovation be replaced and re-insulated to minimize damaged due to leakage, water consumption, and heat loss through water leakage and the pipe jacket.

Heating water for the East Wing is provided from an 11,500 mbh gas fired heating plant installed in 1993. The 2013 Facility Condition Survey indicated that this plant, which is over twenty years old, should be replaced. The facility staff indicated that the boilers have required a high level of maintenance to maintain functions. One of the three boilers has experienced multiple failures including motor controls, ignition system, and burner head. Pumps are at the end of their useful service life. Piping in the immediate Boiler Room should also be considered for replacement. This pipe has groove-lock couplings with mechanical gaskets that have begun to fail creating maintenance for the college. To lower operating costs, new high efficiency condensing boiler and VFD controlled pumps will lower operating costs.

Chilled water pumps (Mechanical Photo 4) and the cooling tower (Mechanical Photo 5), installed in 1986, are showing visible signs of wear and are exceeding their estimated service life of twenty years, as published by the 2008 ASHRAE HVAC Systems and Equipment publication. Maintenance costs are likely to increase as the equipment ages past the estimated service life and the occupant thermal comfort may be negatively affected by equipment failures in the system. It is recommended that the HVAC pumps and cooling system are replaced. The replacement will lower the operating costs of the system and the existing pumps could be modified to operate on variable frequency drives to further lower the building's energy consumption.

The existing HVAC system serving the South Wing is a two-fan dual duct air handling system originally installed in 1977 and partially renovated in 1999. Two separate air handlers deliver cold air and hot air to dual duct terminal units in each zone. The air handling units have undergone a refurbishing of the supply fans and the motorized dampers and recent controls upgrades. The fans were equipped with variable speed drives in 1999 as part of an energy efficiency measure. Due to the leaks in the distribution piping, a shed roof was constructed (Mechanical Photo 6) to protect the VFDs from damage. The chilled water and hot water coils (Mechanical Photo 7) on the AHUs were not replaced in the refurbishing of the units and are exceeding their expected service life of twenty years. At extended service operation, the heat transfer capabilities of these coils may degrade with age as the coil fins corrode from condensation and dust and debris build up on the coils. It is recommended that, at a minimum, the cooling and heating coils are replaced. It is recommended that these units be rebuilt or replaced with the South Wing Renovation to allow them to continue to service the South Wing for another thirty years.

As the program requirements in spaces have changed in the building, the college has undergone multiple renovations of spaces where offices were created out of the existing spaces. In some areas, the HVAC system was not modified to reflect the space changes. This has left certain areas with four to six offices on one thermostat and one classroom with heating/cooling supply controlled by a thermostat that is located in an adjacent storage space. Due to the lack of thermal control of these spaces, the college has received multiple complaints from the occupants about the temperature of these spaces. This can adversely affect the occupant's production and concentration. It is recommended that renovated areas be analyzed and rezoned based on the occupants activity, exterior exposure, air balance, and thermostat location to optimize occupant thermal control and comfort.

The dual duct constant air volume terminal units installed in 1977 were replaced in 2002 with modern dual duct variable air volume terminal units. The terminal unit controls were replaced in 2013. The salvage value of the terminal units is fairly low so for a significant renovation with different zoning requirements, it is recommended that the terminal units be replaced in the renovation and controllers be salvaged and reinstalled on new terminal units. New terminal units could be dual duct VAV or single duct VAV with hot water reheat.

In respect to the 2012 Washington State Energy Code, the existing HVAC contains the following energy deficiencies:

- The 255-ton screw chillers do not meet full load efficiency requirements of the current energy code of 0.68 kW/ton. The estimated service life of liquid chillers is twenty years and the existing chillers are in their twentieth year of service. Maintenance costs may increase as the equipment ages past the estimated service life. It is recommended that the chillers are replaced.

- There is not any demand ventilation control on the existing HVAC system. The air handling units provide a fixed amount of ventilation that is delivered based on a fixed occupied schedule that is set by the Owner. Section C403.2.5 of the Energy Code requires the capability to reduce the outdoor air supply in spaces larger than 500 square feet with an occupant load greater than 25 people per 1,000 square feet. Under this code requirement, the existing classrooms and conference rooms would be required to have demand ventilation control. It is recommended that demand control devices such as CO2 sensors or occupancy sensors are added to eliminate the excessive energy consumption and increased utility costs that

occur when spaces are being ventilated at unoccupied periods. It is also recommended that an air flow monitoring device be installed on the outside air intakes so the airflow can be continuously measured and modified for any future program changes.

- The outside air, return, and supply ductwork between the air handlers and the dual duct terminal units are not insulated. Per section C403.2.7.2 of the Energy Code, the outside air ducts should be insulated to an R-7 and supply/return ductwork should be insulated to a minimum R-3.3.

- The supply ductwork downstream of the dual duct terminal units is constructed of duct board in lieu of the traditional sheet metal. Experience shows that duct board of this age can have issues with air leakage due to sealing tape detaching. Air leaking into the ceiling plenum instead of the occupied space will cause an increase in building energy consumption. Per section C403.2.7.3.1, all low pressure ductwork should be sealed to an operating pressure of 2" w.g. Testing of the ductwork would need to be done to determine the exact extent of the air leakage, but based on past experiences we would recommend that the ductwork be replaced with new sheet metal ductwork installed and sealed per SMACNA standards.

Recommendations

- South Renovation
  - Replace hydronic piping within the area of renovation and the Fan Room.
  - Replace air handling distribution systems with either a new dual duct system or a single duct VAV to feed the renovated area and smaller dual duct air handler to feed the existing part of the culinary area that is not being renovated.
  - Provide new low pressure ductwork and controls to suit the renovated area thermal zoning requirements.
  - Salvage newly installed DDC terminal unit and air handling unit controllers and re-utilize within the renovated area.

- East Wing
  - Replace 500-ton chiller plant including tower, chillers, piping in Chiller Room and up to tower, valves and controls.
  - Replace the heating plant including boilers, piping in Boiler Room, valves and controls. Provide high efficiency boilers on the replacement.

- South Addition
  - Provide a new air handler to feed the new addition. Budgetary pricing is based upon single duct VAV with hydronic reheat.

Plumbing

Deficiencies

The domestic hot/cold water piping system is showing signs of its age with visible corrosion around fittings and the areas where leaks are evident (Mechanical Photos 9 and 10). Pipe insulation is missing in areas where repairs have occurred on the piping system. The hot water heater is a high efficiency condensing water heater that was installed approximately eight years ago. The plumbing fixtures have been replaced on an as needed basis, so the fixtures do not have a consistent age or condition. One area of immediate concerns is the tank type urinals (Mechanical Photo 11) in the Men's Public Restroom. The valve mechanism is not currently working, so the water is running on a continual basis 24 hours a day. It is recommended that the fixtures are replaced based on age, condition, ADA compliance, and Uniform Plumbing Code flow rate compliance. The distribution water piping should also be replaced to extend the life of the building, improve the water quality, and eliminate the potential damage from pipe leakage. There are no visible signs of damage or wear to the waste lines, but lines should be visually inspected for any blockage or breaks in the lines with a video scope.

Recommendations

- It is recommended that the fixtures within the renovated areas be replaced due to age, condition, ADA compliance, and Uniform Plumbing Code flow rate compliance. The distribution water piping within the existing South Wing Fan Room and South Wing renovated area should also be replaced to extend the life of the building, improve the water quality, and

eliminate the potential damage from pipe leakage. There are no visible signs of damage or wear to the waste lines, but lines should be visually inspected for any blockage or breaks in the lines with a video scope.

Summary of Conclusions and Recommendations

Several areas throughout the mechanical system have essentially remained unchanged over the past decades. Areas where mechanical upgrades were done have experienced varying levels of success. Until new windows, improved insulation, temperature controls, and HVAC equipment updates are installed, this building will continue to experience energy deficiencies.

As mentioned, above, the majority of renovations did not include reconfiguring the HVAC systems to address the new spaces. Many areas require new HVAC systems that incorporate new controls, better air distribution, adequate amounts of exhaust, and makeup air and proper control. Until this happens, systems will become more difficult to operate and maintain; and it is probable that indoor air quality in portions of this building will be compromised.

Architectural Photos

Architectural Photo 15 – Single Pane Steel Windows

Architectural Photo 16 – Single Pane Steel Windows

Mechanical Photos

Mechanical Photo 1

Mechanical Photo 2

Mechanical Photo 3

Mechanical Photo 4

Mechanical Photo 5

Mechanical Photo 6

Mechanical Photo 7

Mechanical Photo 8

Mechanical Photo 9

Mechanical Photo 10

Mechanical Photo 11

APPENDIX J
SELECTED MATERIAL FROM THE FACILITY CONDITION SURVEY

2013 FACILITY CONDITION SURVEY

SPOKANE COMMUNITY COLLEGE

SURVEY CONDUCTED BY:

STEVE LEWANDOWSKI
STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Olympia, Washington

One satellite instruction site, designated Felts Field, is located in east Spokane, adjacent to Felts Field Airfield, a general aviation airport. The site houses two instructional facilities, a 22,556 GSF hangar building, and a smaller 5,025 GSF classroom/vocational program building.

A second satellite instruction site, designated Apprenticeship Training, is located some five miles from the main campus in Spokane. The site houses two instructional facilities, a 24,374 GSF building and a 66,900 GSF building.

DEFICIENCY SURVEY UPDATE SUMMARY

PREVIOUS SURVEY

Nineteen deficiencies were previously identified in the 2011 facility condition survey for the Spokane Community College. Typically, the survey data for all college deficiencies are included in a single list and prioritized by severity. The prioritized list is then pared down to the most severe deficiencies based on the total dollar amount identified in the State Board's capital budget request for Minor Works Preservation projects.

The portion of the funding request related to an individual campus is determined by adding up all of the projects that are included in the pared down list for each campus. After the list is correctly sized, colleges are given the opportunity to make modifications to their preliminary list of projects, but are constrained by the pre-determined budget amount for their college. The State Board then uses the modified project data to help develop the final capital budget Minor Works Preservation request.

To address the worst deficiencies identified in the Spokane Community College 2011 survey, the State Board submitted sixteen of these deficiencies as Minor Works Preservation projects in the 2013-15 capital budget request (some have been combined in the request):

- Rebuild overhead doors. MACC estimate of $92,000.
- Repair deteriorated clerestory. MACC estimate of $188,000.
- Replace generator and transfer switches for Main-South Wing and TI Auto buildings. MACC estimate of $146,000.
- Replace hot water boiler, circulating pump, and fan coil units with properly sized equipment in the TI Auto and HE Shop buildings. MACC estimate of $493,000.
- Replace two natural gas-fired hot water heating boilers and pumps. MACC estimate of $215,000.

CAPITAL REPAIR REQUIREMENT DEFICIENCY OVERVIEW

The deficiencies identified during this survey are summarized below:

FACILITY CONDITION SURVEY ***DEFICIENCY DETAIL SUMMARY***

Spokane Community College *SURVEY DATE:*
6/13

FACILITY: **171001** Main

DEFICIENCY: F01 Facility $50,000 *SCORE* **100** Critical

Fire alarm panel 1
LS
The facility staff indicated that the fire alarm panel typically burns out fuses when monthly tests are completed. The panel parts are no longer supported by the manufacturer. Since the main circuit board is failing, the panel should be replaced.

Mechanical space

DEFICIENCY: F10 Facility $90,000 *SCORE* **45** Critical

Urinals 1
LS
Urinals in this bathroom are connected to a common gravity feed tank. The system has deteriorated and failed, allowing water to continuously flow. The system should be replaced with a modern system.

Rest room

DEFICIENCY: F11 Facility $450,000 *SCORE* **43** Fund in Next Biennium

Boiler, pumps and controls 1
LS
The facility staff indicated that the boilers have required a high level of maintenance to maintain function. One of the three boilers has experienced multiple failures including motor controls, ingnition system and the burner head. The other two are near
the end of their useful life. The system is 21 years old. The two pumps serving the boilers are also nearing the end of their useful life. Since the three boilers are used as a system, they all should be replaced. The pumps are integral to the system and should also be replaced.

DEFICIENCY: F12 Facility $500,000 *SCORE* **43** Fund in Next Biennium

Chillers 2
EA
The two chillers have embedded overload safety switches that have failed. These switches are integral to the unit and cannot be replaced (per the manufacturer). A bypass has been constructed to enable the units to continue operation. The manufacturer has suggested that a screw drive compressor could be installed to repair the units, but noise would be excessive. The currently level of noise is already very disruptive to surrounding rooms. The units should be replaced.

Mechanical room

CONSISTENCY OF REPAIR REQUESTS WITH FACILITY MASTER PLANNING

One of the criteria used for the capital repair request validation process is to review the college's master or facilities plan to determine what the medium and long-term planning and programming objectives of the college are with respect to the facilities for which capital repair dollars are being considered. The primary focus is to determine what the college considers the remaining life of these facilities to be, which will determine whether or not the proposed capital repair projects have economic merit.

The deficiencies identified in this condition survey update and recommended for funding are in buildings and locations that will likely be utilized for at least the next fifteen years or are in buildings that are slated for renovation or replacement, but require minor repairs to continue basic use of the space.

BUILDING CONDITION RATING OVERVIEW

The condition rating of the facilities at Spokane Community College that are included in this condition survey update ranges from "Replace or Renovate" to "Superior", and varies significantly, as shown in the following table. The rating scores presented in this summary were generated by the condition analysis conducted as part of the 2013 condition survey update.

BUILDING CONDITION RATING SUMMARY

Spokane Community College

FACILITY #	FACILITY NAME	GSF	SITE	2013 SCORE	2011 SCORE
17107	Jenkins Wellness Center	35,661	Spokane Campus	146	146
17128	Stannard Technical Education	73,275	Main Campus	146	146
17129	Permanent Support	3,104	Spokane Campus	146	146
17106B	Lair Phase II (Theater)	13,558	Spokane Campus	170	158
17109A	Health Addition	39,814	Spokane Campus	170	158
17127	Science Building	65,268	Spokane Campus	172	160
17116A	Learning Resource Center Addition	36,806	Spokane Campus	182	170
17106C	Student Center Addition 3	11,382	Spokane Campus	194	174
17122	Hazardous Material Storage	928	Spokane Campus	194	194

17101D	Main - Business/Industrial Tech Addition	67,200	Spokane Campus	198	198
17109	Health	31,156	Spokane Campus	198	186
17105B	Wellness Center	12,651	Spokane Campus	202	202
17106A	Student Center Addition	18,417	Spokane Campus	210	210
17120	Bigfoot Headstart Childcare Center	8,795	Spokane Campus	234	210
17116	Learning Resource Center	21,392	Spokane Campus	258	258
17106	Student Center	54,794	Spokane Campus	274	328
17150	Max M. Snyder Building	30,912	Spokane Campus	282	270
17119	Heavy Equipment Shop	51,579	Spokane Campus	298	298
17115	Student Services	23,288	Spokane Campus	304	280
17118	TIAuto	92,319	Spokane Campus	310	310
171687	Anrode Hanger	3,703	Felts Field	312	304
17105A	Physical Education - Phase II	15,042	Spokane Campus	322	322
17105	Physical Education	37,791	Spokane Campus	326	326
17101C	Main - East Wing	85,500	Spokane Campus	336	324
17110	Greenhouse	9,846	Spokane Campus	352	338
171301	Hangar	22,556	Felts Field	394	410
17123	Fire Science Building	7,679	Spokane Campus	398	382
17108	Environmental Sciences	35,668	Spokane Campus	422	450
17124	Fire Drill Tower	2,800	Spokane Campus	436	436

BUILDING CONDITION RATING SUMMARY

Spokane Community College

FACILITY #	*FACILITY NAME*	*GSF*	*SITE*	*2013 SCORE*	*2011 SCORE*
171603	Apprenticeship Training (East)	24,374	Apprenticeship Training	460	448
171602	Apprenticeship Training A (West)	19,497	Apprenticeship Training	470	444
171201	Maintenance Bldg.	7,887	Spokane Campus	480	480
171111	Environmental Sciences Annex	5,416	Spokane Campus	558	610
17101B	Main - South Wing	81,470	Spokane Campus	560	584
TOTAL GSF AND WEIGHTED AVERAGE SCORE		1,051,528		290	

146 - 175 = Superior
176 - 275 = Adequate
276 - 350 = Needs Improvement Through Additional Maintenance
351 - 475 = Needs Improvement Through Renovation
>475 = Replace or Renovate

FACILITY REPLACEMENT AND RENOVATION

Development of the main campus of Spokane Community College started in 1955 with the construction of the building that eventually became the Environmental Sciences Annex. The second major phase of construction occurred in the 1960s and 1970s, when the majority of buildings were constructed. During the 1990s seven major additions to five buildings were constructed.

The newest facilities are the Stannard Technical Education Center, completed in 2011, which replaces the west wing of the Main building, the Permanent Support building, completed in2010, and the Science Building, completed in 2005.

The two facilities at the Felts Field site were constructed in 1969 and 1970; and the two main facilities at the Apprenticeship Center were constructed around 1960.

A major renovation of the former Science Building, constructed in 1972, was completed in 2010. This renovation addressed all major building systems reconfigured the building for a combination of Allied Health, Physical Education, and Speech programs. It has been renamed the Jenkins Wellness Center

FACILITY REPLACEMENT PRIORITY OVERVIEW

The most current master plan for the main campus of the college was developed in 2005. However, a facility master plan was completed in 2007.

The college has determined that replacing the Main-South Wing (001B) building at the main campus is the number one priority for a replacement project. This proposed replacement is in accordance with the 2007 facility master plan

Main-South Wing (01B)

This facility, built in 1958, was the second wing of the Main complex to be constructed. It is a two story facility of approximately 81,470 SF and houses vocational programs that

include Cosmetology, Culinary Arts, and Electronics. This wing, though not in a state of general deterioration, is nevertheless old and suffers from a general obsolescence and deterioration of most amenities.

Many interior finishes such as vinyl tile and suspended ceilings are older and deteriorated. This includes door systems that are very difficult to maintain, deteriorated vinyl floor tile probably containing asbestos throughout, and deteriorated suspended ceilings. There are still original steel window frames with single glazing from the 50s, which are badly deteriorated. The double-glazed windows that do exist are also older and are no longer energy efficient.

The main electrical service is at capacity, and is not able to handle any load increases for program needs or replacement/upgrading of physical plant equipment. Additional circuits and distribution are also needed throughout the South Wing, and many of the distribution panels are older with replacement parts increasingly difficult to obtain. Lighting throughout most of these areas is old and inefficient, with light levels that are not anywhere near current standards.

The HVAC system throughout the wing is a mix of older and newer components of various ages, many of which are deteriorating and no longer cost-effective to repair. In addition, many of the components do not work together very effectively, similar to the situation present in the West wing, having been strung together over the years as programs were added and modified. Most of these components are also high maintenance items due to their age. Plumbing fixtures are mostly older and are high maintenance. The piping has restriction problems and is likely slowly blocking due to build-up of minerals in the pipe over time.

Space utilization, especially for the Cosmetology and Culinary Arts programs, is very inefficient as the spaces are very difficult to adapt. Hallways are relatively narrow and dark, and the rest rooms are small, contain outdated fixtures, and are not really fully ADA accessible. The overall appearance of the spaces is very dated and the feeling is very cold. Some programs, such as Culinary Arts and Cosmetology, experience a high level of general public interaction for the restaurant and cosmetology salon run by these programs. However, the overall condition of the spaces occupied by these operations does not make them very attractive, and neither has the type of public visibility that should be enjoyed by programs of this type. There is also an unmet need for space for larger classrooms, seminar rooms, and offices for faculty and staff.

Some consideration has been given to pursuing a major renovation of this wing. However, upon further analysis, it was determined that a better strategy would be to pursue a separate replacement building for these vocational programs and then demolish this wing. It is felt that a major renovation of this wing would simply not be cost-effective compared to new construction. The structure itself lacks compliance with current seismic codes, and retrofitting would be very costly. In addition, the wing is not designed to properly support contemporary vocational education and is too small. Adding onto the wing would only add to the bulk of one massive building already at almost 300,000 SF. This in itself causes operational and maintenance problems, as many building systems in the five major wings of the Main complex have become so intertwined that it is difficult to affect system/component repairs on only a single wing. Constructing a new separate building would make the remainder of the building much more manageable from an operational as well as maintenance standpoint, along with achieving reduced overall maintenance costs.

Decoupling the South wing from the existing building would leave a building of approximately 152,700 SF, still a large building, but one of a size that can much better be managed both programmatically and maintenance-wise.

FACILITY RENOVATION PRIORITY OVERVIEW

The college has determined that a renovation of the Environmental Sciences building on the main campus is the number one priority for a major renovation project. This proposed renovation is in accordance with the 2007 facility master plan

Environmental Sciences (08)

This facility was constructed in 1973 and has approximately 35,668 GSF of space. The building consists of a central two-story classroom and faculty office portion, and two single story high bay wings that in the past were used for a variety of heavy equipment repair vocational programs, but are no longer used for that purpose. In fact, these spaces are little used currently because they are not suitable for classroom/lecture use, which will be in greater demand going forward. The result is that this building now contains a significant amount of high volume two story space that is mostly underutilized, but would be ideal for badly needed classroom, computer lab, and lecture room space if a second story were added in the high bay areas.

This building is constructed of steel and concrete block, and appears to be well built. The exterior of the building is in good condition structurally. However, the windows are steel

FACILITY CONDITION SURVEY - SITE REPAIR PROGRAMMING SUMMARY BY BUILDING

Spokane Community College

SITE NAME/ FACILITY	*CRITICAL*	*2015 2017 COST*	*BACKLOG COST*	*TOTAL*
Spokane Campus				
171001 Main	$140,000	$950,000	$0	**$1,090,000**
STATE UFI: A08547				
171005 Sports Center	$0	$600,000	$0	**$600,000**
STATE UFI: A03206				
171006 Student Center	$0	$150,000	$0	**$150,000**
STATE UFI: A06460				
171008 Environmental Sciences	$20,000	$0	$70,000	**$90,000**
STATE UFI: A09615				
171009 Health	$500,000	$0	$0	**$500,000**
STATE UFI: A08699				
171016 Learning Resource Center	$0	$350,000	$0	**$350,000**
STATE UFI: A07767				
171018 TIAuto	$94,100	$20,000	$0	**$114,100**
STATE UFI: A07575				
171019 Heavy Equipment	$35,000	$78,000	$0	**$113,000**
STATE UFI: A02485				
171020 Bigfoot Headstart Childcare Center	$0	$30,000	$0	**$30,000**
STATE UFI: A00521				
171050 Max M. Snyder Building	$0	$200,000	$0	**$200,000**
STATE UFI: A05646				
MULTIPL Multiple	$0	$78,000	$0	**$78,000**
STATE UFI: A08547				

FACILITY CONDITION SURVEY - FACILITY REPAIR PROGRAMMING SUMMARY COST REPORT

Spokane Community College Spokane Campus *STATE UFI:* A08547

FACILITY: 171001 Main *YR. BUILT* CRV/SF *CURRENT REPLACEMENT VALUE:*

SEVER. SCORE	SYSTEM	DEF. NO.	COMPONENT DEFICIENCY/CORRECTION	CRITICAL COST	2015 2017 COST	BACKLOG COST	TOTAL
100	Facility	F01	Fire alarm panel The facility staff indicated that the fire alarm panel typically burns out fuses when monthly tests are completed. The panel parts are no longer supported by the manufacturer. Since the main circuit board is failing, the panel should be replaced.	$50,000			
45	Facility	F10	Urinals Urinals in this bathroom are connected to a common gravity feed tank. The system has deteriorated and failed, allowing water to continuously flow. The system should be replaced with a modern system.	$90,000			
42.5	Facility	F11	Boiler, pumps and controls The facility staff indicated that the boilers have required a high level of maintenance to maintain function. One of the three boilers has experienced multiple failures including motor controls, ingnition system and the burner head. The other two are near the end of their useful life. The system is 21 years old. The two pumps serving the boilers are also nearing the end of their useful life. Since the three boilers are used as a system, they all should be replaced. The pumps are integral to the system and should also be		$450,000		
42.5	Facility	F12	Chillers The two chillers have embedded overload safety switches that have failed. These switches are integral to the unit and cannot be replaced (per the manufacturer). A bypass has been constructed to enable the units to continue operation. The manufacturer has suggested that a screw drive compressor could be installed to repair the units, but noise would be excessive. The currently level of noise is already very disruptive to surrounding rooms. The units		$500,000		

NO. OF DEFICIENCIES = 4 *Average Severity Score =* 58 *FACILITY TOTAL* **$140,000** **$950,000** **$0** **$1,090,000**

FACILITY CONDITION INDEX (Repair Cost as a % of Current Replacement Value) *Repair Cost Per SF =*

FACILITY CONDITION SURVEY - FACILITY REPAIR PROGRAMMING SUMMARY COST REPORT

Spokane Community College Spokane Campus *STATE UFI:* A08547

FACILITY: MULTIPLE Multiple *YR. BUILT* CRV/SF *CURRENT REPLACEMENT VALUE:*

SEVER. SCORE	*SYSTEM*	*DEF. NO.*	*COMPONENT DEFICIENCY/CORRECTION*	*CRITICAL COST*	*2015 - 2017 COST*	*BACKLOG COST*	*TOTAL*
46.25	Facility	F02	Fire door Several WON fire doors have become less reliable. The facility staff indicated that during testing, the doors do not always function correctly. The doors activate - which is the critical function, but sometimes they can be difficult to reset. The doors are loosing insulation as they are used. The controls on some of the doors have been replaced. The doors should be inspected to determine if all of the controls are beyond their useful life. The door insulation should also be evaluated to determine if repairs are required.		$78,000		
NO. OF DEFICIENCIES = 1		*Average Severity Score =*	46 *FACILITY TOTAL*	$0	$78,000	$0	$78,000
FACILITY CONDITION INDEX (Repair Cost as a % of Current Replacement Value)			*Repair Cost Per SF =*				

FCI (Facility Condition Index) = Repair Cost/Building Current Replacement Value (CRV)

The lower the FCI %, the better the overall facility condition. The higher the FCI %, the greater the repair and/or renovation requirements.

FACILITY CONDITION SURVEY ***DEFICIENCY DETAIL***

Spokane Community College
Spokane Campus

SURVEY DATE: 6/13
Page 1

FACILITY: 171001 Main *STATE UFI:* A08547

DEFICIENCY: F01 **Facility Fund in 2015-17 biennium**
UNIFORMAT BUILDING SYSTEM: D40-Fire Protection General Classroom
AFFECTED COMPONENT: Fire alarm panel

DEFICIENCY/CORRECTION:
The facility staff indicated that the fire alarm panel typically burns out fuses when monthly tests are completed. The panel parts are no longer supported by the manufacturer. Since the main circuit board is
failing, the panel should be replaced.

LOCATION: Mechanical space

Probable Cause of Deficiency is Unknown

ESTIMATED REMAINING LIFE: 3 Yrs. *LIFE EXPECTANCY NEW:* 25 Yrs. *QUANTITY:*
50Yr. Life Cycle Replace in 2016 2041 2066 1 LS

PRIORITY
Health/Safety 100
0
Deficiency Severity **100** Estimated MACC Repair Cost in **2013= $50,000**

FACILITY CONDITION SURVEY DETAIL ***DEFICIENCY***

Spokane Community College
Spokane Campus

SURVEY DATE: 6/13
Page 2

FACILITY: 171001 Main *STATE UFI:* A08547

DEFICIENCY: F10 **Facility** **Fund in 2015-17 biennium**
UNIFORMAT BUILDING SYSTEM: D20-Plumbing General Classroom
AFFECTED COMPONENT: Urinals

DEFICIENCY/CORRECTION:
Urinals in this bathroom are connected to a common gravity feed tank. The system has deteriorated and
failed, allowing water to continuously flow. The system should be replaced with a modern system.

LOCATION: Rest room

Probable Cause of Deficiency is Age/Wear

ESTIMATED REMAINING LIFE:	*LIFE EXPECTANCY NEW:*	*QUANTITY:*
3 Yrs.	30 Yrs.	
	1	LS

PRIORITY			
System Use	25		
>Operating Cost	75		
Deficiency Severity	**45**	Estimated MACC Repair Cost in	**2013= $90,000**

FACILITY CONDITION SURVEY DETAIL ***DEFICIENCY***

Spokane Community College
Spokane Campus

SURVEY DATE: 6/13
Page 3

FACILITY: 171001 Main *STATE UFI:* A08547

DEFICIENCY: F11 **Facility** **Fund in 2017-19 Biennium**
UNIFORMAT BUILDING SYSTEM: D20-Plumbing General Classroom
AFFECTED COMPONENT: Boiler, pumps and controls

DEFICIENCY/CORRECTION:

The facility staff indicated that the boilers have required a high level of maintenance to maintain function.
One of the three boilers has experienced multiple failures including motor controls, ingnition system and the burner head. The other two are near the end of their useful life. The system is 21 years old. The two pumps serving the boilers are also nearing the end of their useful life. Since the three boilers are used as a system, they all should be replaced. The pumps are integral to the system and should also be
replaced.

LOCATION:

Probable Cause of Deficiency is Age/Wear

ESTIMATED REMAINING LIFE: 5 Yrs. *LIFE EXPECTANCY NEW:* 25 Yrs. *QUANTITY:*

50Yr. Life Cycle Replace in 2018 2043 2068 1 LS

PRIORITY

Bldg. Function Use	40		
System Use	60		
Deficiency Severity	**43**	Estimated MACC Repair Cost in	**2013= $450,000**

FACILITY CONDITION SURVEY DETAIL ***DEFICIENCY***

Spokane Community College
Spokane Campus

SURVEY DATE: 6/13
Page 4

FACILITY: 171001 Main *STATE UFI:* A08547

DEFICIENCY: F12 **Facility Fund in 2017-19 Biennium**
UNIFORMAT BUILDING SYSTEM: D30-HVAC General Classroom
AFFECTED COMPONENT: Chillers

DEFICIENCY/CORRECTION:
The two chillers have embedded overload safety switches that have failed. These switches are integral to the unit and cannot be replaced (per the manufacturer). A bypass has been constructed to enable the units to continue operation. The manufacturer has suggested that a screw drive compressor could be installed to repair the units, but noise would be excessive. The currently level of noise is already very
disruptive to surrounding rooms. The units should be replaced.

LOCATION: Mechanical room

Probable Cause of Deficiency is Age/Wear

ESTIMATED REMAINING LIFE:	5 Yrs.	*LIFE EXPECTANCY NEW:*	25 Yrs.	*QUANTITY:*
50Yr. Life Cycle	Replace in 2018 2043 2068			2 EA

PRIORITY

Bldg. Function Use	40		
System Use	60		
Deficiency Severity	**43**	Estimated MACC Repair Cost in	**2013= $500,000**

FACILITY CONDITION SURVEY DETAIL ***DEFICIENCY***

Spokane Community College
Spokane Campus

SURVEY DATE: 6/13
Page 20

FACILITY: MULTIPLE Multiple *STATE UFI:* A08547

DEFICIENCY: F02 **Facility Fund in 2017-19 Biennium**

UNIFORMAT BUILDING SYSTEM: F10-Special Construction General Classroom

AFFECTED COMPONENT: Fire door

DEFICIENCY/CORRECTION:

Several WON fire doors have become less reliable. The facility staff indicated that during testing, the doors do not always function correctly. The doors activate - which is the critical function, but sometimes
they can be difficult to reset. The doors are loosing insulation as they are used. The controls on some of the doors have been replaced. The doors should be inspected to determine if all of the controls are beyond their useful life. The door insulation should also be evaluated to determine if repairs are required.

LOCATION: Throughout Main building and one in the Learning Resource Center

Probable Cause of Deficiency is Age/Wear

ESTIMATED REMAINING LIFE:	*LIFE EXPECTANCY NEW:*	*QUANTITY:*
5 Yrs.	25 Yrs.	
	6	EA

Additional Analysis or Study is Required

PRIORITY			
Health/Safety	50		
>Repair/Replacement Cost	50		
Deficiency Severity	**46**	Estimated MACC Repair Cost in	**2013= $78,000**

F01 – Fire alarm control panel in Main building (01)

F02 – WON fire door controllers in Main building (01)

F03 – Not used

F05 – Fire alarm panel in Automotive building (18)

F07 – Fire alarm panel in Heavy Equipment building (19)

F08 – Overhead doors in Heavy Equipment building (19)

F09 – Urinals in Fixed Wing Hanger (301)

F10 – Urinals in Main building (01)

F11 – Boilers in Main building (01)

F11A – Pumps in Main building (01)

F12 – Chillers in Main building (01)

F13 – Air handler and heat pump recovery systems in Sports Center building (05)

BUILDING CONDITION RATING

COLLEGE: Spokane Community College *SITE:* Spokane Campus
BLDG: 17101B Main - South Wing *STATE UFI:* A08547
81,470 SF *BUILT:* 1958 *REMODELED:* *PREDOMINANT BLDG. USE:* Multi-Purpose
CONSTRUCTION TYPE: Heavy *CRV/SF:* $316 *CURRENT REPLACEMENT VALUE:* $25,744,520
MGMT. CODE: Replace - $150-$350/SF

Component	***Score***	***Comment***
Primary Systems		
Structure	24	Minor to moderate cracking evident, but does not affect structural integrity; visible defects but not structural *Concrete; steel; some code concerns*
Exterior Closure	24	Exterior walls, doors, windows, soffits and finishes are sound and weatherproof, but with moderate deterioration evident *Concrete; CMU;*
Roofing	30	Minor to moderate deterioration of membrane and/or flashings is evident; maintenance is *Built-up roof w/ UV coating-most areas need recoating*
	Subtotal =	**78**
Secondary Systems		
Floor Finishes	30	A majority of floor surfaces exhibit extensive wear and deterioration and should no longer be maintained *Carpet; quarry tile; vinyl tile*
Walls - Finishes	18	Wall surfaces exhibit random finish deterioration and moderate wear and/or damage; maintenance is required *Gypsum board; CMU; ceramic tile*
Ceiling Finishes	30	Extensive damage to and deterioration of ceiling surfaces, including sagging and staining, is *Lay-in ceiling tile; Gypsum board; significant staining throughout*
Doors-Hardware	18	Door surfaces exhibit random finish deterioration and moderate wear and/or component damage; hardware exhibits minor to moderate deterioration, maintenance is required *Newer interior wood doors w HM frames; metal exterior doors-general deterioration*
	Subtotal =	**96**
Service Systems		
Elevators	6	Elevators are appropriate and functional for use; car interiors have minimal deterioration and controls are in good condition *Renovated 2013, 2 stop*
Plumbing	40	Piping exhibits general deterioration, including constricted flow, and extensive reported leaking; fixtures exhibit extensive wear, and are old and generally deteriorated *Copper, galvanized, cast iron and steel piping; old porcelain fixtures*

HVAC	24	HVAC system is generally adequate but older; minor to moderate deterioration of components is evident; maintenance/repair is required *Hot water boilers, chillers, AHUs; mix of equipment vintages*
Electrical Service	40	Switchgear and distribution panels are old and repair/replacement parts are no longer available; building loads are in excess of capacity *2000amp 208/120v original; distribution panels at capacity*
Lights/Power	40	Deteriorating lighting fixtures; inadequate illumination; inadequate circuits

Subtotal = **150**

Safety Systems

Life/Safety	30	Building generally meets codes for vintage of construction *Some code deficiencies; minimal exit and emergency lighting*
Fire Safety	30	Fire alarm/pull stations but no sprinklers, illuminated exit signs and/or emergency lights
Haphazard Modification	21	Modifications are of average quality; HVAC and electrical service only partially support space *Mix of good and marginal modifications*

Subtotal = **81**

Quality Standards

Maint. Quality	35	General deterioration is evident; lack of adequate maintenance is evident; impact is moderate to severe
Remaining Life	30	Life expectancy is less than 5 years; significant building system deterioration *Programmatically inadequate; replace with separate building*
Appearance	30	Average construction, but generally unattractive exterior and interior spaces *Interior and exterior are very dated*

Subtotal = **95**

Energy

Wall/Ceiling Insulation	30	Building is not insulated
Glazing	30	Windows have single-glazing

Subtotal = **60**

Total Score = **560** *(Score Range = 146 -* ***Previous Biennium*** **584**

Recommended Rating is: Replace or Renovate

BUILDING CONDITION RATING

COLLEGE: Spokane Community College *SITE:* Spokane Campus
BLDG: 17101C Main - East Wing *STATE UFI:* A08547
85,500 SF *BUILT:* 1961 *REMODELED:* *PREDOMINANT BLDG. USE:* Multi-Purpose
CONSTRUCTION TYPE: Heavy *CRV/SF:* $316 *CURRENT REPLACEMENT VALUE:* $27,018,000
MGMT. CODE: Small Renovation, Tenant Improvement - $60-$80/SF

Component	***Score***	***Comment***
Primary Systems		
Structure	8	No settlement or cracking evident; no abrupt vetical changes; bearing walls and roof structure are sound *Concrete; steel*
Exterior Closure	24	Exterior walls, doors, windows, soffits and finishes are sound and weatherproof, but with moderate deterioration evident *Concrete; CMU; some exterior deterioration*
Roofing	30	Minor to moderate deterioration of membrane and/or flashings is evident; maintenance is *Hypalon single-ply; UV coating is peeling badly on portion of roof; funded in 2011*
	Subtotal =	**62**
Secondary Systems		
Floor Finishes	18	Floor surfaces exhibit random moderate wear and random surface deterioration *Terrazzo; carpet; vinyl tile; ceramic tile*
Walls - Finishes	6	Wall surfaces are in good condition with minimal finish deterioration, wear or damage *Plaster; Gypsum board; ceramic tile*
Ceiling Finishes	6	Ceiling surfaces are in good condition with minimal finish deterioration, wear or component *Lay-in ceiling tiles*
Doors-Hardware	6	Door finishes are in good condition and exhibit only minor random wear; door hardware is in good working order *Interior wood doors w HM frames; metal exterior doors*
	Subtotal =	**36**
Service Systems		
Elevators	18	Elevator car interiors exhibit wear and controls experience moderate malfunction; maintenance is required *2-stop*
Plumbing	24	Piping is older but serviceable; some recurring leaks are reported or some pipe deterioration is evident; fixtures show some wear but are serviceable; maintenance is required *Galvanized, copper and cast iron piping; porcelain fixtures*

HVAC	24	HVAC system is generally adequate but older; minor to moderate deterioration of components is evident; maintenance/repair is required *Hot water boilers, chiller and AHUs; mix of old and new equipment*
Electrical Service	24	Service capacity is adequate, but there may be distribution panel capacity issues *3000amp 208/120v original; distribution panels at capacity*
Lights/Power	8	Contemporary lighting with good work area and instructional space illumination *Lay-in and hanging fluorescent lighting*

Subtotal = **98**

Safety Systems

Life/Safety	30	Building generally meets codes for vintage of construction
Fire Safety	10	Fire alarm present w locally monitored detection; sprinklers at minimum in high hazard areas; illuminated exit signs and/or emergency lights
Haphazard Modification	7	Modifications appear to be well constructed and in compliance with codes; HVAC and electrical service fully support spaces *Generally well constructed*

Subtotal = **47**

Quality Standards

Maint. Quality	21	Routine maintenance is required; deferred maintenance is evident; impact is minor to
Remaining Life	18	Life expectancy is between 5 and 15 years; moderate building system deterioration *Well constructed older building with good bones*
Appearance	18	Average building construction; exterior and/or interior spaces are of average attractiveness

Subtotal = **57**

Energy

Wall/Ceiling Insulation	18	Insulation is present, but not to current standards
Glazing	18	Windows are double-glazed, but frames do not minimize conductivity

Subtotal = **36**

Total Score = **336** *(Score Range = 146 -* ***Previous Biennium*** **324**

Recommended Rating is: Fair, But Needs Improvement Through Additional Maintenance

BUILDING CONDITION RATING

COLLEGE: Spokane Community College *SITE:* Spokane Campus
BLDG: 17101D Main - Business/Industrial Tech *STATE UFI:* A08547
67,200 SF *BUILT:* 1992 *REMODELED:* *PREDOMINANT BLDG. USE:* Multi-Purpose
CONSTRUCTION TYPE: Heavy *CRV/SF:* $316 *CURRENT REPLACEMENT VALUE:* $21,235,200
MGMT. CODE: Manage with RMI Repair and Minor Works

Component	***Score***	***Comment***
Primary Systems		
Structure	8	No settlement or cracking evident; no abrupt vetical changes; bearing walls and roof structure are sound *Concrete; steel*
Exterior Closure	8	Walls, doors, finishes and windows are weather-tight and well maintained with minimal *Concrete; glass window walls*
Roofing	10	Membrane appears water-tight and flashings and penetrations are sound; drainage is positive *Hypalon single-ply; some leaks at skylights*
	Subtotal =	**26**
Secondary Systems		
Floor Finishes	18	Floor surfaces exhibit random moderate wear and random surface deterioration *Carpet; quarry tile; ceramic tile; general carpet wear*
Walls - Finishes	6	Wall surfaces are in good condition with minimal finish deterioration, wear or damage *Gypsum board and concrete*
Ceiling Finishes	6	Ceiling surfaces are in good condition with minimal finish deterioration, wear or component *Lay-in ceiling tiles; Gypsum board*
Doors-Hardware	18	Door surfaces exhibit random finish deterioration and moderate wear and/or component damage; hardware exhibits minor to moderate deterioration, maintenance is required *Interior wood doors w HM frames; metal exterior doors*
	Subtotal =	**48**
Service Systems		
Elevators	6	Elevators are appropriate and functional for use; car interiors have minimal deterioration and controls are in good condition *2 stop*
Plumbing	8	Piping appears in generally good condition, with no recurring leak problems; fixtures are in good condition *Copper, steel, cast iron and PVC piping; porcelain fixtures*

HVAC	24	HVAC system is generally adequate but older; minor to moderate deterioration of components is evident; maintenance/repair is required *Served by boiler, chiller and AHUs in East wing; mix of old and new equipment*
Electrical Service	8	Service and distribution capacity is adequate for current and future needs *1600amp 480/208v; 1000amp 208/120v*
Lights/Power	8	Contemporary lighting with good work area and instructional space illumination *Mostly lay-in fluorescent lighting*

Subtotal = **54**

Safety Systems

Life/Safety	10	Building appears to meet current codes
Fire Safety	10	Fire alarm present w locally monitored detection; sprinklers at minimum in high hazard areas; illuminated exit signs and/or emergency lights
Haphazard Modification	7	Modifications appear to be well constructed and in compliance with codes; HVAC and electrical service fully support spaces *None evident*

Subtotal = **27**

Quality Standards

Maint. Quality	7	Facility appears to be well maintained
Remaining Life	6	Life expectancy is greater than 15 years; building systems in good condition *Should have 30+ yrs. Of remaining life; includes 1994 addition*
Appearance	6	Well constructed building; generally attractive exterior and interior spaces

Subtotal = **19**

Energy

Wall/Ceiling Insulation	6	Insulation generally meets current standards
Glazing	18	Windows are double-glazed, but frames do not minimize conductivity

Subtotal = **24**

Total Score = **198** *(Score Range = 146 -* ***Previous Biennium*** **198**
Recommended Rating is: Adequate

Bldg. 171001B
Main-South Wing

Bldg. 171001C
Main-East Wing

Bldg. 171001D
Main-Business Tech. Addition

Bldg. 171005
Physical Education

Bldg. 171005A
Physical Education – Phase II

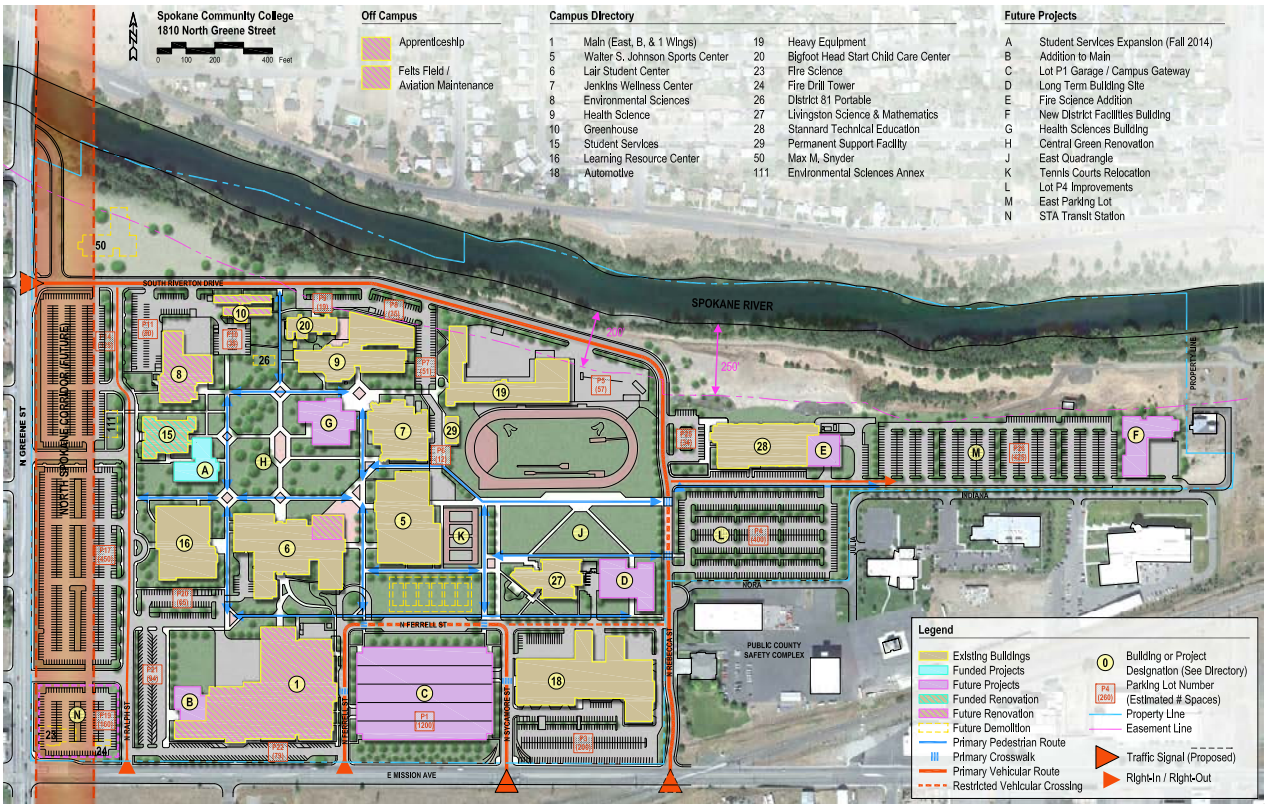
Bldg. 171005B
Wellness Center

APPENDIX K
SELECTED MATERIAL FROM THE MASTER PLAN

mahlum

2013 CAMPUS MASTER PLAN
SPOKANE COMMUNITY COLLEGE

SPOKANE, WASHINGTON



CAMPUS VISION

The following capital projects were identified as being critical to a long-term vision for the SFCC campus.

In addition to these, several other long-range capital projects have been identified for potential proposal. As current priority projects are cleared for funding, these major projects will undergo additional study.

PRIORITY CAPITAL PROJECTS

Complete the addition/remodel to Student Services Building (15)
The project, currently underway, will consolidate student entry services in one campus location and provide additional classrooms and computer labs for Adult Education programs to be located on campus.

Renovation and addition to Main (1).
The South and East wings of Main have a long list of deficiencies and no longer provide appropriate space for the programs housed there and offer the opportunity to create space for new and/or expanded programs. Renovating and expanding this building also presents an opportunity to create a stronger, more active campus gateway.

New campus gateway off of Mission.
Upon construction of the North Spokane Corridor, Mission Avenue will become the main public access point and first impression of the SCC campus. Design of visual and functional improvements to parking lot P1 and adjacent areas is the first phase of this endeavor. Discussions are underway with WSDOT regarding the replacement of parking spaces displaced by the North Spokane Corridor. A parking structure is among the alternatives under consideration.

Renovation and Addition to Environmental Sciences (8, 10, 111). The Environmental Science complex in the northwest sector of campus consists of three structures: Environmental Science (8), the Greenhouse (10), and the Environmental Science Annex (111). Renovation of the Environmental Science complex will address its identified deficiencies.

Renovate off-campus facilities.
Located east of campus, Felts Field and the Apprenticeship Center are home to significant college instructional programs: aircraft mechanic and skilled trades apprenticeship. Facility Condition Survey (FCS) scores suggest these facilities need significant improvements. Given the present funding mechanism, the best solution is to renovate them.

Pave Lot P4.
Currently an un-striped gravel lot, P4 is used during peak hours and as over-flow parking for the nearby practice field and Stannard Technical Education (28). Upgrading the parking lot to current codes will result in some loss of spaces. However, the vastly improved aesthetics and security of the property will go a long ways towards improving the notion of convenient campus parking.

LONG RANGE CAPITAL PROJECTS

Replace structures displaced by the North Spokane Corridor.
Fire Science (23) and Fire Drill Tower (24) could be relocated to the east side of campus. Plans to move the SCC programs housed in Max M. Snyder (50) are already underway. The SCC Transit Hub is owned by the Spokane Transit Authority (STA) and will require a temporary location during construction of the Corridor. Removal of the clock tower will also be necessary.

Fire Science and Criminal Justice Addition to Stannard Technical Education (28).
The Criminal Justice and Fire Science programs could be consolidated into a Public Safety addition on the east end of the Technical Education building. An agreement with the County Public Safety Complex (located south of lot P4) could allow SCC students to use the fire drill training area in exchange for use of SCC classroom space for Spokane County employees.

New District Facilities Building.
District Facilities and other District departments currently residing in Max M. Snyder (50) could be consolidated into a new building at the east end of campus.

Future building sites.
The master plan vision map identifies opportunity zones for future construction. Development of the parcel located between Livingston Science & Mathematics (27) and Stannard Technical Education (28) supports the creation of a new east campus quadrangle (Center 3). An additional health science facility could be located in the vicinity of the current Health Science (9) facility and Jenkins Wellness Center (7) should the need arise for expanded allied health facilities. Additionally, general classroom and student support space could be sited at the current location of the tennis courts.

New East Campus Quadrangle.
In order to unify existing, new, and future buildings into a single cohesive campus, an east campus center should be developed.

Improve the area between Livingston Science and Mathematics (27) and Lair Student Center (6).
Prior master plans have identified this as a future building site. Given the long horizon, consider relocating the tennis courts and making this space part of the campus entry sequence.

Open up the Lair Student Center (6) toward the central green space.
Positioned along a prominent pedestrian thoroughfare between parking lot P1, numerous academic buildings, student services and the Johnson Sports center, the northeast corner of the Lair Student Center represents a significant opportunity to activate and energize the large outdoor space it fronts.

Build East Parking.
Property to the east of Stannard Technical Education (28) is distant from the campus core. It's best use may be as surface parking to replace spaces displaced by the North Spokane Corridor.

Implement Parking Strategies.
While the East Parking is an important component of the future parking plan, this project will only replace a portion of the spaces potentially lost to the North Spokane Corridor. To address future parking needs, SCC should begin to plan and implement one or more of five strategies outlined in Section 4.

SHORT TERM RECOMMENDATIONS

The planning team identified a number of recommendations for campus improvement that are not dependent on limited state funding. These short-term initiatives might be implemented in the next one to ten years:

:: Improve the trail along the Spokane River.
:: Engage the Walter S. Johnson Sports Center (5) with the new campus gateway.
:: Upgrade classroom and office space in Main (1).
:: Create quiet study areas in existing buildings.
:: Improve localized pedestrian/vehicular/ service conflicts.
:: Plant trees.
:: Improve the gathering area in the campus center.
:: Establish campus sustainability goals.
:: Improve the area created from demolition of West Main.
:: Screen the service areas at Lair Student Center (6) and Main (1).

These projects are intended to be of limited scope and low cost. With approximately $2,00,000 of "minor capital" per biennium (with board approval), SCC can make small but meaningful strides towards achieving the campus vision.

The 2011 Facility Condition Survey, commissioned by the State Board for Community and Technical Colleges, was performed by Pack and Associates. The condition of individual facilities at SCC varies significantly, as is evidenced by the "Building Condition Rating Summary."

The weighted average score for all facilities is 291 for 2011, indicating that overall, college facilities are average and that improvement can be achieved through renovation and additional maintenance. Sixteen of the thirty-five college facilities rated are rated as either Superior or Adequate. In 2005 the weighted average score for all facilities was 340, with six facilities rated as either Superior or Adequate.

The slight improvement in overall condition is due largely to new construction and completed capital repairs. Much of this improvement has been the result of an increase in funding for capital repairs to roofs, HVAC systems and some exterior closure elements, as well as good selection of candidate projects for capital repair funding. Renovation and remodel projects undertaken by the college for key academic facilities have also contributed to the overall improvement in facility condition.

INFRASTRUCTURE

Past review of the underground domestic water, sanitary sewer, and storm drainage systems found the college infrastructure to be in acceptable condition. With few exceptions, it appears the campus infrastructure is generally able to accommodate future development. The 2003 study included review of existing utility drawings and usage records, interviews with appropriate campus staff, and comparison to code requirements current at that time.

Regardless of their current condition, these systems are nearing or have exceeded their design life expectancy. Each proposed capital project will need to be evaluated to determine the degree to which the project will impact the existing systems. Utility services will need to be extended to the east as construction occurs in this area.

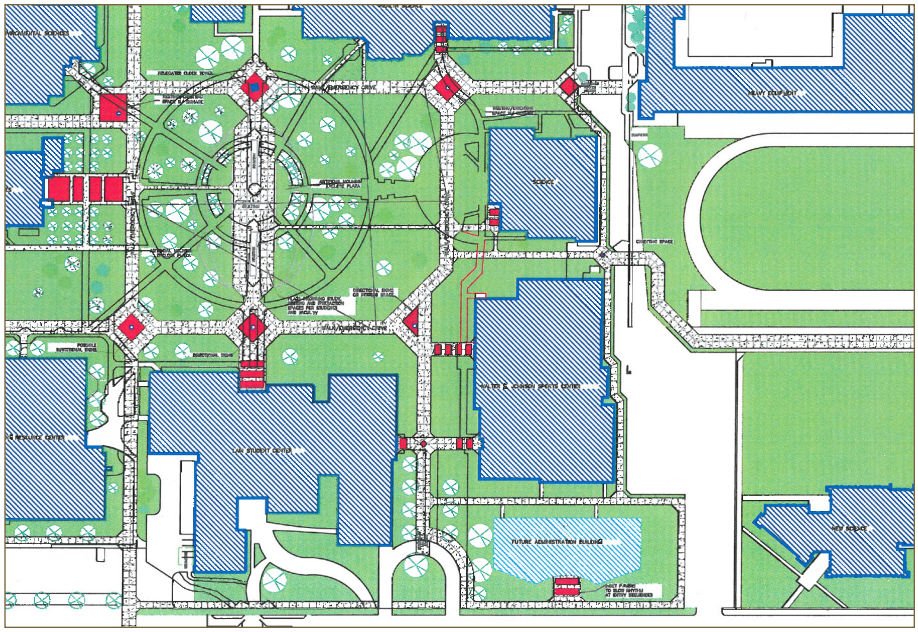
2011 Building Condition Rating Summary

FACILITY #	*FACILITY NAME*	*GSF*	*SITE*	*2011 SCORE*	*2009 SCORE*
17107	Jenkins Wellness Center	35,661	Spokane Campus	146	440
17128	Stannard Technical Education	73,275	Main Campus	146	
17129	Permanent Support	3,104	Spokane Campus	146	
17106B	Lair Phase II (Theater)	13,558	Spokane Campus	158	202
17109A	Health Addition	39,814	Spokane Campus	158	154
17127	Science Building	65,268	Spokane Campus	160	158
17116A	Learning Resource Center Addition	36,806	Spokane Campus	170	182
17106C	Student Center Addition 3	11,382	Spokane Campus	174	170
17109	Health	31,156	Spokane Campus	186	176
17122	Hazardous Material Storage	928	Spokane Campus	194	212
17101D	Main - Business/Industrial Tech Addition	67,200	Spokane Campus	198	200
17105B	Wellness Center	12,651	Spokane Campus	202	192
17106A	Student Center Addition	18,417	Spokane Campus	210	194
17120	Bigfoot Headstart Childcare Center	8,795	Spokane Campus	210	180
17116	Learning Resource Center	21,392	Spokane Campus	258	250
17150	Max M. Snyder Building	30,912	Spokane Campus	270	274
17115	Student Services	23,288	Spokane Campus	280	230
17119	Heavy Equipment Shop	51,579	Spokane Campus	298	310
17121	Clock Tower	450	Spokane Campus	302	378
171687	Anrode Hanger	3,703	Felts Field	304	320
17118	TIAuto	92,319	Spokane Campus	310	316
17105A	Physical Education - Phase II	15,042	Spokane Campus	322	348
17101C	Main - East Wing	85,500	Spokane Campus	324	340
17105	Physical Education	37,791	Spokane Campus	326	340
17106	Student Center	54,794	Spokane Campus	328	344
17110	Greenhouse	9,846	Spokane Campus	338	366
17123	Fire Science Building	7,679	Spokane Campus	382	378
171301	Hangar	22,556	Felts Field	410	410
17124	Fire Drill Tower	2,800	Spokane Campus	436	462
171602	Apprenticeship Training A (West)	19,497	Apprenticeship Training	444	452
171603	Apprenticeship Training (East)	24,374	Apprenticeship Training	448	444
17108	Environmental Sciences	35,668	Spokane Campus	450	470
171201	Maintenance Bldg.	7,887	Spokane Campus	480	492
17101B	Main - South Wing	81,470	Spokane Campus	584	604
171111	Environmental Sciences Annex	5,416	Spokane Campus	610	632
TOTAL GSF AND WEIGHTED AVERAGE SCORE		1,051,978		291	

146 - 175 = Superior
176 - 275 = Adequate
276 - 350 = Needs Improvement Through Additional Maintenance
351 - 475 = Needs Improvement Through Renovation
>475 = Replace or Renovate

Left |
The Student Services building is being remodeled and expanded to accommodate the services currently located in Max M. Snyder.

Right |
Sidewalk Plan



PRIORITY CAPITAL PROJECTS

The following major projects have been identified as college priorities.

Renovation and addition to Main (1). The South wing of Main, constructed in 1958, is of a similar vintage as the recently demolished West wing. Within its 68,944 square feet, the two-story wing houses professional technical programs including Culinary Arts, Cosmetology, Electronics and Criminal Justice. The South Wing has a long list of deficiencies and no longer provides appropriate space for the programs housed there. In 2011 the wing received a facility condition score of 584, slightly improved from the previous biennium score of 604.

Repurposing and renovating areas of the 1963 East wing of Main is needed. Large lab space which previously housed carpentry and Electrical Maintenance can be converted to instruction and student services use. A few of the classrooms have been upgraded over the pas few biennia. Additional renovations could create parity with the newer Business Technology/Industrial Technology additions at the east edge of campus. Renovating the wings of Main also presents an opportunity to create a stronger, more active campus entry. (Center 2).

As well as renovating the south wing, it is envisioned that a +/- 10,000 square feet addition will be located on the former site of the West Wing, creating a courtyard between the new and old structures. The project is the number one priority for the 2015-2017 biennium.

New campus gateway off of Mission. Mission Avenue will over time become a main public access point and strong first impression of the SCC campus. Design of visual and functional improvements to parking lot P1 and adjacent areas is the first phase of this endeavor. The construction of a parking structure – as envisioned in this plan – would reinforce the street edge and bolster the college's institutional presence. Improvements to the surrounding buildings and better pedestrian connectivity will be critical to the successful execution of the new campus gateway. Discussions are underway with WSDOT regarding the replacement of parking spaces displaced by the North Spokane Corridor. A parking structure is among the alternatives under consideration.

Renovate Off-Campus Facilities. Located east of campus, Felts Field and the Apprenticeship Center are home to significant college instructional programs: aircraft mechanic and skilled trades apprenticeship. Facility Condition Survey (FCS) scores suggest these facilities need significant improvements. Given the present funding mechanism, the best solution is to renovate them.

:: Two hangars, totaling 27,583 square feet, houses the Aviation Maintenance program. The 2011 Facility Condition Survey reveals significant HVAC deficiencies. The programs have identified a variety of building issues that affect instruction. The 2011 FCS score is 410 for the larger hangar and 304 for the smaller hangar.

:: The Apprenticeship Center consists of two buildings totaling 66,900 square feet. The buildings are in similar condition and situation to Felts Field. The building houses the following programs: AGC Operating Engineers, AGC Carpenters, Roofers, Bricklayers, Homebuilders, Cement Masons, Painters, and Elevator Construction. The 2011 FCS score for the Apprenticeship Center is 444 for the West Building and 448 for the East Building.

APPENDIX L
SELECTED MATERIAL FROM THE STRATEGIC PLAN

Community Colleges of Spokane

Charting the Course to a Winning Investment

2011-21 Strategic Plan

Values

Excellence · Access · Achievement · Stewardship · Respect

Mission

To develop human potential through quality, relevant and affordable learning opportunities that result in improved social and economic well-being for our students and our state.

Vision

Community Colleges of Spokane transforms lives and uplifts humanity, inspiring students to lead communities, build the nation and enrich the world.

Strategic Priority Areas, Strategic Initiatives and Key Performance Indicators

Student Success: Strengthening Engagement

Strategic Initiatives

- Improve student success transitioning among educational levels and careers.
- Improve instructional options to meet diverse student needs.
- Strengthen student completion.

Key Performance Indicators

- Basic education, transfer and workforce rates of completion.
- Increase access to degree and certificate programs through online, night/weekend, and accelerated offerings.
- Success rates of underserved populations.

Collaboration and Communication: Building Productive Communities

Strategic Initiatives

- Expand results-oriented partnerships among education, business, labor and community leaders that strengthen workforce development.
- Build and support cross-district teams to identify and implement best practices.
- Advance the reputation and position of CCS as a vital contributor to the region's socioeconomic well-being.

Key Performance Indicators

- Funded and executed partnership initiatives.
- Effective and streamlined processes and practices.
- Impact on region's economy, including job preparation.

Strategic Priority Areas, Strategic Initiatives and Key Performance Indicators (continued)

Sustainability: Enhancing Operational Efficiency and Effectiveness

Strategic Initiatives

- Recruit, develop and retain high-quality diverse faculty and staff.
- Operate as a district.
- Optimize the use of technology.
- Sustain fiscal stability.
- Provide facilities and environments highly conducive to learning with minimal ecological impact.

Key Performance Indicators

- Development opportunities for professional renewal.
- Adoption of common processes and practices across the district.
- Implementation of ERP and other academic and student services applications.
- Effectiveness of leveraging and targeting resources for maximum efficiency.
- Re-evaluated and updated long-term capital master plan.

Innovation: Supporting a Culture of Continuous Improvement

Strategic Initiatives

- Ensure programs and services are relevant, diverse, high-quality and timely.
- Identify and capture new sources of revenue.
- Reward innovative ideas and high-performance teams.

Key Performance Indicators

- Use of standards and measures for continuous improvement of programs and services.
- Revenue level from non-state sources.
- New program and service development, such as new certificates and degrees, corporate training modules, online advising and tutoring.

Approved by the CCS Board of Trustees on June 21, 2011

Community Colleges of Spokane

Inspire. Enrich. Uplift.

APPENDIX M
LEED CHECKLIST

LEED 2009 for New Construction and Major Renovations

Project Checklist

SCC Bldg 1 Renovation/Addition

18-Feb-14

Sustainable Sites — Possible Points: 26

22	1	2	1

Y	?Y	?N	N	d/C				Notes:
Y				C	Prereq 1	Construction Activity Pollution Prevention		
1				d	Credit 1	Site Selection	1	
5				d	Credit 2	Development Density and Community Connectivity	5	
			1	d	Credit 3	Brownfield Redevelopment	1	
6				d	Credit 4.1	Alternative Transportation—Public Transportation Access	6	
	1			d	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1	
3				d	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3	
2				d	Credit 4.4	Alternative Transportation—Parking Capacity	2	
		1		C	Credit 5.1	Site Development—Protect or Restore Habitat	1	
1				d	Credit 5.2	Site Development—Maximize Open Space	1	
1				d	Credit 6.1	Stormwater Design—Quantity Control	1	
1				d	Credit 6.2	Stormwater Design—Quality Control	1	
1				C	Credit 7.1	Heat Island Effect—Non-roof	1	
1				d	Credit 7.2	Heat Island Effect—Roof	1	
		1		d	Credit 8	Light Pollution Reduction	1	

Water Efficiency — Possible Points: 10

2	0	6	0

Y	?Y	?N	N					Notes:
Y				d	Prereq 1	Water Use Reduction—20% Reduction		
		4		d	Credit 1	Water Efficient Landscaping	2 to 4	
					?N	Reduce by 50%	2	
						No Potable Water Use or Irrigation	4	
		2		d	Credit 2	Innovative Wastewater Technologies	2	
2				d	Credit 3	Water Use Reduction	2 to 4	
					2	Reduce by 30%	2	
					?Y	Reduce by 35%	3	
						Reduce by 40%	4	

Energy and Atmosphere — Possible Points: 35

11	3	5	7

Y	?Y	?N	N					Notes:
Y				C	Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y				d	Prereq 2	Minimum Energy Performance		
Y				d	Prereq 3	Fundamental Refrigerant Management		
7	3			d	Credit 1	Optimize Energy Performance	1 to 19	
						Improve by 12% for New Buildings or 8% for Existing Building Renovations	1	
						Improve by 14% for New Buildings or 10% for Existing Building Renovations	2	
						Improve by 16% for New Buildings or 12% for Existing Building Renovations	3	
						Improve by 18% for New Buildings or 14% for Existing Building Renovations	4	
						Improve by 20% for New Buildings or 16% for Existing Building Renovations	5	
						Improve by 22% for New Buildings or 18% for Existing Building Renovations	6	
					7	Improve by 24% for New Buildings or 20% for Existing Building Renovations	7	
					?Y	Improve by 26% for New Buildings or 22% for Existing Building Renovations	8	
					?Y	Improve by 28% for New Buildings or 24% for Existing Building Renovations	9	
					?Y	Improve by 30% for New Buildings or 26% for Existing Building Renovations	10	
						Improve by 32% for New Buildings or 28% for Existing Building Renovations	11	
						Improve by 34% for New Buildings or 30% for Existing Building Renovations	12	
						Improve by 36% for New Buildings or 32% for Existing Building Renovations	13	
						Improve by 38% for New Buildings or 34% for Existing Building Renovations	14	
						Improve by 40% for New Buildings or 36% for Existing Building Renovations	15	
						Improve by 42% for New Buildings or 38% for Existing Building Renovations	16	
						Improve by 44% for New Buildings or 40% for Existing Building Renovations	17	
						Improve by 46% for New Buildings or 42% for Existing Building Renovations	18	
						Improve by 48%+ for New Buildings or 44%+ for Existing Building Renovations	19	
			7	d	Credit 2	On-Site Renewable Energy	1 to 7	
						1% Renewable Energy	1	
						3% Renewable Energy	2	
						5% Renewable Energy	3	
						7% Renewable Energy	4	
						9% Renewable Energy	5	
						11% Renewable Energy	6	
						13% Renewable Energy	7	
2				C	Credit 3	Enhanced Commissioning	2	

Y	?Y	?N	N					
2				d	Credit 4	Enhanced Refrigerant Management	2	
		3		C	Credit 5	Measurement and Verification	3	
		2		C	Credit 6	Green Power	2	

Materials and Resources — Possible Points: 14

Y	?Y	?N	N					Notes:
Y				d	Prereq 1	Storage and Collection of Recyclables		
		3		C	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3	
						Reuse 55%	1	
						Reuse 75%	2	
						Reuse 95%	3	
			1	C	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1	
2				C	Credit 2	Construction Waste Management	1 to 2	
						50% Recycled or Salvaged	1	
						75% Recycled or Salvaged	2	
	1			C	Credit 3	Materials Reuse	1 to 2	
						Reuse 5%	1	
						Reuse 10%	2	
1				C	Credit 4	Recycled Content	1 to 2	
						10% of Content	1	
						20% of Content	2	
1				C	Credit 5	Regional Materials	1 to 2	
						10% of Materials	1	
						20% of Materials	2	
		1		C	Credit 6	Rapidly Renewable Materials	1	
1				C	Credit 7	Certified Wood	1	

Indoor Environmental Quality — Possible Points: 15

Y	?Y	?N	N					Notes:
Y				d	Prereq 1	Minimum Indoor Air Quality Performance		
Y				d	Prereq 2	Environmental Tobacco Smoke (ETS) Control		
1				d	Credit 1	Outdoor Air Delivery Monitoring	1	
		1		d	Credit 2	Increased Ventilation	1	
1				C	Credit 3.1	Construction IAQ Management Plan—During Construction	1	
1				C	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1	
1				C	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1	
1				C	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1	
1				C	Credit 4.3	Low-Emitting Materials—Flooring Systems	1	
1				C	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1	
1				d	Credit 5	Indoor Chemical and Pollutant Source Control	1	
1				d	Credit 6.1	Controllability of Systems—Lighting	1	
1				d	Credit 6.2	Controllability of Systems—Thermal Comfort	1	
1				d	Credit 7.1	Thermal Comfort—Design	1	
1				d	Credit 7.2	Thermal Comfort—Verification	1	
		1		d	Credit 8.1	Daylight and Views—Daylight	1	
		1		d	Credit 8.2	Daylight and Views—Views	1	

Innovation and Design Process — Possible Points: 6

Y	?Y	?N	N					Notes:
1				d/C	Credit 1.1	Innovation in Design: Green Signage & Education	1	
1				d/C	Credit 1.2	Innovation in Design: Green Housekeeping	1	
	1			d/C	Credit 1.3	Innovation in Design: Energy Star Appliances	1	
1				d/C	Credit 1.4	Innovation in Design: 95% Recycled or Salvaged Construction Materials	1	
1				d/C	Credit 1.5	Innovation in Design: FSC Certified Wood 95%	1	
1				d/C	Credit 2	LEED Accredited Professional	1	

Regional Priority Credits — Possible Points: 4

Y	?Y	?N	N					Notes:
1				d/C	Credit 1.1	Regional Priority: SS C1 Site Selection	1	
1				d/C	Credit 1.2	Regional Priority: MR C7 Certified Wood	1	
			1	d/C	Credit 1.3	Regional Priority: Specific Credit	1	
			1	d/C	Credit 1.4	Regional Priority: Specific Credit	1	

Total — Possible Points: 110

Y	?Y	?N	N
59	8	18	11

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

APPENDIX N
CONSOLIDATED SCORING SHEET

My Project

Gross Square Footage		
50,849	88%	Renovation of Existing
6,969	12%	New Space
-	0%	Demolished Area
57,818	100%	Total Affected Area
6,969	12%	Net Area Change = New - Demo

NOTE: Assignable square footage for Replacement and Renovation portions of the project are entered directly into the consolidated score sheet.

Escalated Project Costs		
-	0%	Acquisition
4,602,842	17%	Consultant Services
20,243,968	74%	Construction Contracts
2,174,000	8%	Equipment
101,220	0%	Artwork
250,000	1%	Other Costs
	0%	Project Management
27,372,030	100%	Total Project Cost

NOTE: Only the total cost is used for scoring.

Project Funding		
27,372,030	100%	State Appropriation
-	0%	Financed - backed by State Appropriation
-	0%	Local Funds - Cash
-	0%	Financed - backed by Local Funds
27,372,030	100%	Total Project Funding
-	0%	Matching = Local / Appropriated
-	0%	Variance = Cost - Funding

Project Weighting		
-	0%	Matching = 2* (Local / Appropriated) / Total Project Funding
50,849	88%	Renovation
-	0%	Replacement
6,969	12%	New
57,818	100%	Total

Enrollment Calculations - use for projects with New area.
Enrollment projections based on current participation rates are available here -
http://sbctc.edu/college/finance/SBCTC2015-1710-yearEnrollmentProjections10Dec12.pdf

3,784	Fall 2012 Type 1 FTE
3,890	Fall 2022 Type 1 FTE
106	Projected 10 year change in Type 1 FTE
11	FTE/Year for New area Enrollment Increase criteria

(CAM Type 1 FTE Growth adjusted to reflect merger of IEL into SCC)

1,051,528	Current GSF
6,969	This Project net New GSF
1,058,497	Total GSF
272	2022 GSF/FTE for New area Efficiency criteria

27,372,030	My project cost
106	Net New FTE
258,227	$/Net new FTE (For scoring team to evaluate efficiency criteria)
0	ASF/GSF (For scoring team to evaluate efficiency criteria)

Building UFI, Year Built, and GSF are available here -
http://www.ofm.wa.gov/budget/facilities/documents/FacilitiesInventorySystem2013FinalReport.xlsx

Area weighted age of buildings to be renovated - use for projects with **Renovation** elements.

Building	GSF	Year Built	Building UFI
1	50,849	1958	A08547 (Renovating 50,849 SF of Total 68,944 SF in wing)
2	-	0	
3	-	0	
4	-	0	
5	-	0	
6	-	0	
	50,849	1958	Area to be renovated and area weighted age
		2014	Request Year
		56	Building Age for renovation portion of project

Area weighted FCS of buildings to be demolished - used for projects with **Renovation** elements.

Building	GSF	2013FCS	Building UFI
1	50,849	560	A08547 (Renovating 50,849 SF of Total 68,944 SF in wing)
2	-		0
3	-	0	0
4	-	0	0
5	-	0	0
6	-	0	0
	50,849	560	Area weighted FCS for Renovation portion of project.

Expected Cost Calculations

		Start (Bid)	End (SC)
Construction Mid-point:	1/30/2018	4/1/2017	12/1/2018
Expected Cost Multiplier:	1.358	from Appendix B	
Project GSF:	57,818	S4 from Project Parameters	

Facility Type	Expected Cost / GSF in 2008$	Expected Cost / GSF	GSF by Type	Expected Cost	Point Thresholds	My Project
Classrooms	$420	$570	49,777	$ 28,390,989		
Communications buildings	$378	$513	-	$ -		
Science labs (teaching)	$437	$593	-	$ -		
Research facilities	$623	$846	-	$ -		
Administrative buildings	$309	$420	8,041	$ 3,374,048		
Day care facilities	$283	$384	-	$ -		
Libraries	$336	$456	-	$ -		
			57,818	**$ 31,765,038**	**100%**	**$ 27,372,030**
			-	**$ 35,259,192**	**111%**	
				$ 43,518,102	**137%**	
					<137%	

The following data is based on the May 2012 Global Insight forecast for state and local government spending and is to be used for adjusting the expected costs from July 1, 2008, to the mid-construction date for comparison to project estimates.

Mid-construction Date	Expected Cost Multiplier
7/1/2008	1.000
2/14/2012	1.109
5/15/2012	1.119
7/16/2012	1.127
8/15/2012	1.130
11/14/2012	1.140
2/14/2013	1.150
5/16/2013	1.160
8/16/2013	1.171
11/15/2013	1.181
2/14/2014	1.192
5/16/2014	1.204
8/16/2014	1.215
11/15/2014	1.227
2/14/2015	1.240
5/16/2015	1.253
8/16/2015	1.266
11/15/2015	1.279
2/14/2016	1.291
5/15/2016	1.302
8/15/2016	1.313
11/14/2016	1.323
2/14/2017	1.333
5/16/2017	1.342
8/16/2017	1.350
11/15/2017	1.358
2/14/2018	1.365
5/16/2018	1.372
8/16/2018	1.379
11/15/2018	1.386
2/14/2019	1.392
5/16/2019	1.398
8/16/2019	1.404
11/15/2019	1.410
2/14/2020	1.416
5/15/2020	1.422
8/15/2020	1.428
11/14/2020	1.434

Category	Criteria	Standard		Possible	Yes/No	Points	
Overarching	Goals	***Max 6***					
		Directly tied to facilities master plan		2	Yes	2	
		Directly tied to institutional goals		1	Yes	1	
		Directly tied to strategic plan		2	Yes	2	
		Includes partnerships with K-12, 4yrs, business, etc.		1	Yes	1	
		Project includes at least 7 of the best practices identified to reduce gre		1	Yes	1	
Overarching	Priority	***Select one based on college preference***					
		1st		5	Yes	5	
		2nd		3		0	
		3rd		1		0	
					Overarching Subtotal	12	out of 12 possible.
					Category Weighting	1.98	
					Category Weighted Subtotal	23.75	out of 23.75 possible.
					Project Weighting	1.00	
					Overarching Category Total	**23.75**	
Renovation	Building Age	***Select one based on facility inventory data***					
		Over 50		6	Yes	6	
		41 - 50		5		0	
		36 - 40		4		0	
		31 - 35		3		0	
		26 - 30		2		0	
		20 - 25		1		0	
		< Less than 20 years		0		0	
Renovation	Building Condition	***Select one based on 2013 facility condition survey***					
		Greater than 600		1		0	
		526 - 600		4	Yes	4	
		476 - 525		6	No	0	
		451 - 475		4		0	
		351 - 450		1		0	
		276 - 350		0		0	
		0 - 274		-2		0	
Renovation	Cost	***Calculated based on Project and Expected Costs***					
		Total project cost is less than or equal to the expected cost per square foot for the facility type, escalated to the construction mid-point.		4	Yes	4	
		Project cost is between 100% and 111% of expected cost.		3	No	0	
		Project cost is between 111% and 137% of expected cost.		1	No	0	
		Project cost is more than 137% of expected cost.		0	No	0	
Renovation	Improvements	***Max 5 based on facility programming***	**ASF**		**Percent of total ASF**		
		Classroom, labs	34,544	5	86%	4.30	
		Student Services	-	5	0%	0.00	
		Library	-	5	0%	0.00	
		Childcare	-	4	0%	0.00	
		Faculty offices	3,040	3	8%	0.23	
		Administration	2,540	2	6%	0.13	
		Maintenance/Central Stores/Student Center	-	1	0%	0.00	
Renovation	Issues	***Max 4***					
		Seismic (documentation required)		1	Yes	1	
		Life safety		1	Yes	1	
		ADA access		1	Yes	1	
		Energy code		1	Yes	1	
Renovation	Building Life Extension	***Select one based on facility design and intent***					
		31 + years		3	Yes	3	
		26 - 30 years		2		0	
		20 - 25 years		1		0	
Renovation	Additional space	***Select One***					
		Well justified		3	Yes	3	
		Need not clearly indicated		1		0	
		No space added beyond adjustments		3		0	
Renovation	Suitability	Adequact for use		3	Variable	3	
	Renovation Category Subtotal				Renovation Category Subtotal	32	out of 34 possible.
					Category Weighting	2.24	
					Category Weighted Subtotal	71.00	out of 76.25 possible.
					Project Weighting	0.88	
					Renovation Category Total	**62.44**	

Category	Criteria	Standard	Possible	Yes/No	Points
New	Enrollment Increase	***Select one based on CAM enrollment projection***			
		Over 100 FTE/year	9	No	0
		76 - 99 FTE/year	8		0
		50 - 75 FTE/year	7		0
		36 - 49 FTE/year	5		0
		26 - 35 FTE/year	3		0
		0 - 25 FTE/year	1	Yes	1
New	Efficiency	***Select one based on facility inventory and enrollment***			
		SF / FTE - Community Colleges			
		< 90	3	No	0
		< 110	2		0
		< 110	1		0
		> 150	0	Yes	0
		SF / FTE - Technical Colleges			
		< 125	3		0
		< 140	2		0
		> 140	1		0
		> 165	0		0
New	Planning	***Max 10***			
		Space improves program delivery and student support	4	Variable	4
		Programs and student support space are identified by usage and square footage	2	Variable	2
		Location of project is identified by site	1	Yes	1
		Special initiatives beyond participation rates	1	Yes	1
		Reasonable cost estimate and building efficiency	1	Yes	1
		Expected building life - 50 years or greater	1	Yes	1
New	Efficiency	***Max 3***			
		$/Net new FTE	1	Yes	1
		Building efficiency (ASF/GSF)	2	Yes	2
New	Cost	***Calculated based on Project and Expected Costs***			
		Total project cost is less than or equal to the expected cost per square foot for the facility type, escalated to the construction mid-point.	7	Yes	7
		Project cost is between 100% and 111% of expected cost.	5	No	0
		Project cost is between 111% and 137% of expected cost.	2	No	0
		Project cost is more than 137% of expected cost.	0	No	0

New Category Subtotal	New Category Subtotal	21	out of 32 possible.
	Category Weighting	2.26	
	Category Weighted Subtotal	47.54	out of 76.25 possible.
	Project Weighting	0.12	
	New Category Total	**5.73**	

Category Score Subtotal:	68.17	out of 76.25 possible.
Overarching Score Subtotal:	23.75	out of 23.75 possible.
Project Score:	**91.92**	**out of 100 possible.**

Paramters based on My Project inputs.

Parameters

	Square Footage		
S1	50,849	88%	Renovation of Existing
S2	6,969	12%	New Space
S3	-	0%	Demolished Area
S4	57,818	100%	Total Affected Area
S5	6,969	12%	Net Area Change = New - Demo
	Costs		
C1	27,372,030	100%	Total Project Cost
	Funding		
	27,372,030	100%	State Appropriation
	-	0%	Financed - backed by State Appropriation
M1	-	0%	Local Funds - Cash
M2	-	0%	Financed - backed by Local Funds
F1	27,372,030	100%	Total Project Funding
	-	0%	Matching
	-	0%	Variance = Cost - Funding
	Project Weighting		
M4	-	0%	Matching = 2* (Local / Appropriated) / Total Project Funding
R4	50,849	88%	Renovation
P4	-	0%	Replacement
N4	6,969	12%	New
	57,818	100%	Total

New Total Points Possible: 100

	Original Possible Points plus new points	Original Category Weighting	Original Points Adjusted to 100 Point Scale	Points Moved plus new points in Overarching Criteria	Possible Points Adjusted for Overarching	Relative Category Priority	Consolidated Category Weighting	Category Points Available	Prioritized Points	Prioritized Points Adjusted to 100 Point Scale	Overarching Points Adjusted to 100 Point Scale
Matching	27	3.70	16.88	4	23	1.00	3.32	76.25	101.27	100.00	14.81
Renovation	45	2.22	28.13	11	34	1.00	2.24	76.25	101.27	100.00	24.44
Replacement	44	2.27	27.50	11	33	1.00	2.31	76.25	101.27	100.00	25.00
New	44	2.27	27.50	12	32	0.95	2.26	72.44	96.20	95.00	27.27
	160		100.00	38	122	3.95					91.53
Overarching	Average of overarching/all points possible			0.2375	12	1.00	1.98				