

WASHINGTON STATE UNIVERSITY

Everett Real Estate Aquisition

2019 – 21 Request: \$10,000,000

Project Type: Acquisition

Institutional Priority: # 12

Project Phase: N/A

Gross Square Ft: N/A

Washington State University requests \$10,000,000 for the purchase of 5-10 acres of land currently owned by the Everett Housing Authority (EHA). Although EHA has not yet completed its formal appraisal of this property, WSU Everett is proposing to purchase between 5-10 acres of the property based on current market values. Given the forthcoming sale of EHA's property, it is critical that WSU Everett move forward with its proposed land acquisition now, as this opportunity will not be available in the future.

This purchase is in the appropriate master planning sequence to respond to the legislative directives related to expansion and growth of academic programs in Everett. The Legislature required WSU to develop the strategic plan through partnerships with other colleges and universities, for the expansion of high demand baccalaureate and graduate degree programs across the Snohomish, Island, and Skagit (SIS) region, and for the provision of services and facilities to deliver such programs. The 2013 Legislature appropriated funds to WSU for land acquisition and design of one new academic building in Everett which opened for the 2017 fall semester. The building supports undergraduate and graduate programs from WSU, Western Washington University, UW Bothell, Eastern Washington University and Hope International University.



This purchase, to accommodate WSU Everett's future growth, is critical to the Legislature's plan to improve access to public baccalaureate and graduate degree programs across the region. This plan includes a strategy to address issues surrounding access to STEM-related and other high demand disciplines in the SIS counties. This plan directly aligns with the access and success goals of the Governor's *Results Washington* plan.

The EHA's property is comprised of two (2) contiguous parcels, identified by the aerial site image in green, south of the campus, which total approximately 16.8 acres. The northern portion of the land is 2.56 acres. The southern portion of the land is 14.24 acres. As the EHA is preparing to sell the property in the immediate future, it critical that WSU move forward with its proposed Everett land acquisition now.

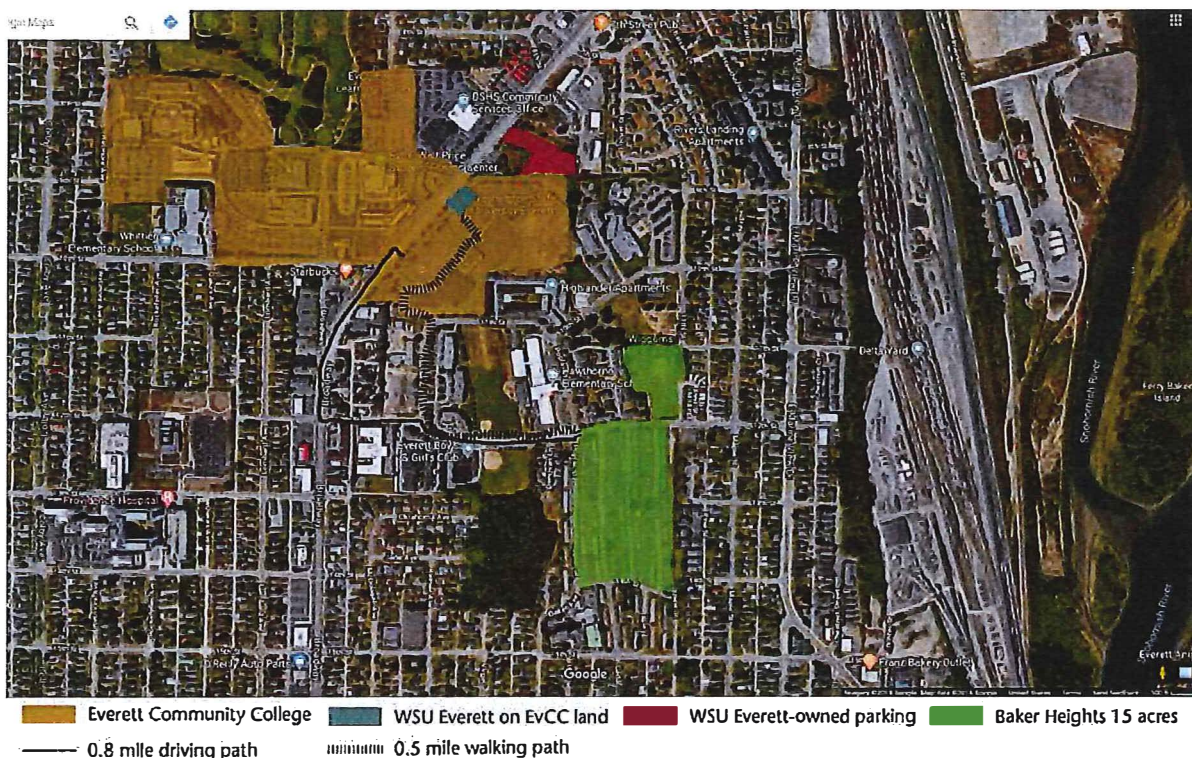
The property is less than one mile by car to WSU Everett and one half-mile by foot, and will provide appropriate space for the future growth of WSU Everett outside of the EvCC campus. It may also become an immediate resource for other community anchors like EvCC and Providence Regional Medical Center, who are in need of more parking options. The property would only be used for parking until it is fully developed. The property is unique in its size, availability and proximity and will establish a clear, WSU-owned southern border of Everett's burgeoning College District.

WSU Everett has launched its seventh academic program in organic agriculture systems to accompany its fleet of offerings in mechanical, electrical and software engineering, data analytics, integrated strategic communications and hospitality business management. WSU Everett is student- and community-centered, bringing industry-aligned undergraduate programs with a focus on interdisciplinary experiences to the North Puget Sound region. The campus brings WSU's world-class academic programs to Everett in small class sizes with real-world opportunities. Undergirded by entrepreneurship and innovation, graduates are prepared for career success.

| |
|--|
| Institution |
| Washington State University |
| Project Title |
| EVERETT REAL ESTATE ACQUISITION |
| Project Location (City) |
| Everett, WA |

1. Problem Statement (short description of the project – the needs and the benefits)

The current Washington State University (WSU) Everett campus is on a site owned by Everett Community College (EvCC). The WSU Everett facility constructed in 2015-17 is identified in the small blue area within the large yellow tract that represents EvCC land. Most of the current EvCC campus is located on the west side of North Broadway. WSU Everett is located on the east side of North Broadway, alongside EvCC's Advanced Manufacturing Training and Education Center. In the 2017-18 legislative session, EvCC received design money for a Learning Resource Center, with a second new building in line for design funding in 2019. Consistent with previous master planning, EvCC plans to place both buildings on its property east of Broadway, in the same lot where WSU Everett exists. With the expansion by EvCC and the loss of parking because of the two new buildings, there will not be room for WSU to grow on the same parcel of EvCC land. In short, WSU Everett is not only land-locked, but also locked within the borders of a partner institution.



There are two (2) contiguous real estate parcels, identified by the aerial site image in green, south of the campus, which total approximately 16.8 acres. The northern portion of the land, parcel 29051700103400, is 2.56 acres. The southern portion of the land, parcel 00386200100000, is 14.24 acres. These parcels are currently owned by the Everett Housing Authority (EHA) which is preparing to sell the property in the immediate future and is arranging

for replacement housing. Although EHA has not yet completed the formal appraisal of its property, WSU Everett is proposing to purchase between 5-10 acres of EHA property based on current market values, which will be further discussed in Section 4 below. Given the forthcoming sale of EHA's property, it is critical that WSU Everett move forward with its proposed land acquisition now, as this opportunity will not be available in the future.

EHA's property was previously the location of a public housing development called Baker Heights. The property is less than one mile by car to WSU Everett and one half-mile by foot, and will serve provide appropriate space for the future growth of WSU Everett outside of the EvCC campus. It may also become an immediate resource for other community anchors like EvCC and Providence Regional Medical Center, who are in need of more parking options. The property would only be used for parking until it is fully developed. The property is unique in its size, availability and proximity and will establish a clear, WSU-owned southern border of Everett's burgeoning College District.

WSU Everett will launch its seventh undergraduate program this fall. WSU Everett is student- and community-centered, bringing industry-aligned undergraduate programs with a focus on interdisciplinary experiences to the North Puget Sound region. The campus brings WSU's world-class academic programs to Everett in small class sizes with real-world opportunities. Undergirded by entrepreneurship and innovation, our graduates are prepared for career success.

WSU Everett also manages the Everett University Center, a consortium of university partners including Western Washington University, UW Bothell, Eastern Washington University and Hope International University. They offer undergraduate and graduate programs through the Everett University Center, and by extension, the WSU Everett campus. Together, more than 30 undergraduate and graduate programs are offered.

2. University programs addressed or encompassed by the project

The proposed acquisition of this real estate will impact all WSU programs in Everett, as well as the Everett University Center. For WSU, that includes the College of Agriculture, Human and Natural Resource Sciences, College of Arts and Sciences, Carson College of Business, Edward R. Murrow College of Communication and Voiland College of Engineering and Architecture. This acquisition will help to address the growth in new academic programs at WSU Everett and the growth of the Elson S. Floyd College of Medicine on the Everett Campus.

In the next few years, programs from the College of Arts & Sciences, Carson College, Murrow College and Voiland College will need buildable space to expand program offerings in Everett.

3. Supported by planning:

Describe the proposed project's relationship and relative importance to the institution's

- a. Campus/Facilities Master Plan**
- b. Ongoing academic and/or research program need and Strategic Plan**

Purchase of this 5-10-acre parcel at Everett is in the appropriate master planning sequence to respond to the legislative directives related to expansion and growth of academic programs in Everett. It aligns with both facilities¹ and academic program delivery plans.

The Strategic Plan for WSU Everett (**Appendix A-Executive Summary**) set a path forward for Washington State

¹ <http://couggis.wsu.edu/DevelopmentProgram/>

University North Puget Sound at Everett (WSU NPSE) to improve access to public baccalaureate and graduate degree programs across the region. More specifically, it developed a strategy for addressing issues surrounding access to STEM-related and other high demand disciplines in Snohomish, Island, and Skagit (SIS) counties.

The Legislature required WSU to develop the strategic plan through partnerships with other colleges and universities, for the expansion of high demand baccalaureate and graduate degree programs across the SIS region, and for the provision of services and facilities to deliver such programs. The 2013 Legislature appropriated funds to WSU for land acquisition and design of one new academic building in Everett which opened for the 2017 fall semester. The building supports undergraduate and graduate programs from WSU, Western Washington University, UW Bothell, Eastern Washington University and Hope International University.

A number of studies have analyzed the need for increased access to baccalaureate degree programs for the North Puget Sound region. For more than 20 years, all have drawn one consistent conclusion – the region is the state’s most underserved. The legislature acknowledged this in 2011 with the passage of Senate Bill 5636 and set parameters for transfer of the leadership, management and operational responsibilities of the Everett University Center from Everett Community College to WSU. The legislation required WSU to develop a strategic plan for expansion of baccalaureate and graduate degree programs in demand across the Snohomish, Island and Skagit (SIS) county region through partnerships with other colleges and universities, and to provide the services and facilities to deliver such programs. The strategic plan was completed November 30, 2012.

The strategic plan executive summary calls for a phased approach to adding new degree programs. Washington State University and its partners have mapped out plans for aggressive growth in academic programming at the Center over the next decade. Most growth is in STEM (science, technology, engineering and math) disciplines.

Future facilities are likely to enroll a significant number of students who are place-bound or residents of underserved regions. The Everett University Center was designed to serve place-bound students in the North Puget Sound region. The North Puget Sound regional community has worked diligently for the past three decades to develop a strong four-year university presence for its place-bound population.

In addition to serving the place-bound population, the Center focuses on providing access to students from racial and ethnic minority groups deemed to be underrepresented on college campuses across the nation, and to a greater extent in the state of Washington. Moreover, hybrid instructional delivery methods and extended hours make it an attractive education option to the older returning students, veteran students and other non-traditional student populations.

The following describes ongoing academic planning consistent with the both the WSU Strategic Plan and Washington’s state’s Results Washington strategic plan:

Washington State University will add new high demand degree programs, leveraging existing degree program offerings on other WSU campuses. Additionally, these programs add to the number of high demand degrees awarded throughout the WSU system², while adding to the total numbers of bachelor’s degree recipients in the state of Washington³ overall.

All of WSU’s programs in Everett are limited to upper division coursework. The upper division curriculum structure calls for the development of cohorts. The cohort structure of WSU’s programs in Everett helps to produce a tight knit academic community that, in turn, acts as a support mechanism that enhances student degree completion. WSU’s first mechanical engineering class at Everett graduated nearly 90 percent of those students who originally entered the program within two years.

² https://www.ofm.wa.gov/sites/default/files/public/legacy/reports/Technical_Incentive_Funding_Model_TaskForce_Report.pdf

³ <http://www.results.wa.gov/goals-progress/goals/world-class-education/goal-map>

4. **Reasonableness of Cost:** Provide as much detailed cost information as possible, including baseline comparison of costs per acre of 2 comparable properties in the same geographic region as the proposed land acquisition. For each comparison, identify how the selected parcel(s) is comparable.

| Comparable Land Acquisition | Location | Total Acreage | Acquisition Cost | Cost per Acre |
|--|--|--------------------------------|---|----------------------|
| <p>Comparable 1</p> <p>This Comparable is located on Broadway less than one (1) mile from the proposed land acquisition. It was sold to a real estate developer on 12/29/17 that is proposing to construct residential apartments on the property.</p> | <p>1020 N. Broadway, Everett, WA</p> <p>Parcel No.: 29051700203200</p> | .47 acres (20,473.20 sq. ft.) | <p>\$1,950,000</p> <p>(\$95.25/sq. ft.)</p> | \$4,149.09 |
| <p>Comparable 2</p> <p>This Comparable is also located on Broadway less than one (1) mile from the proposed land acquisition. The site was formerly occupied by and operated as a gas station, and sold on 4/19/18.</p> | <p>902 N. Broadway, Everett, WA</p> <p>Parcel number: 29051700201100</p> | .61 acres (26,571.60 sq. ft.) | <p>\$1,950,000</p> <p>(\$73.39/sq. ft.)</p> | \$3,196,868.40 |
| <p>Comparable 3</p> <p>This property was acquired by WSU on 6/22/16 for the purpose of providing necessary parking for the WSU Everett Campus. This site is also located less than one mile from the proposed land acquisition.</p> | <p>819 Highway 99, Everett, WA</p> <p>Parcel number: 29051700200800</p> | 1.32 acres (57,499.20 sq. ft.) | <p>\$2,550,000</p> <p>(\$44.35/sq. ft.)</p> | \$1,931,886.00 |

The average cost per acre of the above three (3) comparable properties is \$3,099,614.80, which is an average of \$71.00 per square foot. Using this average, the potential value of the proposed land acquisition (5-10 acres) could

be approximately \$15,498,074.00 to \$30,996,148.00. However, it must be noted that two (2) of the three (3) comparable properties are substantially smaller in size than the proposed land acquisition, which generally results in a higher valuation of a property on a per acre and per square foot basis. Unlike the proposed land acquisition, all three (3) comparable properties are also located on Broadway Avenue or Highway 99, which are main thoroughfares through the City that provide high visibility and signalized intersections to the adjacent properties. Properties in locations such as these are ideal for retail, restaurant and offices that require high visibility and cater to impulse customers (unlike WSU Everett's "customers"). The location, strong visibility and accessibility of properties such as the comparable properties will also generally result in a higher valuation.

Although the comparable properties are distinguishable based on their smaller size and higher-visibility locations, they are good comparable in the sense that they are all located within one mile of the proposed land acquisition and the WSU Everett campus. Furthermore, when using the above comparable properties to appraise the proposed land acquisition, an appraiser would discount the comparable cost per acre and cost per square foot to account for the larger size and off-Broadway/Highway 99 location of the proposed land acquisition. This would result in a lower valuation of the proposed land acquisition when compared to the average cost per acre and cost per square foot the comparable properties noted above. WSU has also not been able to find a comparable property that is similar in size (5-10 acres) and within close proximity to the proposed land acquisition, which is a strong indication of the uniqueness and high potential of the proposed land acquisition for WSU Everett.

Of the three comparable properties, the proposed land acquisition is most similar to Comparable 3, which is 1.32 acres and was acquired by WSU Everett in 2016. As indicated above, the cost per acre of Comparable 3 was \$1,931,886.00, or \$44.00 per square foot. After discounting the value of the proposed land acquisition based on its larger size (5-10 acres) and non-retail oriented location, WSU Everett estimates that the appraised value of the proposed land acquisition will be between \$1,300,000 per acre, or \$30.00 per square foot and \$1,700,000 per acre, or \$40.00 per square foot on the high end. Given the range of this estimated market value of the proposed land acquisition, and WSU Everett's \$10,000,000 request from the Legislature, WSU Everett is proposing to acquire between 5-10 acres of the EHA's property. When the EHA finalizes its appraisal in late August or September, WSU Everett will be able to finalize the size of its proposed land acquisition based on the appraised value of the property. In the meantime, WSU Everett is continuing to work closely with the EHA to determine what portion of the EHA property would be most suitable for WSU Everett's long-term development of the property, and is coordinating the timing of the sale based on WSU Everett's and the EHA's schedules.

The EHA is not only moving forward with an appraisal of the proposed land acquisition, but it has already begun relocating its residential tenants out of the existing units on the property in order to prepare the property to be sold. Given the EHA's need to move forward with the sale of its property, and as indicated in Section 1. above, it is critical that WSU Everett move forward with its proposed land acquisition now, as this opportunity will not be available in the future.

5. Intended Use:

Identify the intended use of the site/acquisition if known. If for a future facility, indicate the purpose of the future facility.

Long term, this property will serve as the core of the WSU Everett campus. Buildings and other resources can be added as needed and funds are available, without the need to acquire more property in the near future. Property of this scale, value and location will not be available in the near future in Everett. As the largest city in one of the fastest growing counties in the state, Everett is projected to grow in population to 165,000 residents by 2035⁴ from 110,000 currently, and Snohomish County will surpass 800,000 this year.

Near term, the property would provide necessary parking for the growth of WSU Everett, EvCC and Providence,

⁴ https://snohomishcountywa.gov/DocumentCenter/View/29520/SCT-2015-GMR_Section-I_Population

particularly when EvCC begins construction of the two buildings being placed east of North Broadway. That construction will eliminate a significant amount of parking.

If the property is acquired, it would allow WSU Everett to complete a comprehensive, joint master planning process between WSU Everett and EvCC, in partnership with Providence Regional Medical Center and the City of Everett.

Immediately following the legislative session, there may be an opportunity for EHA to retain management of some of the buildings for current tenants intending to transition to towers, yet to be built, south of what would become WSU property.

This acquisition approach is strategic and will positively impact recruitment of future students, faculty, and researchers and will significantly improve WSU's ability to fulfill the legislative mandate to "greatly expand access to high quality baccalaureate and graduate degree programs in the North Puget Sound region." WSU's leadership in Everett is that of a regional and national leader in our state's foremost industries, which will provide significant economic impact.

6. Percentage of Buildable Area:

For land acquisitions with non-usable buildings: Indicate the percentage of the total property that is suitable for development based on the results of an environmental review and engineering inspection of the property, if available. If the acquisition is for a facility or for land with a usable facility, please skip this question and proceed to questions 7 and 8.

There are currently buildings on the property, all of which are converted World War II barracks that are now low-income housing and that the Housing Authority is vacating. The buildings would need to be demolished and as soon as they are, all of the land is buildable. The streets on the property would need to be officially vacated by the City of Everett and the university would then have the choice whether to use those for our own purposes or demolish them for more flexibility for buildings and parking.

7. Facility Condition: (answer only if there are usable facilities on property)

Provide the facility's condition score (1 superior – 5 marginal functionality) as described by the 2016 Comparable Framework study, and summarize the major structural and systems conditions that resulted in that score. (Provide selected supporting documentation in appendices, and reference them in the body of the proposal.)

N/A (See Section 6 above)

8. Capital Improvements required to adapt facility to proposed use:

Describe any improvements that may be required to adapt the facility to its intended use. Provide as much detailed cost information as possible and describe the construction methodology that will be used for the proposed project. Additionally, reflect the cost of the improvements as a percentage of the appraised value or as a percentage of the average comparable value.

N/A (see Section 6 above) – none of the buildings on the property are usable.

9. Savings to Operating Costs:

Provide calculations demonstrating any cost savings to the operating costs due to the proposed acquisition. Provide as much detailed information as possible. Represent the cost savings in terms of the number of years that it will take to pay back the cost of the acquisition.

In the event that WSU Everett is not able to acquire the proposed property, it would be required to lease space in the surrounding areas to support its expected growth of its existing and new academic programs. This would not only result in WSU Everett's offices and academic programs being physically separated from each other and dispersed through the City of Everett, but would also result in WSU Everett paying rent and operating expenses to a third-party landlord. The following table provides an illustration of two (2) office buildings/spaces that are currently available for lease in Everett:

| Existing Office Spaces for Lease | Location | Type of Space Available | Rent/Sq. Ft. |
|--|---------------------------------|--------------------------------|----------------------|
| <p>Illustration 1</p> <p>This office building is located on Colby Avenue approximately 2.5 miles from the proposed land acquisition and WSU Everett Campus.</p> | 3501 Colby Avenue, Everett, WA | Class B Office. Full Service. | \$20.00/sq. ft./year |
| <p>Illustration 2</p> <p>This office building is located on Evergreen Way approximately 8.6 miles from the proposed land acquisition and WSU Everett Campus.</p> | 9930 Evergreen Way, Everett, WA | Class C Office. Full Service. | \$24.00/sq. ft./year |

If WSU Everett is required to lease space from a third-party landlord, it will likely have to pay a minimum of \$20.00 to \$24.00/sq. ft./year in rent. For illustration purposes, if WSU Everett needed an additional 50,000 square feet of space to accommodate its growth, its annual rent on such space would be between \$1,000,000 to \$1,200,000 per year based on the above illustrations. Please note that these office properties qualify as Class B and Class C space, which are generally on the middle to lower end of the office space spectrum and would not likely accommodate WSU Everett's academic programs. WSU Everett would expect to pay an even higher rent for upper-end Class B or even Class A space for appropriate space for its academic programs.

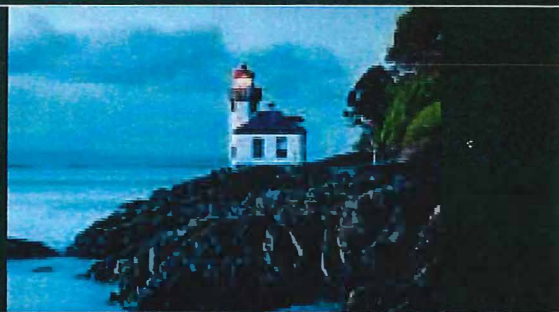
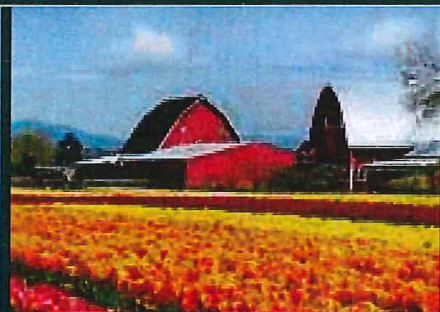
In addition to the foregoing, the above office buildings (and any others) would not be suitable for WSU Everett's academic programs in terms of the physical layout and design of the buildings (i.e., they are constructed as offices space without any classroom space). As such, WSU Everett would incur substantial expenses to remodel and convert any office space into suitable space - for its academic programming and support offices. Assuming that WSU Everett needed an additional 50,000 square feet of space for illustration purposes, it would likely cost WSU Everett between \$12,500,000 to \$17,500,000 to convert any existing office space into a usable condition (based on an estimated remodeling cost of \$250 - \$350/sq. ft.).

Finally, if WSU Everett is required to lease space, its operating costs will also increase as a result of the duplication of administration and staff professionals in several different locations. This will increase WSU Everett's salary and wages expenses, as well as its annual rent expenses as WSU Everett would need to rent space that it would not otherwise need but for the duplication in administrative and staff professionals. The increase in WSU Everett's operating costs is difficult to quantify until such time that it requires additional space, and understand how much duplication there would be in administrative and staff professionals. However, given the increase in salaries and wages, as well as rent and operating expenses, the increase would likely be well over \$100,000 per year.

Based on WSU's \$10,000,000 request of the Legislature, the estimated savings to WSU Everett's operating costs and tenant improvement/remodeling costs should be able to pay back the total cost of acquisition in ten years or less. These savings would be achieved by WSU Everett avoiding rent to a third-party landlord (\$1,000,000 -

\$2,000,000/year under the above illustration), avoiding tenant improvements/remodeling (\$12,500,000 - \$17,500,000 under the above illustration), and avoiding the additional operating expenses associated with the duplication of administration and staff professionals (\$100,000+/year under the above illustration). Demolition and other site preparation costs will be included in the total acquisition cost.

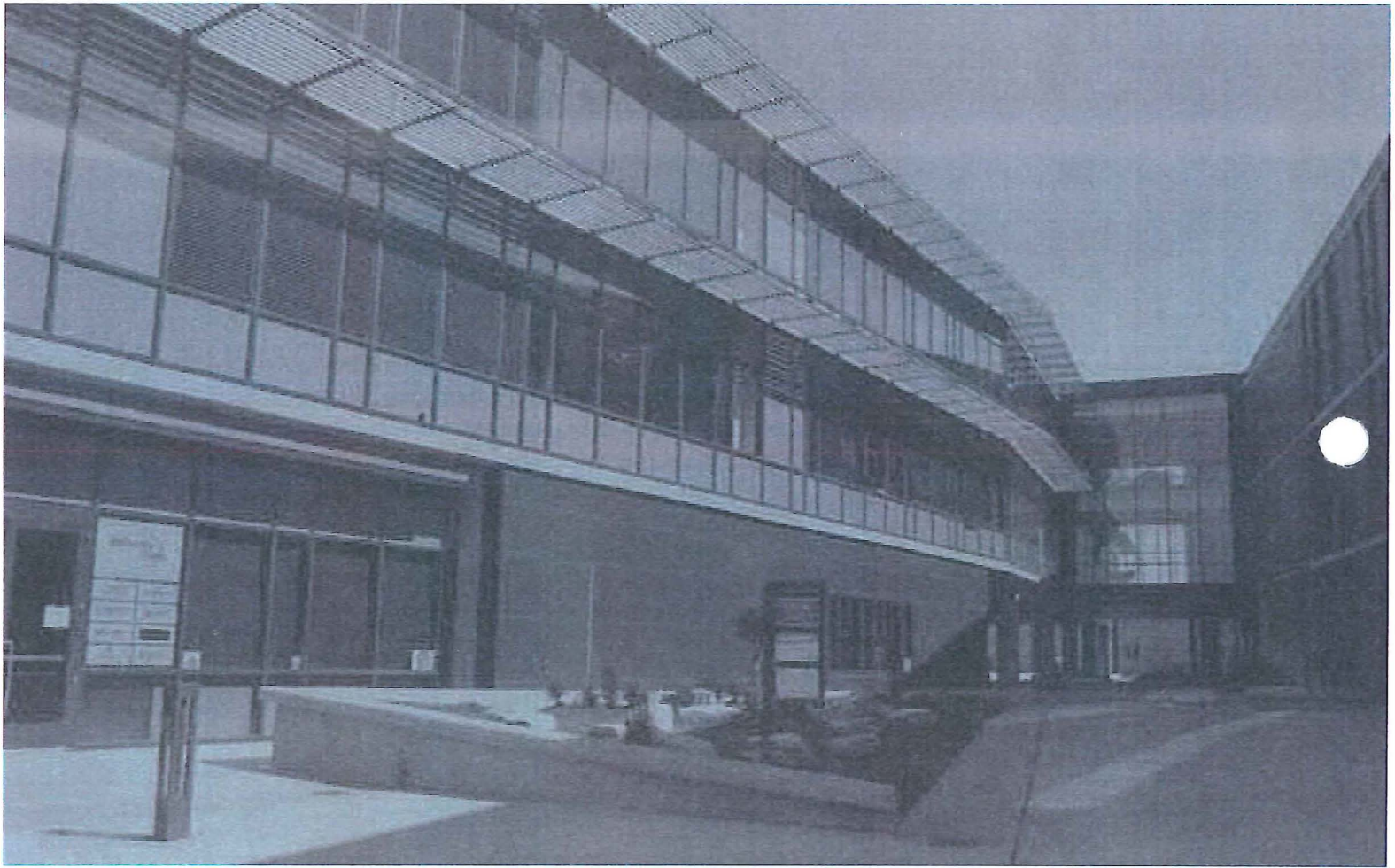
APPENDIX A



EXECUTIVE SUMMARY OF THE STRATEGIC PLAN 2012-2013



North Puget Sound at Everett



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1.0: Background and Regional Needs

The strategic plan that follows sets a path forward for Washington State University North Puget Sound at Everett (WSU NPSE) that will improve access to public baccalaureate and graduate degree programs across the region. More specifically, it develops a strategy for addressing issues surrounding access to STEM-related and other high demand disciplines in Snohomish, Island, and Skagit (SIS) counties.

Numerous studies have analyzed the need for increased access to university-level degree completion programs for the SIS region. For more than 20 years, all have drawn one consistent conclusion—the region is underserved as it pertains to bachelor and graduate degree program access.

The Washington State Legislature acknowledged the need when it passed Senate Bill 5636. The legislation required WSU to develop a strategic plan, through partnerships with other colleges and universities, for the expansion of high demand baccalaureate and graduate degree programs across the SIS region, and for the provision of services and facilities to deliver such programs. A Coordinating and Planning Council (CPC) was organized to direct the collaborative development of a long-range plan for the center.

This plan:

- Identifies strategies for programmatic direction and expansion;
- Establishes a process for program development and prioritization;
- Establishes the CPC as the body that is charged with dispute resolution; and
- Conveys a multi-biennium budget addressing both operating and capital requirements.

2.0: WSU NPSE Plans for Expansion

The transition of the University Center to WSU leadership provided an opportunity to revisit its mission, core values, and stated goals. This section updates and aligns the future direction of WSU NPSE with the intent of the legislation, the expectations of the local communities, and the vision of regional leaders. WSU, the CPC, and the university partners have reshaped these key strategic elements to help guide the planning process and, ultimately, WSU NPSE as it operates going forward.

Mission

WSU NPSE is charged with greatly expanding access to high-quality baccalaureate and graduate degree programs in the region and the state. With a focus on science, technology, engineering, and mathematics, the growth of WSU NPSE will align with the economic development and vitality of the region and the state of Washington to prepare graduates for leadership in a rapidly changing and globally connected world.

Overarching Values

- High Quality Academic Programs
- STEM Focus
- Innovation
- Partnership
- Inclusion (students and staff represent the diversity of the SIS region and the state)

Goals

Goal #1 Develop a core focus in science, technology, engineering, and mathematics that recognizes the spectrum of programs that are encompassed in these disciplines

Objectives:

- Develop engineering programs
- Identify signature programs of partner institutions that meet the STEM needs of the SIS region and the state
- Leverage expertise and resources of partner institutions and regional employers to create synergies

Goal #2 Become a leader in innovation through research and application

Objectives:

- Clearly define research threads for WSU NPSE tied to regional economic development
- Identify institutional expertise and resources
- Identify external expertise, funding, and general resources
- Establish a research center

Goal #3 Develop a seamless system of access to high-quality degree programs

Objectives:

- Identify signature programs to be offered at WSU NPSE
- Develop a P-20 pipeline of students from the SIS region
- Facilitate clear articulation between area community colleges and partner universities

Goal #4 Become a leader in innovative academic programs

Objective:

- Identify synergies between signature programs at partner institutions and develop region-specific program offerings

Enrollment Targets

The new academic programs proposed in the WSU NPSE strategic plan are introduced in two phases. As depicted in **Exhibit 1**, Phase 1 covers the three-year period from 2014-15 through 2016-17, while Phase 2 includes the four years from 2017-18 through 2020-21.

Exhibit 1

WSU NPSE Program Phasing

| | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|---------------|-------------------------------|---------|-----------------|---------|---------|-----------------|---------|---------|---------|
| Interim Phase | 14 current and 2 new programs | | | | | | | | |
| Phase 1 | | | 13 new programs | | | | | | |
| Phase 2 | | | | | | 13 new programs | | | |

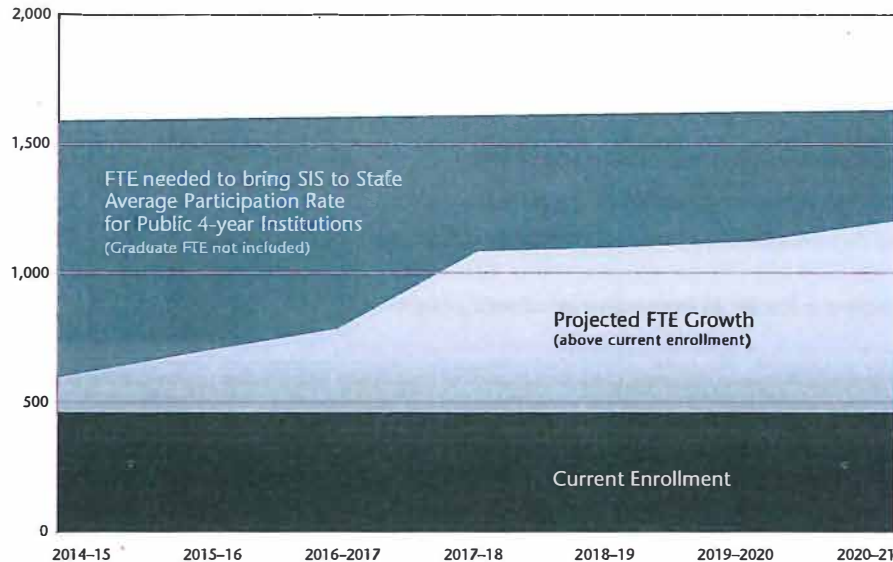
Note: Years represent academic years.

Thirteen new programs are proposed for implementation during Phase 1. By the end of Phase 1 (academic year 2016-17), enrollment growth is expected to continue, reaching roughly 1,000 students (fall headcount) who generate an estimated 780 AAFTE. If attained, this enrollment expansion represents a 104% growth in students and a 91% increase in AAFTE for WSU NPSE over current year estimates.

The addition of 13 **more programs** during the four-year Phase 2 time horizon (2017-18 through 2020-21) is expected to push WSU NPSE fall enrollment to nearly 1,500 students and generate 1,178 AAFTE. This growth represents a 50% increase beyond the Phase I concluding year headcount and a 51% increase in AAFTE. See **Exhibit 2**.

Exhibit 2

Comparison of Projected WSU NPSE Enrollment to FTE Needed to Increase SIS Region's Baccalaureate Participation Rate to State Average



New WSU NPSE Programs

Building upon the Program Prioritization Planning Procedures developed by the CPC, the academic program plan for expanding the range and depth of educational opportunities available in the SIS region includes the continuation of all 16 existing programs plus the addition of 12 baccalaureate, 8 graduate, and 6 certificate programs by academic year 2017-18—a total of 42 programs (16 existing plus 26 new). All of the baccalaureate degrees utilize the two-plus-two model in which programs articulate with Everett, Edmonds, and Skagit Valley Community Colleges. Sixty percent of the additional degree programs (12 of 20) are in STEM disciplines. Each program and its delivery are in accordance with the mission of the offering institution (as required by Senate Bill 5636).

The academic program component of the strategic plan is the product of the collaborative efforts of WSU, the CPC, EvCC, and partner universities. The programs were selected to address demand, documented regional workforce needs, community input, and state priorities.

Student Demand

Student demand was estimated using state and regional census data, college participation rates for the state and region, and transfer program enrollment data from Everett, Edmonds, and Skagit Valley Community Colleges. These data indicate that:

- The regional population mirrors the state age distribution and will outpace statewide population growth over the next 20 years (see **Exhibit 3**);
- The college participation rate is below the state average (see **Exhibit 4**); and
- Recent data provided by the State Board for Community and Technical Colleges for academic year 2010-11 identified roughly 13,500 transfer program enrollments (headcount) from Edmonds, Everett, and Skagit Valley Community Colleges across all disciplines. FTE data from EvCC indicates 47% of its transfer enrollments are in STEM or high demand disciplines, a prime target for WSU NPSE program expansion.

Exhibit 3

Population Projections and Percentage Growth by State and SIS Counties, 2010–2030

| Year | Washington State | SIS Total | Snohomish County | Island County | Skagit County |
|-----------------|------------------|--------------|------------------|---------------|---------------|
| 2010 | 6,724,540 | 908,742 | 713,335 | 78,506 | 116,901 |
| 2015 | 7,022,200 | 952,319 | 750,358 | 80,337 | 121,624 |
| 2020 | 7,411,977 | 1,015,999 | 805,015 | 82,735 | 128,249 |
| 2025 | 7,793,173 | 1,079,422 | 857,939 | 85,073 | 136,410 |
| 2030 | 8,154,193 | 1,141,381 | 908,807 | 87,621 | 144,953 |
| % Growth | 21.3% | 25.6% | 27.4% | 11.6% | 24.0% |

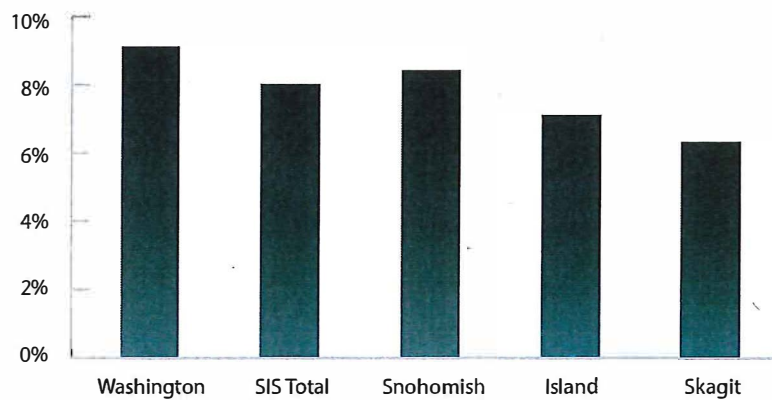
Source: Washington Office of Financial Management, Forecasting Division, 2012.

Exhibit 4

SIS Region Overall College Participation Rates 18 Years and Older, 2010

| | Washington | SIS Total | Snohomish County | Island County | Skagit County |
|---|------------|-----------|------------------|---------------|---------------|
| Number enrolled in college or graduate school | 470,103 | 55,534 | 45,492 | 4,407 | 5,635 |

Source: 2010 American Community Survey, 1-Year Estimates.

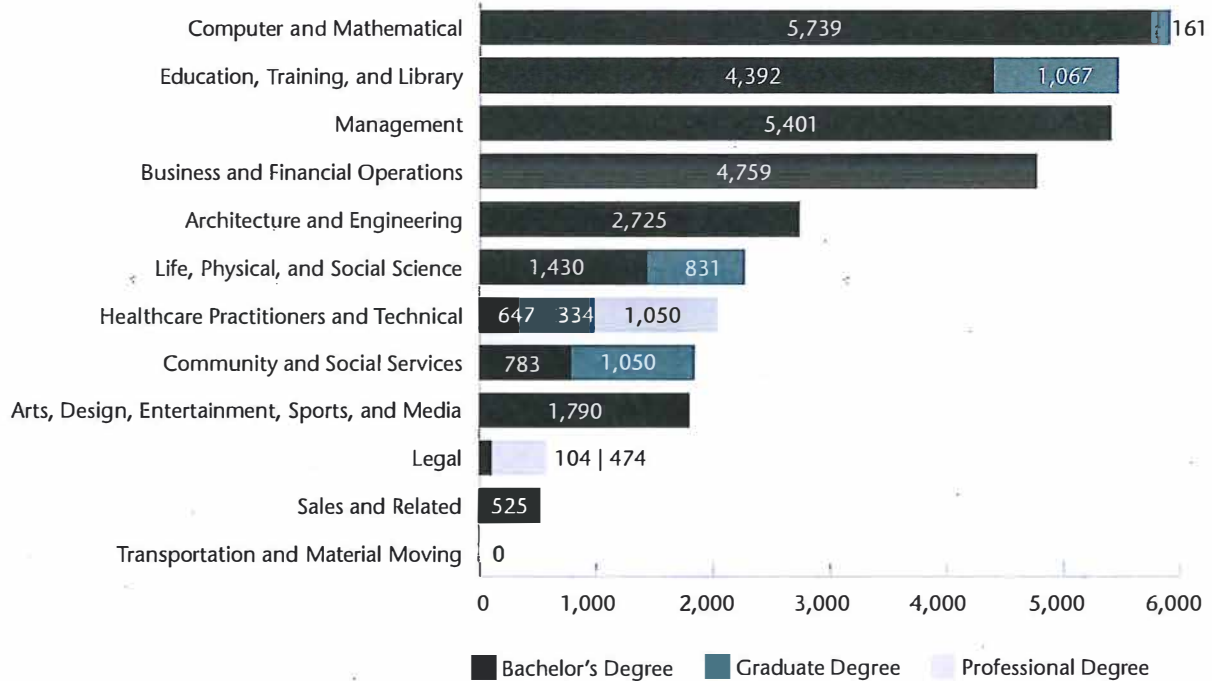


State Priorities

The top areas statewide with occupational openings requiring at least a bachelor's degree (see **Exhibit 5**) are consistent with the same openings in the SIS region (see **Exhibit 6**). Thus, state priorities will be addressed by expanding baccalaureate and graduate offerings in engineering, education, business and management, and computer/mathematics at WSU NPSE (see **Exhibit 7**).

Exhibit 5

Washington State Annual Openings* (2014–2019) for Occupational Groupings Requiring a Baccalaureate Degree or Higher**



Source: Washington Employment Security Department, Labor Market and Economic Analysis Branch, Occupational Employment Projections, May 2011.

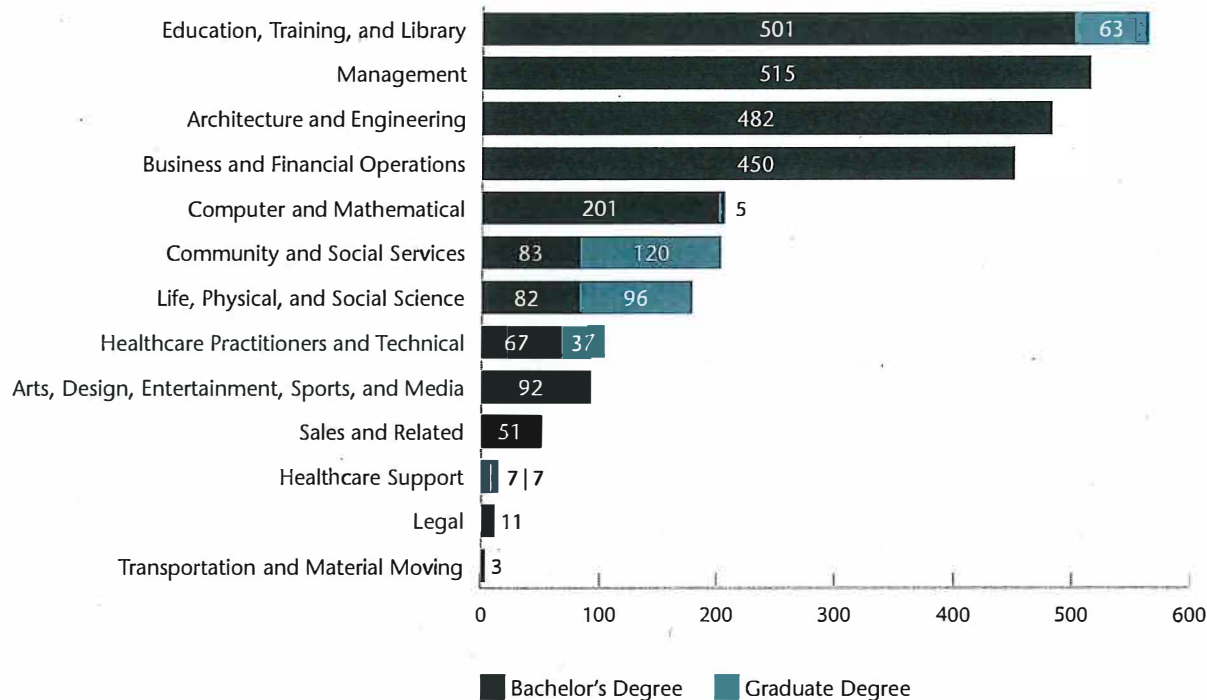
MGT analysis of educational requirements, March 2012.

* Includes both new positions and replacements.

** Degree requirements represent the education level most predominant for each specific SOC occupational category within the larger grouping in order to accumulate total openings by degree level.

Exhibit 6

SIS Region Annual Openings* (2014–2019) for Occupational Groupings Requiring a Baccalaureate Degree or Higher**



Source: Washington Employment Security Department, Labor Market and Economic Analysis Branch, Occupational Employment Projections, May 2011.

MGT analysis of educational requirements, March 2012.

*Includes both new positions and replacements.

**Degree requirements represent the education level most predominant for each specific SOC occupational category within the larger grouping in order to accumulate total openings by degree level.



Strategic Plan for Washington State University North Puget Sound at Everett

Exhibit 7

| PROGRAMS OF INTEREST | Potential Provider | STEM/High Demand designation | SIS Occupational Openings | Statewide Degree Output | Community Interest |
|---|--------------------|------------------------------|---------------------------|-------------------------|--------------------|
| Mechanical Engineering | WSU | ✓ | ✓ | ✓ | ✓ |
| Business | SMU, WWU | | | ✓ | ✓ |
| Nursing RN to BSN (expansion) | UW Bothell | | | ✓ | ✓ |
| Hospitality Business Management (online degree) | WSU | | | | ✓ |
| Doctoral degree in Educational Administration | WSU | ✓ | ✓ | ✓ | |
| Education—Post Baccalaureate programs expansion | WWU | ✓ | ✓ | ✓ | |
| Engineering Technology | WWU | ✓ | ✓ | ✓ | |
| Aviation/Aviation Maintenance | CWU | ✓ | | | |
| Aviation Management | CWU | ✓ | | | |
| Industrial Engineering | CWU | ✓ | ✓ | ✓ | |
| Hospitality Business Management/ Agriculture Food Science | WSU | | | | ✓ |
| Hospitality Business Management—Senior Living | WSU | | | | ✓ |
| Hospitality Business Management—Tribal Gaming | WSU | | | | ✓ |
| Electrical Engineering | WSU | ✓ | ✓ | ✓ | ✓ |
| Integrated Communications and Media | WSU | | ✓ | ✓ | |
| Social Media Strategies and Technology | TBD | | ✓ | ✓ | ✓ |
| Environmental and Natural Resources Science | TBD | ✓ | ✓ | ✓ | ✓ |
| Agricultural Science—Urban Sustainable Agriculture | WSU | ✓ | | | ✓ |
| Agriculture Science—Urban Horticulture (ornamentals) | WSU | ✓ | | | ✓ |
| Home Healthcare | TBD | | | ✓ | ✓ |
| Veterinary Medicine | TBD | | | | ✓ |
| Energy and Biofuel | TBD | ✓ | ✓ | ✓ | ✓ |
| Environmental Science—Fisheries and Water Quality | TBD | ✓ | ✓ | ✓ | ✓ |
| Marine Science | TBD | | | | ✓ |
| Graphic and Digital Arts | TBD | | | | ✓ |
| Early Childhood Education | TBD | | | | ✓ |
| Humanities, English, and Writing | TBD | | | | ✓ |
| Technology | TBD | ✓ | ✓ | ✓ | ✓ |

Summary of SIS Community Input

The WSU NPSE strategic planning process received considerable input from interested parties across the SIS region. Key points of interest are presented below.

- Community leaders at several planning meetings held across the SIS region evoked a series of themes and concerns for the future of the University Center. Accordingly, the focus of this transition and expansion by WSU should:
 1. Expand access to "quality" postsecondary educational opportunities;
 2. Align new programs with employer and workforce needs;
 3. Strengthen the pipeline of qualified students from K-12 and community college to enter STEM programs;
 4. Develop collaboration and synergy among research components of WSU, partner institutions, and local industry to support local/regional economic initiatives and long-range goals;
 5. Seek opportunities to attract new resources (public and private) for WSU NPSE growth; and
 6. Provide cost-effective program opportunities for both traditional age students as well as older adult learners.
- There is a tremendous need to reduce the gap between employer needs for skilled workers and the available local qualified workforce pool.
- In order to adequately meet workforce demands and expand the economic base of the SIS region, local access to postsecondary education and degree completion is critical.
- For many years employers have relied heavily on the importation of highly skilled technical workers to fill jobs, often at the expense of local residents.
- The state as a whole is not yet meeting the current demand (let alone projected future need) for baccalaureate and graduate/professional degree workers in general, and particularly in STEM and high demand disciplines. This is especially true in the SIS region with a higher than average proportion of annual technical job openings requiring four-year degrees or higher.
- Expressed programmatic needs include engineering (mechanical, electrical, and aerospace), hospitality, business/management, education, healthcare professions, communication/media, manufacturing related fields, agriculture, marine science, nursing, and veterinary medicine, to name a few.
- The difficult economic environment of the last five years has significantly restricted resources to expand local program access. Despite WSU NPSE being a low-cost model of degree production, local leaders fear that such constraints, among other factors, will impede the ability of WSU NPSE to expand as proposed in the strategic plan.

Conclusion

This strategic plan was approved by the 2013 Washington State Legislature. WSU will continue to work to maintain the momentum and support that have been developed in order to ensure the success and growth of WSU NPSE.



WSU NPSE Planning Team

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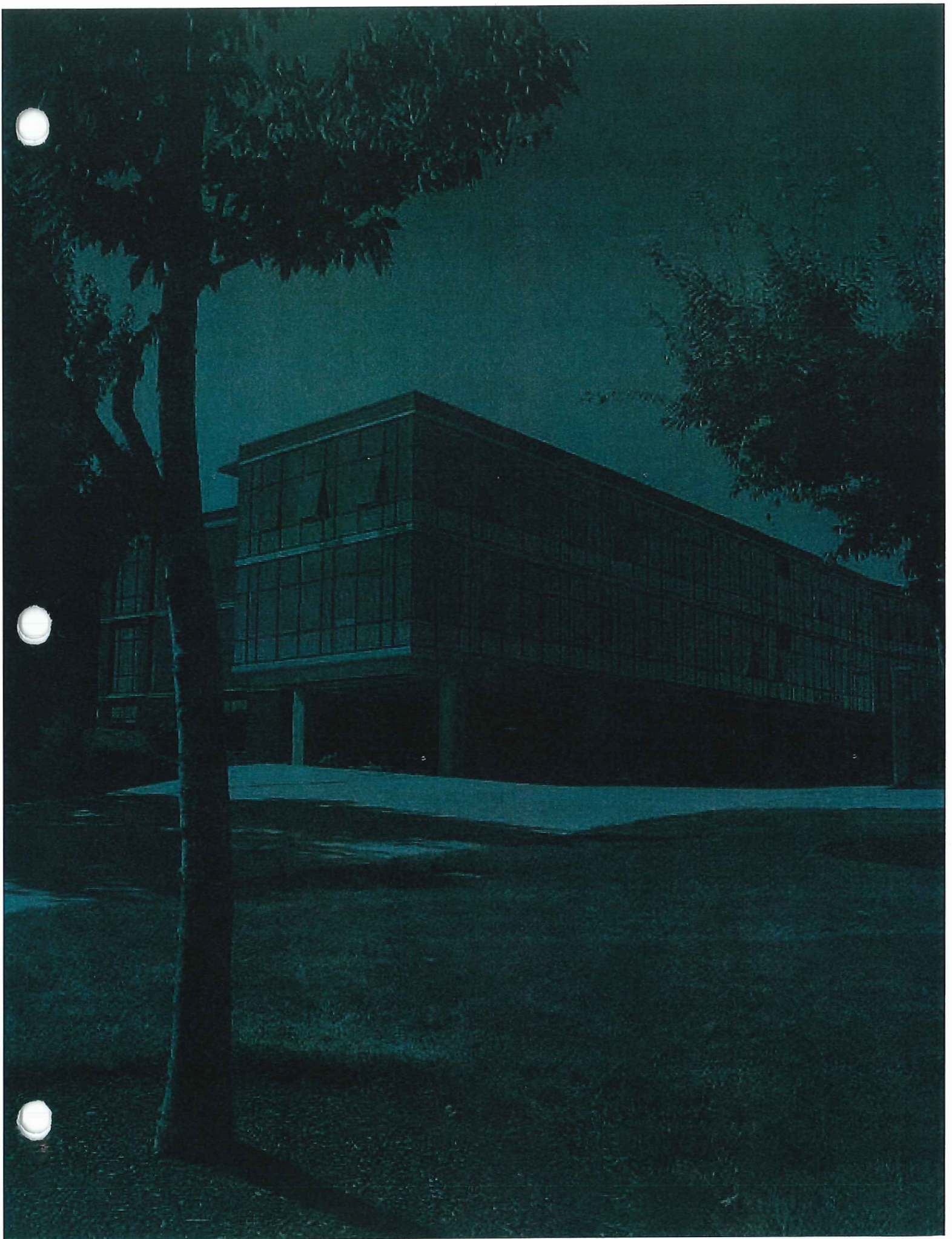
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WSU Alumni Association





North Puget Sound at Everett

365 - Washington State University
Capital Project Request
2019-21 Biennium

Version: 10 2019-21 WSU Capital Budget Request

Report Number: CBS002

Date Run: 7/30/2018 1:54PM

Project Number: 40000006

Project Title: Everett Real Estate Aquisition

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 12

Project Summary

Washington State University requests \$10,000,000 for the purchase of 5-10 acres of land currently owned by the Everett Housing Authority (EHA). Although EHA has not yet completed its formal appraisal of its property, WSU Everett is proposing to purchase between 5-10 acres of the property based on current market values. Given the forthcoming sale of EHA's property, it is critical that WSU Everett move forward with its proposed land acquisition now, as this opportunity will not be available in the future. This purchase is in the appropriate master planning sequence to respond to the legislative directives related to expansion and growth of academic programs in Everett. The legislature required WSU to develop the strategic plan through partnerships with other colleges and universities, for the expansion of high demand baccalaureate and graduate degree programs across the SIS region, and for the provision of services and facilities to deliver such programs. The 2013 legislature appropriated funds to WSU for land acquisition and design of one new academic building in Everett which opened for the 2017 fall semester. The building supports undergraduate and graduate programs from WSU, Western Washington University, UW Bothell, Eastern Washington University and Hope International University. Purchasing a parcel of the available real estate for future buildings is critical to the legislature's plan to improve access to public baccalaureate and graduate degree programs across the region. More specifically, the plan developed a strategy for addressing issues surrounding access to STEM-related and other high demand disciplines in Snohomish, Island, and Skagit (SIS) counties. This directly aligns with the access and higher education goals of the Governor's Results Washington plan.

Project Description

Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.)

The current Washington State University (WSU) Everett campus is on a site owned by Everett Community College (EvCC). Most of the current EvCC campus is located on the west side of North Broadway. WSU Everett is located on the east side of North Broadway, alongside EvCC's Advanced Manufacturing Training and Education Center. In the 2017-18 legislative session, EvCC received design money for a Learning Resource Center, with a second new building in line for design funding in 2019. Consistent with previous master planning, EvCC plans to place both buildings on its property east of Broadway, in the same lot where WSU Everett exists. With the expansion by EvCC and the loss of parking because of the two new buildings, there will not be room for WSU to grow on the same parcel of EvCC land. In short, WSU Everett is not only land-locked, but also locked within the borders of another institution.

There are two (2) contiguous real estate parcels, south of the campus, which parcels total approximately 16.8 acres. The northern portion of the land, parcel 29051700103400, is 2.56 acres. The southern portion of the land, parcel 00386200100000, is 14.24 acres. These parcels are currently owned by the Everett Housing Authority (EHA), which is preparing to sell the property in the immediate future. Although EHA has not yet completed its formal appraisal of its property, WSU Everett is proposing to purchase between 5-10 acres of the EHA property based on current market values. Given the forthcoming sale of EHA's property, it is critical that WSU Everett move forward with its proposed land acquisition now, as this opportunity will not be available in the future.

Purchase of this 5 to 10 acre parcel at Everett is in the appropriate master planning sequence to respond to the legislative directives related to expansion and growth of academic programs in Everett. The legislature required WSU to develop the strategic plan through partnerships with other colleges and universities, for the expansion of high demand baccalaureate and graduate degree programs across the SIS region, and for the provision of services and facilities to deliver such programs. The 2013 legislature appropriated funds to WSU for land acquisition and design of one new academic building in Everett which opened for the 2017 fall semester. The building supports undergraduate and graduate programs from WSU, Western Washington University, UW Bothell, Eastern Washington University and Hope International University.

What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? When will the project start and complete? Identify whether the project can be phased, and if so, which phase is included in the request.

Funding this request will allow WSU to purchase between 5-10 acres of property. The property will be used for future expansion of the WSU Everett campus facilities as student enrollment and academic programs grow. This first phase is to purchase available land while the opportunity exists.

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Description

How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action?

WSU Everett is not only land-locked, but also locked within the borders of another institution. Given the forthcoming sale of the nearby Everett Housing Authority's property, it is critical that WSU Everett move forward with its proposed land acquisition now, as this opportunity will not be available in the future.

Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.

The proposed acquisition of this real estate will impact all WSU programs in Everett, as well as the Everett University Center. For WSU, that includes the College of Agriculture, Human and Natural Resource Sciences, College of Arts and Sciences, Carson College of Business, Edward R. Murrow College of Communication and Voiland College of Engineering and Architecture. This acquisition will help to address the growth in new academic programs at WSU Everett and the growth of the Elson S. Floyd College of Medicine on the Everett Campus.

In the next few years, programs from the College of Arts & Sciences, Carson College, Murrow College and Voiland College will need buildable space to expand program offerings in Everett. By comparison to the current WSU Everett building, new buildings for the programs we are considering for growth would not require the same laboratory spaces. As a result, the classrooms in those buildings would be more accessible to all programs and to Everett University Center partners.

Future facilities are likely to enroll a significant number of students who are place-bound or residents of underserved regions. The Everett University Center was designed to serve place-bound students in the North Puget Sound region. The North Puget Sound regional community has worked diligently for the past three decades to develop a strong four-year university presence for its place-bound population.

In addition to serving the place-bound population, the center focuses on providing access to students from racial and ethnic minority groups deemed to be underrepresented on college campuses across the nation, and to a greater extent in the state of Washington. Moreover, hybridized instructional delivery methods and extended hours make it an attractive education option to the older returning students, veteran students and other non-traditional student populations.

New academic opportunities in Everett will help improve time-to-degree and degree completion metrics. Because all of WSU's programs in Everett are limited to upper division coursework they are considered "lock-step". While students do not have the benefit of choosing from a variety of courses offered on the main campus, lock-step course offerings cut down on time-to-degree by eliminating uncertainty of course availability from semester to semester. This means that students know exactly when they will graduate.

Similarly, the upper division curriculum structure also calls for the development of cohorts. The cohort structure of WSU's programs in Everett helps to produce a tight knit academic community that, in turn, acts as a support mechanism that enhances student degree completion. WSU's first mechanical engineering class at Everett graduated close to 90 percent of those students who originally entered the program in two years.

Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) What alternatives were explored? Why was the recommended alternative chosen?

This request does not include funding for any IT-related costs.

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?

Non-state funds will not be used to complete the project. None have been identified.

Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.

Purchase of this 5 to 10 acre parcel at Everett is in the appropriate master planning sequence to respond to the legislative directives related to expansion and growth of academic programs in Everett. It aligns with both facilities planning and academic program delivery plans.

The Strategic Plan for WSU Everett set a path forward for Washington State University North Puget Sound at Everett (the original name of the campus) to improve access to public baccalaureate and graduate degree programs across the region. More specifically, it developed a strategy for addressing issues surrounding access to STEM-related and other high demand disciplines in Snohomish, Island, and Skagit (SIS) counties. This directly aligns with the access and higher education goals of the Governor's Results Washington plan.

The legislature required WSU to develop the strategic plan through partnerships with other colleges and universities, for the expansion of high demand baccalaureate and graduate degree programs across the SIS region, and for the provision of

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Capital Project Request
 2019-21 Biennium

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Version: 10 2019-21 WSU Capital Budget Request

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Project Title: Everett Real Estate Aquisition

Description

services and facilities to deliver such programs. The 2013 legislature appropriated funds to WSU for land acquisition and design of one new academic building in Everett which opened for the 2017 fall semester. The building supports undergraduate and graduate programs from WSU, Western Washington University, UW Bothell, Eastern Washington University and Hope International University. A number of studies have analyzed the need for increased access to baccalaureate degree programs for the North Puget Sound region. For more than 20 years, all have drawn one consistent conclusion – the region is the state's most underserved. The legislature acknowledged this in 2011 with the passage of Senate Bill 5636 and set parameters for transfer of the leadership, management and operational responsibilities of the Everett University Center from Everett Community College to WSU.

The legislation required WSU to develop a strategic plan for expansion of baccalaureate and graduate degree programs in demand across the Snohomish, Island and Skagit (SIS) county region through partnerships with other colleges and universities, and to provide the services and facilities to deliver such programs. The strategic plan was completed November 30, 2012. The strategic plan executive summary calls for a phased in approach to adding new degree programs. Washington State University and its partners have mapped out plans for aggressive growth in academic programming at the center over the next decade. Most growth is in STEM (science, technology, engineering and math) disciplines. Expansion in future biennia could increase academic degree offerings from the original 14 to 42 by 2021. Such expansions would incorporate new degree programs offered both by WSU and by other University Center partners.

For projects linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda. See Chapter 14.4 in the 2017-19 Operating Budget Instructions

This project is not linked to the Puget Sound Action Agenda.

Is there additional information you would like decision makers to know when evaluating this request?

Location

City: Everett

County: Snohomish

Legislative District: 038

Project Type

Acquisition - Land

Growth Management impacts

WSU Everett's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. Growth Management Act (GMA)-WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. Transportation Demand Management-A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. The Director of the State of Washington Department of General Administration (DGA) is required to develop a commute trip reduction plan for state agencies which are Phase I major employers WSU will conform to the plans developed by DGA. State Environmental Policy Act (SEPA)-WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: No

Funding

| Acct Code | Account Title | Estimated Total | Expenditures | | 2019-21 Fiscal Period | |
|-----------|----------------------------|-------------------|----------------|------------------|-----------------------|-------------------|
| | | | Prior Biennium | Current Biennium | Reappropriates | New Appropriates |
| 057-1 | State Bldg Constr-State | | | | | |
| 062-1 | WSU Building Account-State | 10,000,000 | | | | 10,000,000 |
| | Total | 10,000,000 | 0 | 0 | 0 | 10,000,000 |

365 - Washington State University Capital Project Request

2019-21 Biennium

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Version: 10 2019-21 WSU Capital Budget Request

Report Number: CBS002

Date Run: 7/30/2018 1:54PM

Project Number: 40000006

Project Title: Everett Real Estate Aquisition

Funding

| | | Future Fiscal Periods | | | |
|-------|----------------------------|-----------------------|---------|---------|---------|
| | | 2021-23 | 2023-25 | 2025-27 | 2027-29 |
| 057-1 | State Bldg Constr-State | | | | |
| 062-1 | WSU Building Account-State | | | | |
| Total | | 0 | 0 | 0 | 0 |

Schedule and Statistics

| | Start Date | End Date |
|--------------|------------|----------|
| Predesign | | |
| Design | 8/1/2019 | 4/1/2020 |
| Construction | 7/1/2020 | 4/1/2021 |

| | Total |
|----------------------------------|---------------------------|
| Gross Square Feet: | 1 |
| Usable Square Feet: | 1 |
| Efficiency: | 100.0% |
| Escalated MACC Cost per Sq. Ft.: | 0 |
| Construction Type: | Other Schedule C Projects |
| Is this a remodel? | No |
| A/E Fee Class: | C |
| A/E Fee Percentage: | 0.00% |

Cost Summary

| | Escalated Cost | % of Project |
|---|----------------|--------------|
| Acquisition Costs Total | 9,047,400 | 90.5% |
| Consultant Services | | |
| Pre-Schematic Design Services | 0 | 0.0% |
| Construction Documents | 0 | 0.0% |
| Extra Services | 0 | 0.0% |
| Other Services | 0 | 0.0% |
| Design Services Contingency | 0 | 0.0% |
| Consultant Services Total | 0 | 0.0% |
| Maximum Allowable Construction Cost(MACC) | 0 | |
| Site work | 0 | 0.0% |
| Related Project Costs | 0 | 0.0% |
| Facility Construction | 0 | 0.0% |
| GCCM Risk Contingency | 0 | 0.0% |
| GCCM or Design Build Costs | 0 | 0.0% |
| Construction Contingencies | 0 | 0.0% |

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Cost Summary

| | <u>Escalated Cost</u> | <u>% of Project</u> |
|--|-----------------------|---------------------|
| Construction Contracts | | |
| Non Taxable Items | 0 | 0.0% |
| Sales Tax | 0 | 0.0% |
| Construction Contracts Total | <u>0</u> | <u>0.0%</u> |
| Equipment | | |
| Equipment | 0 | 0.0% |
| Non Taxable Items | 0 | 0.0% |
| Sales Tax | 0 | 0.0% |
| Equipment Total | <u>0</u> | <u>0.0%</u> |
| Art Work Total | 0 | 0.0% |
| Other Costs Total | 0 | 0.0% |
| Project Management Total | 952,344 | 9.5% |
| Grand Total Escalated Costs | <u>9,999,744</u> | |
| Rounded Grand Total Escalated Costs | 10,000,000 | |

Operating Impacts

No Operating Impact

Narrative

This is a real estate acquisition. Operating costs will come when a building is constructed.

OFM

Capital Project Request

2019-21 Biennium

*

| <u>Parameter</u> | <u>Entered As</u> | <u>Interpreted As</u> |
|------------------------|-------------------|-----------------------------|
| Biennium | 2019-21 | 2019-21 |
| Agency | 365 | 365 |
| Version | 10-A | 10-A |
| Project Classification | * | All Project Classifications |
| Capital Project Number | 40000006 | 40000006 |
| Sort Order | Project Priority | Priority |
| Include Page Numbers | Y | Yes |
| For Word or Excel | N | N |
| User Group | Agency Budget | Agency Budget |
| User Id | * | All User Ids |

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

| | | |
|--------------------|---------------------------------|--|
| Agency | Washington State University | |
| Project Name | Everett Real Estate Acquisition | |
| OFM Project Number | 40000006 | |

Contact Information

| | | |
|--------------|--|--|
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| Phone Number | 509-335-2447 | |
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Statistics

| | | | |
|--------------------|-----------------------|---------------------------------|--------|
| Gross Square Feet | 1 | MACC per Square Foot | \$0 |
| Usable Square Feet | 1 | Escalated MACC per Square Foot | \$0 |
| Space Efficiency | 100.0% | A/E Fee Class | C |
| Construction Type | Other Sch. C Projects | A/E Fee Percentage | 13.76% |
| Remodel | No | Projected Life of Asset (Years) | 50 |

Additional Project Details

| | | | |
|----------------------------------|---------|----------------------------|------|
| Alternative Public Works Project | No | Art Requirement Applies | Yes |
| Inflation Rate | 3.12% | Higher Ed Institution | Yes |
| <u>Sales Tax Rate %</u> | 9.70% | Location Used for Tax Rate | 3105 |
| Contingency Rate | 5% | | |
| Base Month | June-18 | | |
| Project Administered By | Agency | | |

Schedule

| | | | |
|-----------------------|-----------|------------------|----------|
| Predesign Start | | Predesign End | |
| Design Start | August-19 | Design End | April-20 |
| Construction Start | July-20 | Construction End | April-21 |
| Construction Duration | 9 Months | | |

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Project Cost Estimate

| | | | |
|---------------|--------------------|-------------------------|---------------------|
| Total Project | \$9,930,426 | Total Project Escalated | \$9,999,744 |
| | | Rounded Escalated Total | \$10,000,000 |

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

| | | |
|--------------------|---------------------------------|--|
| Agency | Washington State University | |
| Project Name | Everett Real Estate Acquisition | |
| OFM Project Number | 40000006 | |

Cost Estimate Summary

| Acquisition | | | |
|----------------------|-------------|--------------------------------|-------------|
| Acquisition Subtotal | \$9,047,400 | Acquisition Subtotal Escalated | \$9,047,400 |

| Consultant Services | | | |
|------------------------------|-----|--|-----|
| Predesign Services | \$0 | | |
| A/E Basic Design Services | \$0 | | |
| Extra Services | \$0 | | |
| Other Services | \$0 | | |
| Design Services Contingency | \$0 | | |
| Consultant Services Subtotal | \$0 | Consultant Services Subtotal Escalated | \$0 |

| Construction | | | |
|--|-----|--|-----|
| Construction Contingencies | \$0 | Construction Contingencies Escalated | \$0 |
| Maximum Allowable Construction Cost (MACC) | \$0 | Maximum Allowable Construction Cost (MACC) Escalated | \$0 |
| Sales Tax | \$0 | Sales Tax Escalated | \$0 |
| Construction Subtotal | \$0 | Construction Subtotal Escalated | \$0 |

| Equipment | | | |
|--------------------|-----|------------------------------|-----|
| Equipment | \$0 | | |
| Sales Tax | \$0 | | |
| Non-Taxable Items | \$0 | | |
| Equipment Subtotal | \$0 | Equipment Subtotal Escalated | \$0 |

| Artwork | | | |
|------------------|-----|----------------------------|-----|
| Artwork Subtotal | \$0 | Artwork Subtotal Escalated | \$0 |

| Agency Project Administration | | | |
|--|-----------|---|-----------|
| Agency Project Administration Subtotal | \$883,026 | | |
| DES Additional Services Subtotal | \$0 | | |
| Other Project Admin Costs | \$0 | | |
| Project Administration Subtotal | \$883,026 | Project Administration Subtotal Escalated | \$952,344 |

| Other Costs | | | |
|----------------------|-----|--------------------------------|-----|
| Other Costs Subtotal | \$0 | Other Costs Subtotal Escalated | \$0 |

| Project Cost Estimate | | | |
|-----------------------|--------------------|-------------------------|---------------------|
| Total Project | \$9,930,426 | Total Project Escalated | \$9,999,744 |
| | | Rounded Escalated Total | \$10,000,000 |

Cost Estimate Details

| Acquisition Costs | | | | |
|----------------------------|--------------------|-------------------|--------------------|-------|
| Item | Base Amount | Escalation Factor | Escalated Cost | Notes |
| Purchase/Lease | \$6,450,000 | | | |
| Appraisal and Closing | \$250,000 | | | |
| Right of Way | \$50,000 | | | |
| Demolition | \$1,450,000 | | | |
| Pre-Site Development | | | | |
| Legal Fees / Surveying A&E | \$52,000 | | | |
| Taxes | \$795,400 | | | |
| ACQUISITION TOTAL | \$9,047,400 | NA | \$9,047,400 | |

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Cost Estimate Details

| Consultant Services | | | | |
|---|--------------------------|-------------------|----------------|---------------------------|
| Item | Base Amount _x | Escalation Factor | Escalated Cost | Notes |
| 1) Pre-Schematic Design Services | | | | |
| Programming/Site Analysis | | | | |
| Environmental Analysis | | | | |
| Predesign Study | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0365 | \$0 | Escalated to Design Start |
| 2) Construction Documents | | | | |
| A/E Basic Design Services | \$0 | | | 69% of A/E Basic Services |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0472 | \$0 | Escalated to Mid-Design |
| 3) Extra Services | | | | |
| Civil Design (Above Basic Svcs) | | | | |
| Geotechnical Investigation | | | | |
| Commissioning | | | | |
| Site Survey | | | | |
| Testing | | | | |
| LEED Services | | | | |
| Voice/Data Consultant | | | | |
| Value Engineering | | | | |
| Constructability Review | | | | |
| Environmental Mitigation (EIS) | | | | |
| Landscape Consultant | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0472 | \$0 | Escalated to Mid-Design |
| 4) Other Services | | | | |
| Bid/Construction/Closeout | \$0 | | | 31% of A/E Basic Services |
| HVAC Balancing | | | | |
| Staffing | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0785 | \$0 | Escalated to Mid-Const. |
| 5) Design Services Contingency | | | | |
| Design Services Contingency | \$0 | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0785 | \$0 | Escalated to Mid-Const. |
| CONSULTANT SERVICES TOTAL | \$0 | | \$0 | |

Green cells must be filled in by user

Cost Estimate Details

| Construction Contracts | | | | |
|---|-------------|-------------------|----------------|-------|
| Item | Base Amount | Escalation Factor | Escalated Cost | Notes |
| 1) Site Work | | | | |
| G10 - Site Preparation | | | | |
| G20 - Site Improvements | | | | |
| G30 - Site Mechanical Utilities | | | | |
| G40 - Site Electrical Utilities | | | | |
| G60 - Other Site Construction | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0662 | \$0 | |
| 2) Related Project Costs | | | | |
| Offsite Improvements | | | | |
| City Utilities Relocation | | | | |
| Parking Mitigation | | | | |
| Stormwater Retention/Detention | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0662 | \$0 | |
| 3) Facility Construction | | | | |
| A10 - Foundations | | | | |
| A20 - Basement Construction | | | | |
| B10 - Superstructure | | | | |
| B20 - Exterior Closure | | | | |
| B30 - Roofing | | | | |
| C10 - Interior Construction | | | | |
| C20 - Stairs | | | | |
| C30 - Interior Finishes | | | | |
| D10 - Conveying | | | | |
| D20 - Plumbing Systems | | | | |
| D30 - HVAC Systems | | | | |
| D40 - Fire Protection Systems | | | | |
| D50 - Electrical Systems | | | | |
| F10 - Special Construction | | | | |
| F20 - Selective Demolition | | | | |
| General Conditions | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0785 | \$0 | |
| 4) Maximum Allowable Construction Cost | | | | |
| MACC Sub TOTAL | \$0 | | \$0 | |

This Section is Intentionally Left Blank

7) Construction Contingency

Allowance for Change Orders

\$0

Other

Insert Row Here

Sub TOTAL

\$0

1.0785

\$0

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL

\$0

1.0785

\$0

Sales Tax

Sub TOTAL

\$0

\$0

CONSTRUCTION CONTRACTS TOTAL

\$0

\$0

Green cells must be filled in by user

Cost Estimate Details

| Equipment | | | | |
|-----------------------------|-------------|----------------------|----------------|-------|
| Item | Base Amount | Escalation Factor | Escalated Cost | Notes |
| E10 - Equipment | | | | |
| E20 - Furnishings | | | | |
| F10 - Special Construction | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0785 | \$0 | |
| 1) Non Taxable Items | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| Sub TOTAL | \$0 | 1.0785 | \$0 | |
| Sales Tax | | | | |
| Sub TOTAL | \$0 | | \$0 | |
| EQUIPMENT TOTAL | | | | |
| EQUIPMENT TOTAL | \$0 | | \$0 | |

Green cells must be filled in by user

Cost Estimate Details

| Artwork | | | | | |
|-------------------|-------------|--|-------------------|----------------|---|
| Item | Base Amount | | Escalation Factor | Escalated Cost | Notes |
| Project Artwork | \$0 | | | | 0.5% of Escalated MACC for new construction |
| Higher Ed Artwork | \$0 | | | | 0.5% of Escalated MACC for new and renewal construction |
| Other | | | | | |
| Insert Row Here | | | | | |
| ARTWORK TOTAL | \$0 | | NA | \$0 | |

Green cells must be filled in by user

Cost Estimate Details

| Project Management | | | | |
|---------------------------------|------------------|-------------------|------------------|-------|
| Item | Base Amount | Escalation Factor | Escalated Cost | Notes |
| Agency Project Management | \$883,026 | | | |
| Additional Services | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| PROJECT MANAGEMENT TOTAL | \$883,026 | 1.0785 | \$952,344 | |

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Cost Estimate Details

| Other Costs | | | | |
|--|-------------|-------------------|----------------|-------|
| Item | Base Amount | Escalation Factor | Escalated Cost | Notes |
| Mitigation Costs | | 1.0662 | | |
| Hazardous Material Remediation/Removal | | | | |
| Historic and Archeological Mitigation | | | | |
| Other | | | | |
| Insert Row Here | | | | |
| OTHER COSTS TOTAL | \$0 | 1.0662 | \$0 | |

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C-100(2018)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here