

EVERGREEN

MEETING NOTICE

Special Meeting of The Board of Trustees The Evergreen State College

Wednesday, April 2, 2014
3:00 p.m. to 3:30 p.m.

The Evergreen State College
2700 Evergreen Parkway NW, Library 1005
Olympia, WA 98505

Dial in: 866-625-9936 PIN: 7147373

Host: 866-625-9936
PIN: 555610

The Board of Trustees of The Evergreen State College will meet by phone. Members of the public may observe this public meeting at the time and location above.

AGENDA

1. Call to Order; Determination of Quorum
2. Executive Session:
The Board will meet in executive session to discuss the acquisition of real estate.
3. **Proposed Action:**
Delegation of authority for acquisition of real estate
4. Public Comment
5. Adjourn

For additional information/accommodations, please call 360-867-6100.

OFFICE OF THE PRESIDENT
The Evergreen State College • Olympia, Washington 98505
360-867-6100 • www.evergreen.edu

- 3) Scheduling:
The change in delegation would take effect immediately upon Board action. Finalizing the purchase would require action in the 2015 legislative session to approve financing through a Certificate of Participation
- 4) Fiscal Impact:
The college will use its current lease payment of \$816,225 plus a down payment to acquire a Certificate of Participation for up to twenty years to acquire the property. The balance of the cost would be drawn from college reserves.
- 5) Program Impact:
The purchase of this property will allow the college and its Tacoma program to establish a permanent presence in the Hilltop neighborhood of Tacoma.
- 6) Legal Process:
The Board of Trustees has the legal authority to acquire real property (RCW 28B.10.300). Under the Board's Delegation of Authority (Resolution 2007-04), the trustees retain the authority to approve any sale or purchase of real property. The board may delegate this authority to the President or his designee (RCW 28B.10.528).
- 7) Staff Review:

_____ Deputy to the President

_____ Vice President for Finance and Administration

EXHIBIT A: TACOMA CAMPUS BUILDING

COST FOR REPAIRS/REPLACEMENT

DISCRIPTION	Repair or Replace Cost
I. Building Interior Construction	\$1,100
II. Building Shell	\$135,000
III. Site Features	\$23,750
TOTAL	\$159,850

I. Building Interior Construction:

Item	Repair or Replace	Remarks
Ceilings Finish, Drywall/Painted	\$250	Generally in good condition. Did note where portion of drywall ceiling cut out to allow installation of electrical conduit and fire sprinkler piping in elevator machine room. Walls and ceilings of elevator machine rooms typically required by the state elevator inspector to be 1-hour rated. Recommend that drywall be reinstalled and fire sealed around conduit and piping.
Floor Finish, Mosaic Ceramic Tile	\$500	Generally in good condition. There is an area at 1 st floor men's toilet room where tile is loose from its substrate. Recommend removing this section of tile and reinstalling with new tile cement and new expansion joint with polyurethane based sealant.
Signage	\$100	Generally in good condition and in compliance with ADA requirements. ADA exit sign should be posted at 2 nd floor access to stairways.
Elevator Cab & Equipment	\$250	Did not observe latest inspection report, but assume it is current with the state elevator inspector's office. Finishes within the cab were generally in good condition. Carpet floor finish was in need of cleaning or replacement.

II. Building Shell:

Item	Repair or Replace	Remarks
Wall Finishes	\$1,000	Generally, wall finishes in good condition. Broken brick at NE corner of 1970's building. Steel masonry lintel angle supporting masonry veneer above the 1970's building telephone room alcove is rusting. Recommend cleaning, priming, and painting.
Building Soffits/Fascias (1970's building)	\$1,000	Some areas along south elevation noted where plywood soffit has gotten wet and where plywood is deteriorating.. All plywood soffits and fascias in need of repainting. Area at NW corner where wood trim missing. Anticipated cost to repair soffits and replace wood trim.
Storefront Entry Doors	\$11,500	Doors and frames are approximately 23 years old, nearing the end of their useful life. Door pairs do not align with one another when closed. Replace doors, frames, glazing, and door hardware. Recommend reinstalling door opener/operator on new door.

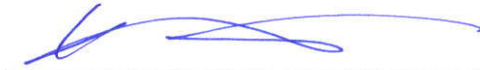
1. Requiring the Seller to complete the repairs in Exhibit A pursuant to a mutually agreeable scope of work and schedule for work completion:
2. Providing for extension of outside closing date to "December 31, 2015"; and
3. All other terms and conditions of the Real Property Purchase and Sale Agreement, including but not limited to contingencies for Washington State Legislature approval of all necessary and budgetary and appropriations legislation necessary for acquisition of the Property and Washington State Treasurer approval of a Certificate of Participation (COP), to remain in full force and effect.

The motion was seconded and passed on a voice vote.

Public Comment

Mr. Kessler invited public comment. There was none.

Mr. Kessler adjourned the meeting at 3:30 p.m.



Keith Kessler, Chair



Anne Proffitt, Secretary