

**350 – Office of Superintendent of Public Instruction
2023-25 Biennium
Capital Project Request**

Project Title: Tri-Tech Skills Center Core Modernization

Starting Fiscal Year: July 1, 2023

Project Summary

This pre-construction design effort is for the modernization of the original 66,000 square foot area of the Tri-Tech facility built in 1981. The modernization of the original building is driven by the need to comply with current energy and life safety codes and well as reorganize 41-year-old spaces to satisfy current programs. Existing building systems are inadequate and have out lived their useful life. Entire modernization of all the 1981 core facility is planned. This pre-construction work will be completed in the 2023-25 biennia.

Project Description

Identify the problem or opportunity addressed. Why is the request a priority?

The Core building systems are inadequate and have out lived their useful life and general maintenance costs are ever increasing.

To improve student access to skills center programs by providing modern, safe and efficient instructional facilities and meet skilled workforce development demands.

The modernization of the core facility will address the need to comply with life safety and current energy codes as well as reorganize and improve 41-year-old spaces to satisfy current successful and sustainable programs.

Public safety is a major consideration for this project. Our Core facility was constructed in 1981. We have added, augmented and patched together additional safety systems within our facility over 41 years. However, our building was not designed to meet current code requirements or security protocols. We have retrofitted and cobbled together systems, but simply put—our Core facility does not meet current code requirements for fire sprinkler, seismic requirements, energy use, building thermal envelope, lighting efficiency, air quality and security standards—all of which are required in the Washington State Non-Residential Energy Code and 2015 International Building Code. For 41 years we have done our best to maintain building systems, repair finishes and adapt to changing classroom technology—but as these on-going maintenance costs are excessive, the community and our students would greatly benefit from a comprehensive Core modernization.

Maintenance costs over the last decade has required significant funding. The host school district continues to keep the HVAC, plumbing and electrical systems functioning, but the on-going operational costs continue to increase. Since 2016, over \$375,000 has been spent on HVAC repair, roof patching and fire sprinkler system repairs alone. These dollars, while necessary, are resources Tri-Tech Skills Center is not able to spend on program development—limiting equipment replacement, technology and furnishing upgrades.

***Enrollment requests exceed Tri-Tech capacity and growth projections are increasing.
Tri-Tech will not be able to respond to additional workforce development needs,
Community expectations and student demand without Core Modernization.***

New technologies, student interest and community and workforce development expectations drive the Center to continuously adapt and expand its programs. In 2007, an addition was opened that added to the Core facility to make room for new programs and move some existing programs out of temporary space and into new space. In 2018, the Center opened TT East to address identified new program needs (Drone Manufacturing and Aviation and Pre-Physical Therapy) and expand existing programs (Fire Fighting and Law Enforcement). In 2019, Core Growth construction commenced allowing Culinary Arts and Pre-Physical Therapy to grow and more appropriate space allowing for the startup of the much needed and high demand Pre-Electrical program in vacated space. The Pre-Veterinary Tech and Pre-Electrical programs continue to see growth and to provide more suitable instructional space, a building of approximately 9,500 square feet will be constructed in the 2022-2023 school year for these two programs. The building, referred to as Tri-Tech East Phase 1.5, would be placed directly south of the existing Tri-Tech East Building. The proposal is to use local funds generated by apportionment over several years. Vacated space will be converted to new program space for potentially Pre-Pharmacy Tech, Medical Assisting and HVAC-R.

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

***Schematic Design for Modernization of the 41-year-old Core Building 2023-2025
Construction in 2025-2027***

Pre-Construction activities are proposed for the 2023-2025 biennia. These services will encompass schematic design. Schematic design is planning for the project—addressing new program location, reviewing and planning for Mechanical, Electrical and Plumbing (MEP) system replacement and integration, validation original programming document completed in 2016 and schematic design level project cost estimate.

Construction activities are proposed for 2025-2027 biennia. These services including completing the design, construction documents, permitting, bidding and phased construction of the Core modernization project.

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

The project will result in a Fully Modernized Core Building

Better serving student, staff and community and skilled workforce development

If funded, the Core modernization will greatly benefit the students, staff and community. Funding the modernization project will significantly improve the student experience at Tri-Tech, but more importantly enhance the safety of all building occupants who utilize the facility. Our building operates from 6:00am to 10:00pm daily, typically six days a week. We are proud of the community activities, learning and host district functions that routinely occur beyond the school day. Our facility is a valued asset to Tri-Cities and Lower Columbia Basin. The Core modernization project will greatly benefit business/industry and the community by providing continued skilled workforce training which positively affects the tax base and public well-being.

Not taking action will exasperate on-going maintenance costs and continue to hamper the learning and skilled training opportunities skills center provide. We have done our best to maintain the Core facility, but it is 41 years old and it shows.

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

The proposed modernization will maximize logical sequencing and phasing with consideration of a holistic approach to the master capital plan. The pre-construction design efforts are planned to coordinate and compliment the Core Growth project which is currently under construction. During pre-design, our team will evaluate possible design options. Much like the Tri-Tech Growth project, we will consider, analyze and prioritize multiple solutions. For the current project, we had multiple meetings with skills center staff, superintendent council and host district capital project team to implement the best solution. Given past precedence, we fully intend to continue and build on the collaboration and teamwork we have utilized on recent Tri-Tech expansion projects.

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

This project will directly improve student access to skills center programs by providing modern, safe and efficient instructional facilities and improve skilled workforce development

This project will directly improve student access to skills center programs by providing modern instructional facilities. The modernization of the Core facility will address the need to comply with life safety and current energy codes as well as reorganize and improve 41-year-old spaces. This project will allow the modernization of existing high quality in demand programs such as Welding Technology, Automotive and Diesel Technologies, Computer Science, Dental Assisting and Pre-Nursing and expand and offer other in-demand programs such as Heating, Ventilation and Air Conditioning + Refrigeration (HVAC-R), Medical Assisting and Pre-Pharmacy Technician etc. Enrollment requests exceed Tri-Tech capacity and given current OSPI cohort growth projections for the 11th and 12th grade the center will not be able to respond to additional student demand.

This project will greatly benefit business/industry and the community by providing continued high-quality skilled workforce training which positively affects the tax base and public well-being.

Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

Non-state funds will not be used.

Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.

OSPI will provide this response to the question: "This project supports Superintendent Reykdal's K-12 Education Vision of his goal for Washington's public education system to prepare every student who walks through our school doors for post-secondary aspirations, careers, and life."

Does this project include IT-related costs, including hardware, software, cloud-based services, contracts or IT staff?

IT hardware costs would be included in the FFE portion of the construction budget. Software, cloud-based services, contracts or IT staff are not.

If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

OSPI will provide the response to this question.

Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy use? If yes, please elaborate.

Please describe how the project will impact the energy savings and reductions and greenhouse gas emissions. Will your project utilize solar energy? Net Zero? Designed to meet the WA Sustainable Schools Protocol or LEED standards?

Recent Tri-Tech Skill Center projects have all exceeded Washington Sustainable Schools Protocol requirements. Current state energy code and building code mandate building energy savings. The current 1981 Core facility does not comply with statewide energy use facility goals. The host school district, Tri-Tech staff and proposed design team all strongly believe in energy efficient systems and energy efficient design. These measures have been implemented on both recent Tri-Tech East Expansion and Tri-Tech Growth Addition projects. Our community, regional builders and local utility districts all expect energy efficient building design along with modern heating, cooling, lighting and plumbing systems. While the goal of Net Zero is likely not attainable for this modernization project, all reasonable measures will be implemented to reduce energy costs and provide viable systems that can operate for many years. The Tri-Cities region is energy conscious. We will include these local values as we begin the 1981 Core modernization design. Once modernized, the Core facility will reduce overall energy use and reduce its current carbon foot-print simply by meeting current code requirements and eliminating (demolition and replacement) the use of 41-year-old HVAC, plumbing and electrical systems.

Historical Significance

Yes or No

No. Per determination by the Department of Archaeology and Historic Preservation, the Tri-Tech Skills Center at 5929 West Metaline Avenue, Kennewick, Benton County, Washington; there are no cultural resource impacts.

Location

Address: 5929 West Metaline Avenue
Zip Code: 99336
County: Benton
City: Kennewick
Legislative District: 8th

Describe Growth Management Impacts

- Is the proposed capital project identified in the host city or county's comprehensive plan including the capital facility plan and implementation rules adopted under chapter 36.70 A RCW?

Yes, The intent of the project is to facilitate further development of a county or region through correlating both public and private projects and coordinating their execution with respect to all subject matters utilized in developing and servicing land, all to the end of assuring the highest standards of environment for living, and the operation of commerce, industry, agriculture and recreation, and assuring maximum economies and conserving the highest degree of public health, safety, morals and welfare.

- Is the proposed capital project located within an adopted urban growth area?
Yes. The project site is located within the City of Kennewick.
- If located within an adopted urban growth area, does the project facilitate, accommodate, or attract planned population and employment growth?
The current population of Kennewick, WA is 83,000 with the greater Tri-City area estimated at 330,000. Tri-Tech serves eight school districts in the mid-Columbia region with a growing population and ample employment opportunities.
- If located outside an urban growth boundary, does the proposed capital project create pressures for additional development?
N/A
- Was there regional coordination during project development?
Yes. The Tri-Tech superintendent's council representing seven different school districts in the mid-Columbia region have provided input, refinement and approval of the proposed Tri-Tech Core Modernization project.
- Have environmental outcomes and the reduction of adverse environmental impacts been examined?

Yes. The proposed property is currently a developed site with limited site improvements already present. No environmental concerns are known at this time.

Other Items to Consider:

Does the project provide a new type of development to an existing neighborhood such as employment, housing, educational, cultural recreational, or services?

Project development will improve street frontage, pedestrian safety and utility services in the neighborhood and for the immediate neighbors. The proposed improvements will be an asset to the adjacent properties.

Does the project attempt to minimize the increase in vehicle miles traveled generated by the project?

The project does not minimize miles traveled, however it does improve on-site vehicle circulation and greatly improves student and pedestrian safety by re-routing current vehicle driveways. It is also continued development on an existing campus, increasing density and utilizing existing utilities and city infrastructure already in-place.

Is the project located near existing or planned transit service?

Yes

Grant Recipient Organization

Kennewick School District the host of Tri-Tech Skills Center

Application Process Used

OSPI will provide the response to this question.

Funding Requested

2023-25 \$831,688

2025-27 \$45,467,269

2027-29 \$

2029-31 \$

2031-33 \$