



Sno-Isle TECH Skills Center Preservation: Roofing and Insulation *2023–25 Capital Project Request*

Project Title: Sno-Isle TECH Skills Center Preservation: Roofing and Insulation

Starting Fiscal Year: July 1, 2023

Project Summary

The Mukilteo School District is requesting \$1,819,000 for the Sno-Isle TECH Skills Center Building 2 roofing and insulation preservation project. The roof of Building 2, which was constructed in 1977, has reached the end of its useful life. This preservation work includes replacing the existing roof with a 30-year single-ply roof which will provide greater energy performance and extend the life of the building.

Project Description

Building 2 was constructed in 1977 and the roof is nearing the end of its useful life. Recent building condition surveys ranked the roof as poor, and the deficiencies noted include failing material and is experiencing leaking.

The instructional programs currently offered in Building 2 include automotive technology, diesel power technology, advanced manufacturing, and welding and metal fabrication. Students in these programs have few alternatives to get this education elsewhere while in high school. The programs utilize expensive equipment that needs to be well maintained to be operational and safe. Roof leaks can cause damage to the equipment and unsafe conditions for students and teachers.

The project entails replacing the existing roof with a single-ply roof which will last 30 years, provide additional insulation and greater reflectance to reduce cooling loads in warmer weather.

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 project will be completed within the 2023-25 biennium. Design will begin July 1, 2023, and construction will be complete by June 30, 2025. Ideally the work will occur when school is not in session.

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

The building condition surveys conducted in March 2022 identified the roof on Building 2 as one of the greatest needs on the Sno-Isle TECH Skills Center campus. The roof has been maintained, and areas of the roof have been repaired over the years and has reached the end of its useful life since the building was constructed 45 years ago. If the roof is not replaced, it will continue to develop more leaks and further damage to the other building systems and equipment inside the building. If the roof is not replaced, it will continue to deteriorate and could lead to damage to the building's roof structural components which would result in an unsafe building and not being able to be occupied.

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

This project is one of the skills centers highest needs in the recent building condition survey. Request for repairs in the minor works category were considered, but the full replacement of the roof is the most beneficial. The cost of replacing the roof is more than \$1 million, so this preservation request is most appropriate and is the best long-term solution to assure the best building performance.

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

The skills center provides instruction to students from 14 school districts in Snohomish and Island Counties. Over 100 students receive instruction in Building 2.

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?

No local funding has been identified for this 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?

These costs are not applicable to 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.

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

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

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The design team studied the feasibility of adding solar panels to generate energy for the building. The 1996 structure was not designed for this load, and it is cost-prohibitive to add strength to the structure to support the panels. Other newer buildings on campus, and future buildings, are considered for solar energy, net zero performance and meeting the WA Sustainable Schools Protocol. New roofing

insulation will reduce heat loss, and reflective surfaces of the new roofing system will reduce heat loads from the sun.

Historical Significance

No

Location

Address: 9001 Airport Road
Zip Code: 98204
County: Snohomish
City: Everett
Legislative District: Legislative District 38

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

Mukilteo School District

Application Process Used

The skills center submitted their proposed capital projects to OSPI in June 2022 for prioritization scoring purposes. The skills center director, host school districts, and OSPI staff collaborated to develop and improve the method to score each project, with different categories based on the phase of development (pre-construction and construction) and the type of project (new branch campus, modernization of core campus, satellite, etc.). Scoring criteria for projects at the pre-construction phase focus on the identifiable need for the project, while the scoring 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 \$ 1,819,000
2025-27 \$
2027-29 \$
2029-31 \$
2031-33 \$