Resolution to revise the major project prioritization process

by introducing intermediate projects for the 2027-29 biennial request.

CTC Work Group: January 2024 through February 2025
Presentation to WACTC: February 28, 2025
WACTC vote: March 28, 2025 (approved)

WACTC recognizes that the current capital pipeline includes more than thirty projects, which will take at least six biennia to complete unless state funding for the community and technical college system increases significantly. Since these original projects were added to the pipeline, a college's needs have likely changed, making previously proposed projects less relevant to meeting current needs. Additionally, rising project costs have outpaced budget escalation for projects in the pipeline, diminishing purchasing power and requiring reductions in project scope, building size, or requiring supplemental local funding.

To address these challenges, WACTC aims to incentivize colleges to modify existing major projects into lower-cost intermediate projects. This approach will accelerate access to capital funding for current needs and expedite the clearing of the capital pipeline.

WACTC recommends that the State Board for Community and Technical Colleges accept the Major Project Prioritization Study Committee's recommendations to introduce intermediate projects into the capital pipeline and revise the selection process to prioritize intermediate capital projects. State Board staff will collaborate with the PRR study committee, BAC capital committee, and WACTC capital committee to develop the process and criteria based on the following guidance:

Retaining Rank Order
- Projects in the major capital project pipeline will retain their previously established priority rank from the 2025-27 capital request (Appendix A).
- The rank order through the Skagit Valley College Library and Culinary Arts building project will remain the highest and most urgent priorities for construction funding since colleges have already received design funding.

Definition and Criteria for **NEW** Intermediate Capital Projects Category
- Intermediate capital projects are now one of three categories of capital projects, including minor works and major projects.
- Intermediate projects will be valued at up to $15 million in state funding. Local or other non-state resources may supplement costs exceeding this amount.
- Projects exceeding $10 million in total cost must undergo a predesign process and receive OFM approval.
- Multiple scopes of work may be included within a single intermediate project request.

Biennial Capital Budget Requests
The target funding request for each biennium will be approximately $600 million in new capital funding.

Beginning with the 2027-29 biennium:
- The State Board will prepare a single prioritized budget request with minor projects receiving the highest priority, followed by major projects from the pipeline through the Skagit Valley College Library and Culinary Arts building project, intermediate projects, and then major projects from the pipeline.

In subsequent biennia:
- The State Board will prepare a single prioritized budget request with minor projects receiving the highest priority, followed by intermediate projects, and then major projects from the pipeline.

Conversion Targets for Upcoming Biennia (Appendix B):
- 2027-29 Biennium: First four colleges converting will be included in the capital request.
- 2029-31 Biennium: Next five colleges converting will be included.
- 2031-33 Biennium: Next six colleges converting will be included.

If the biennium's target number of intermediate projects is not met after all pipeline colleges have had an opportunity, colleges without projects in the pipeline may submit an intermediate project proposal, based on the order of their last major project funding date (Appendix C).

Opportunity to Convert Major Projects
- Beginning with the 12th priority project in the pipeline, the Highline College Welcome Center for Student Success project, and continuing in priority order, colleges with major projects may opt to convert them into intermediate projects.
- Those colleges opting for an intermediate project will have their major project permanently removed from the pipeline.
- Colleges declining to convert will retain their position in the pipeline.

Criteria for Evaluating Intermediate Projects
Intermediate projects will be scored for:
- Demonstrated need.
- Alignment with the college's master and diversity, equity and inclusion plans.
- Addressing critical life-safety concerns.
- Compliance with energy efficiency and greenhouse gas reduction requirements.
- Improving campus classroom and lab space utilization.
- Reasonableness of cost.

Scope Adjustments Without Penalty
- Colleges opting to retain their major projects may revise their scope to reflect current priorities and reset budgets without penalty.

Use of Intermediate Projects for Emergency Repairs
- WACTC and the State Board may allocate intermediate project funding to address unforeseen emergency repairs.
- If a college experiences a substantial emergency, and the repair cost exceeds both local financial capabilities and system emergency funds, WACTC may recommend elevating the emergency request in the next budget submission in place of an intermediate project.

Evaluating and Adjusting Capital Project Prioritization

To ensure the prioritization process remains effective and responsive to the evolving needs of colleges, system priorities, and regulatory requirements, WACTC and the State Board will periodically review the process and criteria.
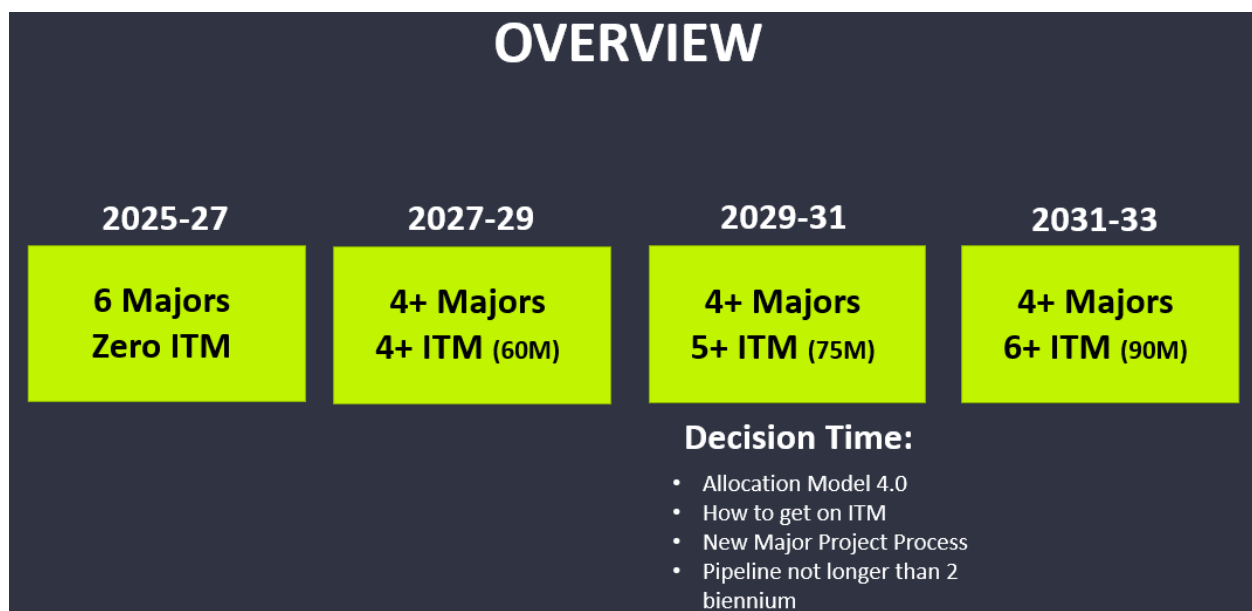
- The State Board, in collaboration with the WACTC capital committee, will evaluate the capital prioritization process after each biennium to determine if adjustments are needed based on emerging trends, funding levels, and institutional needs.
- The State Board will gather feedback from representatives from colleges, facilities planning teams, business officers to gather feedback on the prioritization process.
- If necessary, revisions to project scoring and ranking criteria will be proposed based on collected data and stakeholder feedback, ensuring transparency and fairness in decision-making.
- A summary report of any recommended adjustments or process improvements will be presented to WACTC for review and possible adoption.

New major projects

- Other than including new intermediate projects for colleges not currently on the list as described above, no new major projects will be added that increases the current pipeline list of projects until the current major project pipeline list is one biennium from being completed.
- WACTC and the State Board will begin planning the next major project capital selection process in the 2029-31 biennium.

Appendix A – 2025-27 capital pipeline order

Priority	College	Project	Entered Pipeline	Funding Phase
1	Olympic	Innovation & Technology Learning Center	2018	Construct
2	Lower Columbia	Center for Vocational and Transitional Studies	2018	Construct
3	Columbia Basin	Performing Arts Building Replacement	2018	Design & Construct
4	Whatcom	Technology and Engineering Center	2018	Design & Construct
5	Cascadia	CC5 Gateway building	2018	Construct
6	Edmonds	Triton Learning Commons	2018	Construct
7	Renton	Health Sciences Center	2018	Construct
8	Bellingham	Engineering Technology Center - Bldg J Replacement	2018	Design & Construct
9	Centralia	Teacher Education and Family Development Center	2018	Construct
10	Spokane	Apprenticeship Center	2018	Construct
11	Skagit	Library/Culinary Arts Building	2018	Construct
12	Highline	Welcome Center for Student Success	2018	Design & Construct
13	Clark	Hanna/Foster/Hawkins Complex Replacement	2018	Design & Construct
14	Peninsula	Advanced Technology Center	2018	Design & Construct
15	South Seattle	Rainier Hall Renovation	2018	Design & Construct
16	Seattle Central	Broadway Achievement Center	2018	Design & Construct
17	Yakima	Prior-Kendall Hall	2020	Design & Construct
18	Everett	Student & Family Resource Center	2022	Design & Construct
19	Tacoma	Student Support Center	2022	Design & Construct
20	Renton	Trades and Industries Building	2022	Design & Construct
21	Columbia Basin	Center for Applied Science and Agriculture	2022	Design & Construct
22	Clover Park	CITCC	2022	Design & Construct
23	South Seattle	Georgetown Campus, Building B	2022	Design & Construct
24	Bates	Student Success Center	2022	Design & Construct
25	Wenatchee	Immersive Technology and Engineering Center	2022	Design & Construct
26	Seattle Central	Welcome Center & Edison Technical Modernization	2022	Design & Construct
27	Highline	Academic Pathways and Technology Center	2022	Design & Construct
28	Spokane Falls	Teaching & Learning Commons	2022	Design & Construct
29	Lower Columbia	Welcome Center	2022	Design & Construct
30	Shoreline	Comprehensive Student Services Center	2022	Design & Construct
31	Big Bend	Health Science and Performing Arts Center	2022	Design & Construct
32	Skagit	Industrial Technology & Public Safety Building	2022	Design & Construct
33	Spokane	Allied Health Building	2022	Design & Construct
34	Lake Washington	East Building Renovation and Expansion	2022	Design & Construct
35	Bellingham	Building A Renovation & Building Y Replacement	2022	Design & Construct

Appendix B –

2027-2029 CAPITAL REQUEST
(DOLLARS IN MILLIONS)

Minor Works	Intermediate Projects	Major Projects
$0 to $230	**$230 to $290**	**$290 to $450**

- Continue 10% escalation
- Includes Building fees, Bond funding, and Climate Commitment Act Funds

- 2027-29: 4 intermediates, $60M
- 2029-31: 5 intermediates, $75M
- 2031-33: 6 intermediates, $90M

- GOAL: Get through remaining projects already designed before introducing intermediates
- 8 projects; est. half in 2025-27, second half in 2027-29

OVERVIEW

2025-27	2027-29	2029-31	2031-33
6 Majors Zero ITM	**4+ Majors 4+ ITM (60M)**	**4+ Majors 5+ ITM (75M)**	**4+ Majors 6+ ITM (90M)**

Decision Time:
- Allocation Model 4.0
- How to get on ITM
- New Major Project Process
- Pipeline not longer than 2 biennium

Appendix C – Order for adding colleges without project on the list. Ordered by date of funding for the last major project, sorted by construction funding and pipeline order.

Order for colleges not on list	College
1	Skagit Valley
2	Bellingham
3	South Puget Sound
4	Lower Columbia
5	Seattle Central
6	Yakima Valley
7	Green River
8	Centralia
9	Columbia Basin
10	Peninsula
11	Renton
12	Clover Park
13	Edmonds
14	Whatcom
15	Big Bend
16	Spokane
17	Highline
18	Olympic
19	Pierce Fort Steilacoom
20	Seattle South
21	Seattle North
22	Walla Walla
23	Cascadia
24	Spokane Falls
25	Clark
26	Grays Harbor
27	Pierce Puyallup
28	Bellevue
29	Lake Washington
30	Bates
31	Everett
32	Tacoma
33	Wenatchee Valley
34	Shoreline