



Tri-Tech Skills Center Core Modernization *2023–25 Capital Project Request*

Project Title: Tri-Tech Skills Center Core Modernization

Starting Fiscal Year: July 1, 2023

Project Summary

The Kennewick School District requests \$832,000 for the pre-construction design of a capital modernization for its original Tri-Tech facility, which was constructed in 1981. The modernization of the original building is needed to comply with current energy and life safety codes as well as to reorganize the 41-year-old building's spaces to satisfy current programs. Existing building systems are inadequate and have outlived their useful life. Pre-construction work will be completed in the 2023-25 biennium.

Project Description

Currently, the core building systems are inadequate and have outlived their useful life increasing the general cost of maintenance for the facility. The modernization project will improve student access to instructional programs by providing a modern, safe, and efficient space for learning to meet employers need for a skilled workforce. The proposed modernization of the core facility will address the need to comply with life safety standards 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. The main facility was constructed in 1981 and over time, the district has added, augmented, and patched together additional safety systems within the facility. The building was not designed to meet current code requirements or security protocols. During its operation, many building systems have been retrofitted and cobbled together to continue operating, but the core facility does not meet current code requirements for fire sprinklers, seismic requirements, energy use, building thermal envelope, lighting efficiency, air quality and security standards which are required in the Washington State Non-Residential Energy Code and 2015 International Building Code. The district has done its best to maintain building systems, repair finishes, and adapt to changing classroom technology.

With the core facility nearing the end of its useful life, maintenance costs have greatly increased and the facility has required investment by the district to repair building systems. 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 from students continue to exceed the skills center's capacity and are projected to remain high. In addition to the interests of students, workforce development expectations drive the skills center to continuously adapt and expand its programs. In 2007, an addition was opened to make room for new programs and move some existing programs out of temporary space and into new space. In 2018, the skills center opened the Tri-Tech east building 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 the culinary arts and pre-physical therapy programs to relocate to better accommodate growth. 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 2022-23 school year to house the two programs. The building, referred to as Tri-Tech East Phase 1.5, would be placed directly south of the Tri-Tech east building and will be financed by apportionment funds saved over several years and held in reserve for this purpose. Any vacated space will be converted to new program space which could potentially house the pre-pharmacy tech, medical assisting, and HVAC-R programs.

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?

Pre-construction activities are proposed for the 2023-25 biennium. 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, validating original programming documents completed in 2016 and the schematic design level project cost estimate.

Construction activities are proposed for the 2025-27 biennium. These services include 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?

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 enhances the safety of all building occupants who utilize the facility. Our building operates from 6 am to 10 pm 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. The 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.

Failing to act will exasperate on-going maintenance costs and continue to hamper the learning and skilled training opportunities that skills center provides.

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 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 grades, 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?

Local funding is not being directed to this project. Local funding is supporting the Tri-Tech East 1.5 building project.

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

This project supports State Superintendent Chris Reykdal's K-12 education vision for Washington's public education system to prepare every student who walks through our school doors for post-secondary pathways, careers, and civic engagement.

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

IT costs are not associated with this project.

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

This project does not impact the Puget Sound Action Agenda.

How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, Clean Buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

This project will meet OSPI's Washington Sustainable Schools Protocol.

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

Recent Tri-Tech Skills 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 footprint simply by meeting current code requirements and eliminating (demolition and replacement) the use of 41-year-old HVAC, plumbing and electrical systems.

Historical Significance

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

School districts are responsible for determining whether and how they need to participate in the planning process with the city or county planning authority.

Grant Recipient Organization

Kennewick School District, the host of Tri-Tech Skills Center.

Application Process Used

The skills center submitted their proposed capital projects to OSPI in June 2022 for prioritization scoring purposes. The skills center director, host school districts, and OSPI staff collaborated to develop and improve the method to score each project, with different categories based on the phase of development (pre-construction and construction) and the type of project (new branch campus, modernization of core campus, satellite, etc.). Scoring criteria for projects at the pre-construction phase focus on the identifiable need for the project, while the scoring criteria for projects at the construction phase focus on the quality of the project, including cost reasonableness. Criteria that could not be automatically calculated using set formulas were scored by OSPI staff and peer reviewed by skills center directors who do not have projects proposed in the 2023-25 biennium. The scoring and review process will continue to be refined in future capital budget cycles by skills center directors and OSPI staff in order to more accurately identify those projects most in need of capital funds and provide a more comparative approach.

Funding Requested

2023-25 \$ 832,000

2025-27 \$ 45,467,000

2027-29 \$

2029-31 \$

2031-33 \$