



BOARD OF TRUSTEES
COMMUNITY COLLEGE
DISTRICT VII



May 22, 2019
Special Meeting

**BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT VIII
BELLEVUE, WASHINGTON**



A special meeting of the Board of Trustees of Community College District VIII, 3000 Landerholm Circle SE, state of Washington, will be held on Wednesday, May 22, 2019. The business session will begin at 8:00 A.M. at the Mercer Island Community Center, 8236 SE 24th Street, Mercer Island, WA in the Room 104. Merisa Heu-Weller, Chair, will preside.

SPECIAL MEETING AGENDA

- 8:00 AM EXECUTIVE SESSION
The Board will be meeting in executive session to evaluate the performance of public employees, to discuss evaluations of the Board and the President, and to discuss matters with legal counsel regarding potential litigation and collective bargaining.
- 10:00 AM PUBLIC SESSION
I. Call to Order
II. Roll Call and Introductions
III. Consent Agenda
 A. Approval of Agenda for Special Session May 22, 2019
- 10:15 AM IV. ACTION ITEM
 A. Capital Plan
- 10:30 AM V. PRESIDENT REPORT
 A. Strategic Review Process
- VI. BOARD REPORT
- 11:00 AM ADJOURN FOR BUSINESS

Please note: Time and order are estimates only and are subject to change.



BELLEVUE
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Biennial Minor Capital Program

INFORMATION

FIRST READ

ACTION

Description

Each biennium Bellevue College receives funding (approx. \$2.5M) from the state for minor capital repairs, maintenance and improvements as part of the state capital budget plan. This is typically supplemented by local funds (\$2-6M) to address infrastructure needs.

How is the minor capital list prepared and prioritized?

The list is prepared by the Capital Projects Team and VP of Admin Services in consultation with BC governance. Projects on the list are identified through the SBCTC Facilities Condition Survey, failing systems, code requirements and program need.

The list is then prioritized based on the following criteria:

- a. This project will enhance Health & Safety and/or address an Accessibility issue.
- b. The project will help to recruit and retain students.
- c. The project will significantly enhance a program, major or minor field of study.
- d. The project has direct connection to the recently-adopted Campus Master Plan.
- e. The project will significantly enhance a department's service level to students.
- f. The project supports a revenue generation or cost reduction initiative.
- g. The project simultaneously provides an upgrade to an existing space and resolves a deferred maintenance item.
- h. Number of persons affected by improvement
- i. Code compliance

What things did NOT make it onto this list? And why?

Funds may be required for office moves due to the opening of the Student Success Center, however the total costs are unknown at this time as space planning is ongoing.

Total estimate for required electrical infrastructure upgrades on campus is \$4.23 million. We are currently asking for a total of \$1.45 million for the next biennium. Full ask has not been made in order to reduce capital expenditure.



Biennial Minor Capital Program

Analysis

The Board of Trustees must approve the expenditure of local funds for capital projects. The approved projects will then go to the state board for approval and tracking.

The two-year work plan is consistent with past history and practice. It reflects the need to upgrade existing facilities to meet life/safety and ADA code requirements and provide effective instructional spaces. For the 2019-2021 biennium, the state is funding \$2.594M in capital projects (see table below). The College recommends allocating an additional \$4.635M in local funds for critical capital projects. The College budgeted \$2M in 2019-2020 and will budget an additional \$2M in 2020-2021. The additional \$600K in funds will be allocated from the parking reserve to repair the parking lots. The parking reserve is normally used to repair roads and parking lots on the campus.

Local Funding Request

2019-2021 Minor Capital Budget Program - Estimated Maximum Cost			
Project	Project Type	Est. Cost Year One	Est. Cost Year Two
LOCAL FUNDS			
B Building Classroom Renovations	<i>Remodel</i>	\$ 600,000	\$ 1,000,000
Campus Electrical Infrastructure Testing / Upgrades	<i>End of Life Replacement</i>	\$ 200,000	\$ 1,250,000
Parking Lot Replacement (10,12) & Improvements	<i>Repairs / Enhancement</i>	\$ 150,000	\$ 850,000
Athletic Fields Dugout Roofs	<i>Enhancement / Compliance</i>	\$ 150,000	
A & B Building Sprinkler Addition	<i>Life Safety & Code Req</i>	\$ 50,000	\$ 100,000
Phased Fire Alarm Upgrades - Campus LAN	<i>Life Safety</i>	\$ 80,000	
Minor Repair	<i>Repairs / Enhancement</i>	\$ 40,000	40,000
Concrete Repairs	<i>Repairs / Enhancement</i>	\$ 50,000	
Campus Classroom Clock Replacement	<i>Repairs / Enhancement</i>	\$ 25,000	
House Demo	<i>Repairs / Enhancement</i>		\$ 25,000
Bookstore Entrance	<i>Repairs / Enhancement</i>	\$ 25,000	
Sub Total		\$ 1,370,000	\$ 3,265,000
Total Local Funds			\$ 4,635,000
STATE FUNDS			
Modify Sprinkler System in A& B Buildings	<i>Code Req/Life Safety</i>	\$ 100,000	\$ 231,000
Replace Failing Fire Alarm In C Building	<i>End of Life Replacement</i>	\$ 100,000	\$ 314,000
HVAC Rooftop Replacement	<i>End of Life Replacement</i>	\$ 80,000	\$ 474,000
B Building Classroom Renovations	<i>Remodel</i>	\$ 450,000	\$ 845,000
Sub Total		\$ 730,000	\$ 1,864,000
Total State Funds			\$ 2,594,000
Total Minor Capital Program 2019-2021			\$ 7,229,000



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Biennial Minor Capital Program

Recommended Motion

The Board of Trustees of Community College District VIII approves the 2019-2021 Minor Capital Program as proposed:

- The two-year minor capital work plan of \$7,229,000 inclusive of \$4,635,000 of local funds.

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Bellevue College Capital Projects Update

Bellevue College Capital Projects

Purpose

- Seeking BOT approval to use \$4.635M in local funds for Capital Projects in FY19-21

Overview

- Recap of State Funded Projects
- Overview of HVAC concerns
- Recap of Project Recommendations for Local Funds

Way Ahead

- Today: BOT Approves Local Funds for FY19-21 Capital Projects
- June 3: SBCTC Approval/Tracking
- 2019 BOT Summer Retreat: Present Broad Brush of Future Capital Projects Needs
- 2020 BOT Summer Retreat: Present Preliminary Facilities Excellence Plan

2019-2021 State Funded Projects

- Modify Sprinkler Systems in A & B Buildings - \$331,000
- Replace Failing Fire Alarm in C Building - \$414,000
- HVAC Rooftop Replacement - \$554,000
- B Building Classroom Renovations - \$1,295,000
- Total \$2,594,000

2019-2021 Project Recommendations

Locally Funded Projects

Priority A	Cost
• Campus Electrical Infrastructure	\$1,450,000
• Softball Field Dugout Roofs	\$150,000
• Roof Repairs	\$80,000
• Concrete Repair	\$50,000
• Fire Alarm Upgrades (LAN)	\$80,000
Priority B	
• Parking Lot Replacement/Repair	\$1,000,000
• B Building Classroom Renovation	\$1,600,000
• Modify Sprinkler Systems in A & B Buildings	\$150,000
Priority C	
• General Repairs (Bookstore entrance, Clocks, House Demo)	\$75,000
• Total	\$4,635,000

Fund Source

• FY19-20 Operating Budget	\$2,000,000
• FY20-21 Operating Budget	\$2,035,000
• Parking Reserve	\$600,000
• Total	\$4,635,000

Bellevue College Capital Projects Update

QUESTIONS?