

**REGULAR MEETING AGENDA ITEM**

**Tab 5**

**October 14, 2009**

Information     Discussion     Action

**Topic**

Purchase of Adjacent Properties

**Description**

The 2008 facility master plan (FMP) includes the college's continued expansion plan and long-term goal of acquiring properties adjacent to the college campus in an area called Sunset Ranch, a residential development of 42 single family homes. The college already has acquired nine of these homes and now has an opportunity to purchase two additional properties (see attachment 1).

**Key Questions**

- \* How does the purchase of these properties benefit the college's strategic goals?
- \* Is the purchase of these properties within the college's financial plan?

**Analysis**

The Sunset Ranch subdivision consists of 42 houses, including the nine houses that the College already owns. Over the years, the college has capitalized these properties for facility expansion such as the relocation of the Eastern Washington University (EWU) offices, KCBS radio station, International Student Programs (ISP) offices, housing accommodation for the college's visiting scholars and storage spaces. As can be seen from the map (Attachment 1), acquiring the houses immediately adjacent to the campus would be very attractive to allow for **expansion, potential new construction, and reduce the concerns some of the adjacent residents have about noise and light pollution.**

In February, we were approached by Mr. Marty Schultz and Ms. May Li who offered to sell their properties to the college. These houses are adjacent to one that the college already owns and would expand our presence in Sunset Ranch. We secured an appraisal, and with the assistance from the state's general administration real estate services staff, the college negotiated an acceptable purchasing term within the amount allowable by the state and within our capital budget adopted for 2009-2010 (see Attachment 2). In the short term we will use the house for campus occupants and

needs such as storage or interim offices. Eventually, along with the adjacent property, we will begin to establish a base for dormitories or other campus priorities.

### **Background Information**

Attachment 1: BC campus map

Attachment 2: Excerpt from the June 17, 2009 board meeting packet : Capital Projects Budget

### **Recommendation 1**

That the Board of Trustees of Community College District VIII authorizes the college administration to seek approval from the SBCTC to acquire and subsequently purchase the house and property at 14540 SE 26<sup>th</sup>, in Bellevue using funds from the Local Capital fund.

### **Recommendation 2**

That the Board of Trustees of Community College District VIII authorizes the college administration to seek approval from the SBCTC to acquire and subsequently purchase the house and property at 14538 SE 26<sup>th</sup>, in Bellevue using funds from the Local Capital fund.

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# BC Campus Map



## **CAPITAL PROJECTS BUDGET**

The 2009-11 biennial Capital Projects Budget is being presented to the Board of Trustees for approval. The capital projects budget is supported by state appropriations and local capital funds. The budget includes updated amounts for carry-over projects from 2007-09 that will be completed during this biennium; it also includes new or revised projects for 2009-11 that were approved by the legislature along with local capital projects for changes and improvements on the campus.

1. State Appropriations: The state appropriated capital project for 2009-11 of \$7,604,600 reflecting a decrease over the previous 2007-09 capital budget.
  - a. \$4,350,000 Health Sciences Building
  - b. \$1,103,000 Site Repairs "A"
  - c. \$1,180,600 Maintenance and Operating Shift to Capital
  - d. \$496,000 Minor Improvements Program
  - e. \$475,000 Minor Works – Preservation (RMI)
  
2. Local Capital: The local capital budget of \$17,520,614 reflects:
  - a. \$8,000,000 Replacement for North Campus. Reserves funds set aside for the lease payment was directed to this project.
  - b. \$5,288,200 T Building – Allied Health Building
  - c. **\$1,500,000 Lombard, Schultz and Li properties**
  - d. \$1,114,180 Science/Tech Supplement funding. Due to construction savings, original allocation of \$3.114 million was reduced by \$2 million. The \$2 million savings would be use to support the T building – Allied Health Building.
  - e. \$ 767,020 Misc Local capital projects
  - f. \$ 626,214 Misc Local capital projects- N Server Rm.
  - g. \$ 250,000 Institutional Advancement/Payroll

**Recommendation:** That the Board of Trustees of Community College District VIII hereby adopts resolution 290, adopting the 2009-10 College Budget.

Prepared by Rachel Solemsaas  
Vice President of Administrative Services  
June 11, 2009

Note: The budget was approved by a vote of 5-0.