



## **West Sound Technical Skills Center Modernization** *2022 Supplemental Capital Budget Decision Package*

### **Project Summary**

The Bremerton School District is seeking \$88.6 million for final pre-construction and construction funding for the West Sound Technical Skills Center's (WSTSC) main building modernization and addition project. The skills center's 70,691 square foot building was constructed in 1977 with a 30-year expected life. In 2022, the building will be 15 years beyond its expected life, and the building and its systems are failing. In the 2019-21 biennial capital budget, the Legislature provided \$500,000 to begin pre-construction activities to modernize the facility. This request will complete the pre-construction phase and fund the full modernization and addition to the skills center. The overall project addresses health, safety, building code, site improvements, as well as programmatic changes to create new instructional space needed for today's high-demand 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?**

The Bremerton School district is seeking \$88.6 million to complete the pre-construction and construction phases to modernize and make needed additions to the WSTSC building. The project will address health, safety, building code, site improvements as well as programmatic changes to create instructional space for today's high demand-programs.

The WSTSC's 70,691 square foot building was constructed in 1977 as a low-quality warehouse facility and not to educational standards, which reduced costs. The school district and the skills center have made investments in the building to maintain the facility, but the building health, safety, and building systems are at the end of their useful lives. The existing building and its systems do not meet current codes or standards to comply with the Americans with Disabilities Act, energy standards, seismic standards, or health codes. In addition, site improvements will include improved school bus circulation and separated vehicle parking to increase student safety, needed stormwater mitigation, new utility connections, as well as frontage and off-site improvements required by the City of Bremerton.

Due to the age of the facility, building systems have outlived their useful lives. For example, the plumbing does not work properly and backs up regularly, causing health hazards for those in the building and limits the number of operating restroom facilities available. Also, the current electrical systems and computer networking and wiring are not adequate for today's technology

industry standards, impacting the ability of the WSTSC to offer up-to-date educational programs.

Modernization of the building will bring the building and its systems to current health and life safety code requirements, meet seismic requirements, upgrade the mechanical and electrical systems, improve exhaust systems in classrooms, address ADA issues, upgrade lighting, add emergency lighting, and address all non-compliance issues.

In addition, WSTSC's instructional space will be modernized, and new learning spaces will be created to meet student demand. Currently, the 3D animation and game design, automotive, cosmetology, professional medical careers, and welding programs do not have enough space to fulfill student requests to participate in these programs. The planned modernization and addition project will expand educational areas to accommodate projected student growth, including space for the Sea Mar Dental Assistance Program and a commons/lecture hall which will allow the skills center to increase its collaboration with local industry. Overall, the proposed projects will allow for future program expansion in the coming decades.

The modernization and addition project will have a positive impact on the operations of the WSTSC by allowing it to offer programs to an additional 250 students (a 50% increase of student's served) to meet the needs of high-demand programs. The other operational impact will be the increased energy efficiency of the building's upgraded systems. Currently, the skills center is spending \$15,000 annually to address emergency repairs to the HVAC system, roof, failing/falling tiles, and other health and safety concerns.

The proposed design anticipates a phased construction approach to maximize WSTSC's continued operations and program offerings during construction. The phases are planned as follows:

**Phase 1 Expansion and Site Work** – The first phase would create a new building to provide approximately 54,000 square feet of instructional space for programs that will be displaced during the modernization of the existing main building and make needed site improvements. The project will create fourteen instructional/lab spaces for the culinary arts, cosmetology, esthetics, dental, professional careers, digital animation, and video design programs. In addition, the project will include needed administration space, and a new lecture hall and commons area.

**Phase 2 Main Building Modernization** - The second phase would modernize the existing facility and spaces that are vacated will be used as "swing space" to accommodate the remaining programs in a staged manner. The modernized building will be approximately 67,000 square feet and is anticipated to house fifteen instructional/lab spaces for eight programs including automotive technology, collision repair, diesel technology, welding technology, manufacturing maritime, multi-craft construction trades, criminal justice, and fire safety.

Overall, the modernization and addition to the facility will provide students the skills and experience to enter and exceed in the local workplace, which will improve the economic climate of the local area. There is high demand in the local area for employees that are workplace ready and possess the skills necessary to enter the workforce. The project will improve the facility to replicate the workplace which will better prepare our students for that next step as full-time employees contributing to the local economy. The skills learned by students will reduce the unemployment rate in the community and improve access to dental care by providing new space for a Sea Mar dental assistant program. The skills center's programs (automotive, collision repair, construction careers, cosmetology, culinary arts, dental assistant partnership with Sea Mar, esthetics, professional medical careers, and welding) provide more than 4,000 services to the local community each year.

**How would the request address the problem or opportunity identified in question? What would be the result of not taking action?**

If this request is not addressed, the 44-year-old West Sound Skills Center will not receive any capital funding and will continue to deteriorate.

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

The skills center building was built in 1977 and all the building systems have outlived their useful lives. A complete modernization of the current facility and addition of the new building is very cost-effective compared to the alternative of building a completely new facility. The ability to maintain operation through phased construction is beneficial to both the program operation and construction.

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

The WSTSC serves students from the Bremerton, Bainbridge Island, Central Kitsap, and North Kitsap School Districts. The modernization and addition project will allow the WSTSC to offer programs to an additional 250 students (a 50% increase of student's served) to meet the needs of high-demand programs.

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

The project's local contribution includes salary percentages of the school district facilities director and other district personnel.

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

This project supports Superintendent Reykdal’s K-12 Education Vision of his goal for Washington’s public education system to prepare every student who walks through our school doors for post-secondary aspirations, careers, and life.

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

OSPI will utilize its existing Information and Condition of Schools (ICOS) Database to track pertinent project information. No funding requested will be used to modify the ICOS database.

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

N/A.

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

The building modernization will comply with the Washington Sustainable Schools Protocol.

**Historical Significance**

The building built in 1977 does not have any historical significance.

**Describe Growth Management Impacts**

The focus of this project is to modernize an out-of-date facility and create additional space to better meet the educational and industry needs of students in the Kitsap region. The expectation is that the current space is better utilized, not creating a growth project, rather just modernization to an existing facility. This modernization is not occurring in an urban growth area and has no impact as it is merely updating an existing building. There is no concern that this project will create pressures for additional development as it is modernizing a current facility and enrollment is not based upon zoning regions, rather it is a choice option for students. WSTSC facilities development must comply with GMA as promulgated by the Kitsap County comprehensive plan and as regulated by the Kitsap County Unified Development Code. Planning elements that must be considered as WSTSC moves forward with modernization include use permit requirements for educational use, impact fees, stormwater, and storm drain requirements, and other land-use regulations.

**Grant Recipient Organization**

Bremerton School District.

## **Application Process Used**

The skill center submitted its proposed capital projects to the Office of Superintendent of Public Instruction (OSPI) in June 2020 for prioritization scoring purposes. The skills centers directors, host school districts, and OSPI staff collaborated to develop and improve the method to score each project, with different categories based on the phase of development (pre-construction and construction) and the type of project (new branch campus, modernization of core campus, satellite, etc.). Scoring criterion for projects at the pre-construction phase focuses on the identifiable need for the project, while the scoring criterion for projects at the construction phase focuses on the quality of the project. Criterion that could not be automatically calculated using set formulas were scored by OSPI staff and peer-reviewed by skills center directors who do not have projects proposed in the 2021-23 biennium. The scoring and review process will continue to be refined in future capital budget cycles by skills center directors and OSPI staff to accurately identify those projects most in need of capital funds and provide a more comparative approach.

## **Funding Requested**

- 2019-21: \$0
- 2021-23: \$88,600,000
- 2023-25: \$0
- 2025-27: \$0
- 2027-29: \$0

## **How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

The West Sound Skills Center serves the Bremerton School District and the surrounding communities in the greater Puget Sound region. Enrollment data from the 2020-21 school year demonstrates that 51.5% of students attending the Bremerton School District are black, indigenous, or people of color, including students of two of more races.