

CAPITAL PROJECT PROPOSALS 2021-2023

Sammamish Higher Education Center

Acquisition



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CAPITAL PROJECT PROPOSALS 2021-23

**Sammamish Higher Education Center
Acquisition**

**Please direct questions about this proposal to:
Steve DuPont, CWU Director of Government Relations
509-201-0528**

August 15, 2020

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CAPITAL PROJECT PROPOSALS 2021-23

Sammamish Higher Education Center Acquisition

Table of Contents

1. Proposal Checklist
2. Project Proposal
3. Appendices
 - Appendix A Capital Project Report CBS002
 - Appendix B Project Cost Estimate CBS003 & C100
 - Appendix C CWU Capital Master Plan 2019-2029
 - Appendix D Assignable Square Feet
 - Appendix E Sammamish King County Property Assessment
 - Appendix F Comparable Property Listings
 - Appendix G 2016 Observation Report
4. Capital Project Report CBS 002
5. Project Cost Estimate
 - a. C-100

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2020 PROJECT PROPOSAL CHECKLIST
2021-23 Biennium Four-year Higher Education Scoring Process

INSTITUTION	CAMPUS LOCATION
375 - Central Washington University	Ellensburg Washington
PROJECT TITLE	FPMT UNIQUE FACILITY ID # (OR NA)
Sammamish Higher Education Center	NA
PROJECT CATEGORY	PROJECT SUBCATEGORY
Acquisition	Standalone
PROPOSAL IS	
New or Updated Proposal (for scoring)	Resubmitted Proposal (retain prior score)
<input checked="" type="checkbox"/> New proposal <input type="checkbox"/> Resubmittal to be scored (more than 2 biennia old or significantly changed)	<input type="checkbox"/> Resubmittal from 2017-19 biennium <input type="checkbox"/> Resubmittal from 2019-21 biennium
CONTACT	PHONE NUMBER
Steve Dupont	Steve.dupont@cwu.edu / 509-201-0528

PROPOSAL CONTENT

- Project Proposal Checklist: this form; one for each proposal
- Project Proposal Form: Specific to category/subcategory (10-page limit)
- Appendices: templates, forms, exhibits and supporting/supplemental documentation for scoring.

INSTITUTIONAL PRIORITY

- Institutional Priority Form. Sent separately (not in this packet) to: [Darrell Jennings](#).

Check the corresponding boxes below if the proposed project meets the minimum threshold or if the item listed is provided in the proposal submittal.

MINIMUM THRESHOLDS

- Project is not an exclusive enterprise function such as a bookstore, dormitory or contract food service.
- Project meets LEED Silver Standard requirements.
- Institution has a greenhouse gas emissions reduction policy in place in accordance with RCW 70.235.070 and vehicle emissions reduction policy in place per RCW 47.01.440 or RCW 43.160.020 as applicable.
- Design proposals: A complete predesign study was submitted to OFM by July 1, 2020.
- Growth proposals: Based on solid enrollment projections and is more cost-effectively providing enrollment access than alternatives such as university centers and distance learning.
- Renovation proposals: Project should cost between 60 – 80% of current replacement value and extend the useful life of the facility by at least 25 years.
- Acquisition proposals: Land acquisition is not related to a current facility funding request.
- Infrastructure proposals: Project is not a facility repair project.
- Stand-alone, infrastructure and acquisition proposals: is a single project requesting funds for one biennium.

2020 PROJECT PROPOSAL CHECKLIST
2021-23 Biennium Four-year Higher Education Scoring Process

REQUIRED APPENDICES

- Capital Project Report CBS 002
- Project cost estimate:
 - CBS 003 for projects between \$2 million and \$5 million
 - Excel C-100 for projects greater than \$5 million
- Degree Totals and Targets template to indicate the number of Bachelors, High Demand and Advanced degrees expected to be awarded in 2021. (Required for Overarching Criteria scoring criteria for Major Growth, Renovation, Replacement and Research proposals).
- Availability of Space/Campus Utilization template for the campus where the project is located. (Required for all categories/subcategories except Infrastructure and Acquisition proposals).
- Assignable Square Feet template to indicate program-related space allocation. (Required for Growth, Renovation and Replacement proposals, all categories/subcategories).

OPTIONAL APPENDICES

Attach supplemental and supporting project documentation, *limit to materials directly related to and needed for the evaluation criteria*, such as:

- Degree and enrollment growth projections
- Selected excerpts from institutional plans
- Data on instructional and/or research space utilization
- Additional documentation for selected cost comparables (acquisition)
- Selected materials on facility conditions
- Selected materials on code compliance
- Tables supporting calculation of program space allocations, weighted average facility age, etc.
- Evidence of consistency of proposed research projects with state, regional, or local economic development plans
- Evidence of availability of non-state matching funds
- Selected documentation of prior facility failures, high cost maintenance, and/or system unreliability for infrastructure projects
- Documentation of professional assessment of costs for land acquisition, land cleanup, and infrastructure projects
- Selected documentation of engineering studies, site survey and recommendations, or opinion letters for infrastructure and land cleanup projects
- Other: Click or tap here to enter text.

I certify that the above checked items indicate either that the proposed project meets the minimum thresholds or the corresponding items have been included in this submittal.

Name: Delano Palmer

Title: Director of Capital Planning & Projects

Signature:  Click or tap here to enter text.

Date: 5/14/20
Click or tap here to enter text.

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INSTITUTION	CAMPUS
Central Washington University	Ellensburg, WA
PROJECT TITLE	
Sammamish Higher Education Center Acquisition	

SUMMARY NARRATIVE

- Problem statement (short description of the project – the needs and the benefits)

In 2015, the City of Sammamish reached out to Central Washington University with an invitation to lease their newly acquired 30,000 square foot facility, which was formerly the Mars Hill Church. After many discussions with city officials and CWU faculty, it was determined that CWU would be willing to pilot a higher education center in Sammamish. CWU began offering coursework in 2017 and, since then, enrollments have climbed every year, and it seems that the center will have long-term viability and possible future expansion on the 22-acre campus to accommodate growth.

However, as an incentive for CWU to purchase the property, the City has built in an aggressive schedule of rent increases. The current annual rent is only \$120,000; however, that is scheduled to go up by \$60,000 each year and could escalate to increases of \$120,000 per year. The only way that the Sammamish Higher Education Center can be financially viable is for CWU to acquire the property and stop paying rent.

Project benefits

Central Washington University needs state capital budget support in order to be able to continue to offer programs at CWU-Sammamish. The City of Sammamish is not interested in being a long-term landlord and has built into the lease an aggressive schedule for rent increases that will force a decision to buy or vacate the property. Based on the rapid increases in enrollment since it first opened combined with its prime location near the tech industry, this site has tremendous potential for higher education access and workforce development. Conversely, absent state capital budget support, CWU may be forced to close down and vacate due to unsustainable operating costs.

Workforce benefits

The potential that this site presents are numerous and promising. CWU- Sammamish is located in the heart of one of the largest workforce driven technology hubs of the world. Its proximity to big and medium-size tech companies makes it an attractive destination both within the region and around the globe. Immediate workforce benefits include two highly marketable and customizable degree programs in technology and global communications: Information Technology and Administrative at both the bachelor's and master's level; and a bachelor's in Liberal Studies.

The bachelor's or master's degree offerings in Information Technology and Administrative Management include specializations in Administrative Management, Cybersecurity, and Data Driven Innovation for IT Managers, Project Management, and Retail Management Technology. Skilled professionals with a combination of information technology and practical skills like communication, teamwork and leadership are needed now more than ever before. A CWU ITAM degree opens up career opportunities across a wide range of major employment growth areas to the residents of this high technology driven area.

The bachelor's degree in Liberal Studies offers students the ability to customize their educational experience for Organizational Communication, Business and Technical writing, Non-profit leadership, Business ethics, Intercultural communications, or Online and social media strategies. The Liberal Studies program at CWU empowers students to customize their course of study, equipping them with a broader knowledge base than traditional majors. A degree in Liberal Studies is specifically designed to teach in-demand skills needed to succeed in a competitive job market. The Liberal Studies Global Communication and Leadership program can be used to launch careers such as advertising, public relations, politics, urban planning, recruiting, and communications.

In addition to academic programs, the Sammamish location also presents a unique entrepreneurial opportunity. CWU has considered creating a business innovation hub at the center that could serve as a business incubator. When the center begins offering business programs, they could work directly in partnership with local businesses.

Academic benefits

CWU-Sammamish is dedicated to serving the educational programming needs of the Sammamish area. Within a very short distance of the center, there are three large high schools with students who can walk or bike easily to take Running Start classes. These schools are Skyline High School, Eastlake High School, and Eastside Catholic. Beyond those schools, students from 11 different schools have taken Running Start classes through CWU-Sammamish. These students are building their college transcripts while still in high school and saving their families lots of money in future college expenses. Furthermore, research shows that students who take Running Start classes are far more likely to enroll in higher education as well as succeed in earning their degree.

In fall of 2020, two new bachelor's degree programs as well as a master's degree program will become available to adult students of traditional age as well as those who are older and may wish to retool their skills with a degree. Based on student demand and that of the employers in the area, future plans are to continue to increase course offerings and degree programs at CWU-Sammamish.

This campus provides a multi-faceted educational environment for all age groups through education-focused events, inclusivity and diversity activities, and community-based initiatives.

Purchase of the building will provide CWU with multiple classroom spaces, a conference room, faculty office space, a computer lab, tutoring space, large gathering areas for lectures, a gym and outdoor space for large events and community gatherings as well as potential future buildings. The facility needs no immediate renovations in order to continue functioning as a higher education center. However, there is much potential for future growth. The large gym space could be renovated to increase the amount of classroom and lab space and the 22-acre campus has lots of space for potential future building.

History of the project or facility

The facility was constructed in 2008 as the Mars Hill Church and acquired by the City of Sammamish in 2014. After deciding that they would like to purpose the building as a higher education center, the city reached out to CWU because of its reputation operating University Centers. The initial lease began in March 2016 with applicable options to extend the lease for one additional five-year term which was exercised in August of 2019. The annual rent has been low, but is about to begin rapidly increasing by \$60,000 each year.

University programs addressed or encompassed by the project

Since undergraduate students can complete all of their general education requirements at CWU-Sammamish, virtually all academic programs are encompassed by the proposed acquisition. However, as of 2020, there are only three complete degree offerings:

- Undergraduate - Liberal Studies, & Information, Technology, and Administrative Management (ITAM)
- Graduate – Master of Information, Technology, and Administrative Management (ITAM)

Along side these degree offerings, the Sammamish campus offers graduate certificates in Cybersecurity Management, IT Data Management, IT Leadership, IT Management.

Should CWU be able to acquire the property, so future degree programs and coursework offerings would likely be rapidly increased.

GENERAL CATEGORY SCORING CRITERIA

1. Support by planning

Describe the proposed project's relationship and relative importance to the institution's: A. Campus or facilities master plan

The CWU 2019-29 Capital Master Plan calls for the potential future purchase of the CWU-Sammamish property if demand for those programs sustain the option. At this point, it is clear that demand is strong and will remain strong; however, CWU will not have the operating budget necessary to absorb the rent increases the City intends to assess.

B. Ongoing academic and/or research program need and strategic plan

2020 Higher Education Project Proposal Form

The CWU division of Extended Learning (University Centers & Sites, Running Start, Multimodal Learning, and Continuing Education) strategic mission and goals further support this opportunity. The mission of Extended Learning is accomplished in the following way:

To extend access to educational opportunities for students through the University Centers, Multimodal Learning, and Continuing Education programs, while preparing students to live in a globally networked society and instilling in them a passion for life--long learning.

To provide a distinctive CWU educational experience and support student success for diverse student populations in all locations and through multiple modalities of instruction and scholarly opportunities.

Develop our University Center campuses to address local educational and workforce needs, create select entrepreneurial Centers of Innovation, and connect Center students to the Ellensburg campus community.

To sustain the financial resources of the institution through enrollment growth and revenue--generating educational programs and partnerships at the Centers, in Online Learning, and through Continuing Education.

2. Reasonableness of cost

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

According to the 2019 tax history presented by the King County Department of Assessments (**illustrated in Appendix E**) the 22 acre property has a total appraised value of \$10,051,100. The total value is based upon a land appraisal value of \$2,918,000, and property improvement value of \$7,133,100.

Based upon the lease agreement, the purchase price for the Sammamish campus would be \$8,659,458

The subject property details are provided in Appendix F

In the chart below, are two (2) comparable property listings of various condition (both vacant & occupied) that are further detailed in **Appendix G (Comparable Property Listings)**. There is a significantly limited commercially or religious zoned properties in Sammamish, however the information below is representation of value based on lot size.

COMPARABLE LAND ACQUISITION	LOCATION	TOTAL ACREAGE	ACQUISITION COST	COST PER ACRE
101 224 th Avenue Vacant Lot	Sammamish, WA	7.16 Acres	\$6,210,000	\$869K / Acre
7039 196 th Avenue Mining Quarry	Redmond, WA	11.94 Acres	\$22,000,000	\$1.8M / Acre

3. Intended use

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

As mentioned above the intended use of the Sammamish campus is to continue to operate as one of Central Washington’s University satellite campus, with the increased capability to expand academic programming for future enrollment growth. Because of the excellent condition of the facility, no immediate improvements are anticipated after acquisition.

4. Respond to either 4a or 4b, and 4c

A. Land acquisition with non-usable buildings 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.

B. Facility acquisition or land acquisition with usable facilities (condition).

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 appendix, and reference in the body of the proposal.

An 2016 Observational report is provided in **Appendix G**

SUBSTRUCTURE – estimated FCI (1.5)

As part of the lease agreement evaluation of the Sammamish campus, observations were taken of the property which reported the facility in generally good condition. The developed portion of the site which contains the actual building reflected that the Substructure foundation in good condition only showing signs of normal wear.

SHELL – estimated FCI 2.0

The same level of good condition was also attributed to the building envelope, which original roof still in place along with a double panel non operable window glazing.

INTERIOR – estimated FCI 2.0

The building interior is also well represented with normal wear and tear appearance. Normal operational maintenance is performed as needed for paint touch-up, signage placement, filter replacement and lighting repairs.

ACQUISITION

2021-23 Biennium Project

2020 Higher Education Project Proposal Form

SERVICES – estimated FCI 1.5

The Sammamish campus is supported by its original 500 KVA transformer provided by PSE with fluorescent fixtures providing lighting throughout. The domestic hot water and associated appliances are served by natural gas. From all indications of HVAC air conditioning, the rooftop “Carrier” brand units have held up to normal building mechanical demands which are good conditions. Other systems, such as the fire alarm, fire protection, elevator, and telecom A/V systems have been functional. Telecom and A/V systems are operational and subject to normal academic programming need upgrades as necessary.

EQUIPMENT – estimated FCI 2.0

Tenant improvements as necessary to serve the academic needs of the programming have been the responsibility of CWU as part of the original lease agreement.

Office of Financial Management

Revised: June 2020

C. 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.

This facility requires no funding to adapt facility to proposed use.

5. 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.

The savings to operating costs are substantial, since the City of Sammamish intentionally built in aggressive increases in order to incentivize CWU to purchase the property. While the rent for this year will only be \$160,000, it will go up by \$120,000 every year in perpetuity. By the 10th year, we will have spent more on rent than the purchase price. Furthermore, the value of this property is expected to appreciate substantially. Below is a breakdown of the future annual rent amounts.

Fiscal Year	Lease Payments
FY20 (Actuals)	\$ 75,000
FY21 (Est)	160,000
FY22 (Est)	280,000
FY23 (Est)	400,000
FY24 (Est)	520,000
FY25 (Est)	640,000
FY26 (Est)	760,000
FY27 (Est)	880,000
FY28 (Est)	1,000,000
FY29 (Est)	1,120,000
FY30 (Est)	1,240,000
FY31 (Est)	1,360,000
FY32 (Est)	1,480,000
TOTAL	9,680,000

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APPENDICES

Appendix A	Capital Project Report CBS002
Appendix B	Project Cost Estimate CBS003 & C100
Appendix C	CWU Capital Master Plan 2019-2029
Appendix D	Assignable Square Feet
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Appendix F	Comparable Property Listings
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Sammamish Higher Education Center
Acquisition

APPENDIX A

Capital Project Report CBS002

375 - Central Washington University Capital Project Request

2021-23 Biennium

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Version: 1A CWU Working Version 2021 - 2023

Report Number: CBS002

Date Run: 8/13/2020 9:06AM

Project Number: 4000020

Project Title: CWU Sammamish - Aquistion

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 14

Project Summary

CWU-Sammamish is dedicated to serving the educational programming needs of the Sammamish area. Within a very short distance of the center, there are three large high schools with students who can walk or bike easily to take Running Start classes. These schools are Skyline High School, Eastlake High School, and Eastside Catholic. Beyond those schools, students from 11 different schools have taken Running Start classes through CWU-Sammamish. These students are building their college transcripts while still in high school and saving their families lots of money in future college expenses. Furthermore, research shows that students who take Running Start classes are far more likely to enroll in higher education as well as succeed in earning their degree.

Project Description

What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

In 2015, the City of Sammamish reached out to Central Washington University with an invitation to lease their newly acquired 30,000 square foot facility, which was formerly the Mars Hill Church. After many discussions with city officials and CWU faculty, it was determined that CWU would be willing to pilot a higher education center in Sammamish. CWU began offering coursework in 2017 and, since then, enrollments have climbed every year, and it seems that the center will have long-term viability and possible future expansion on the 22-acre campus to accommodate growth.

However, as an incentive for CWU to purchase the property, the City has built in an aggressive schedule of rent increases. The current annual rent is only \$120,000; however, that is scheduled to go up by \$60,000 each year and could escalate to increases of \$120,000 per year. The only way that the Sammamish Higher Education Center can be financially viable is for CWU to acquire the property and stop paying rent.

The facility was constructed in 2008 as the Mars Hill Church and acquired by the City of Sammamish in 2014. After deciding that they would like to purpose the building as a higher education center, the city reached out to CWU because of its reputation operating University Centers. The initial lease began in March 2016 with applicable options to extend the lease for one additional five-year term which was exercised in August of 2019

Purchase of the building will provide CWU with multiple classroom spaces, a conference room, faculty office space, a computer lab, tutoring space, large gathering areas for lectures, a gym and outdoor space for large events and community gatherings as well as potential future buildings. The facility needs no immediate renovations in order to continue functioning as a higher education center. However, there is much potential for future growth. The large gym space could be renovated to increase the amount of classroom and lab space and the 22-acre campus has lots of space for potential future building.

An 2016 Observational report is provided in **Appendix G**

SUBSTRUCTURE – estimated FCI (1.5)

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Capital Project Request

2021-23 Biennium

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Version: 1A CWU Working Version 2021 - 2023

Report Number: CBS002

Date Run: 8/13/2020 9:06AM

Project Number: 40000020

Project Title: CWU Sammamish - Aquistion

Description

SHELL – estimated FCI 2.0

The same level of good condition was also attributed to the building envelope, which original roof still in place along with a double panel non operable window glazing.

INTERIOR – estimated FCI 2.0

The building interior is also well represented with normal wear and tear apperence. Normal operational maintenance is performed as needed for paint touch-up, signage placement, filter replacement and lighting repairs.

SERVICES – estimated FCI 1.5

The Sammamish campus us supported by its original 500 KVA transformer provided by PSE with fluorecent fixtures providing lighting through out. The domestic hot water and associated appliances are served by natural gas. From all indications of HVAC air conditioning, the rooftop "Carrier" brand units have held up to normal building mechanical demands which are good conditions. Other systems, such as the fire alarm, fire protection, elevator, and telecom A/V systems have been functional. Telecom and A/V systems are operational and subject to normal academic programming need upgrades as necessary.

EQUIPMENT – estimated FCI 2.0

Tenant improvements as necessary to serve the academic needs of the programming have been the responsibility of CWU as part of the original lease agreement.

What will the request produce or construct (predesign/design of a building, additional space, etc.)? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.

As mentioned above the intended use of the Sammamish campus is to continue to operate as one of Central Washington's University satellite campus, with the increased capability to expand academic programming for future enrollment growth. Because of the excellent condition of the facility, no immediate improvements are anticipated after acquisition.

According to the 2019 tax history presented by the King County Department of Assessments (illustrated in Appendix E) the 22 acre property has a total appraised value of \$10,051,100.

The total value is based upon a land appraisal value of \$2,918,000, and property improvement value of \$7,133,100. Based upon the lease agreement, the purchase price for the Sammamish campus would be \$8,659,458

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

This request will solve the problem of unsustainable rent escalation, enabling CWU-Sammamish to have long-term viability. The result of not taking action is that CWU will be forced to close the center and vacate the premises.

What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

CWU could seek operating budget support to cover the cost of the rent. However, not only is that not sustainable in the long

Capital Project Request

2021-23 Biennium

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Version: 1A CWU Working Version 2021 - 2023

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Project Number: 40000020

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Description

term, it misses an opportunity to acquire a valuable piece of real estate for the state.

Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc.

The Running Start and degree seeking students in Sammamish will benefit tremendously by CWU continuing to offer and expand classes and degree programs at the center. CWU will be starting two brand new bachelor's degree programs in fall 2020 and plans to continue to expand if the center can remain viable.

Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.

This project does not leverage any addition non-state funding.

Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.

The CWU 2019-29 Capital Master Plan calls for the potential future purchase of the CWU-Sammamish property if demand for those programs sustain the option. At this point, it is clear that demand is strong and will remain strong; however, CWU will not have the operating budget necessary to absorb the rent increases the City intends to assess.

B. Ongoing academic and/or research program need and strategic plan

The CWU division of Extended Learning (University Centers & Sites, Running Start, Multimodal Learning, and Continuing Education) strategic mission and goals further support this opportunity. The mission of Extended Learning is accomplished in the following way:

To extend access to educational opportunities for students through the University Centers, Multimodal Learning, and Continuing Education programs, while preparing students to live in a globally networked society and instilling in them a passion for life---long learning.

To provide a distinctive CWU educational experience and support student success for diverse student populations in all locations and through multiple modalities of instruction and scholarly opportunities.

Develop our University Center campuses to address local educational and workforce needs, create select entrepreneurial Centers of Innovation, and connect Center students to the Ellensburg campus community.

To sustain the financial resources of the institution through enrollment growth and revenue---generating educational programs and partnerships at the Centers, in Online Learning, and through Continuing Education

Does this project include IT related costs, including hardware, software, cloud based services, contracts or staff? If yes, attach IT Addendum.

This project does not include nor funds IT-related costs, including hardware, software, cloud-based services, contracts or IT

**375 - Central Washington University
Capital Project Request**

2021-23 Biennium

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Version: 1A CWU Working Version 2021 - 2023

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Project Number: 40000020

Project Title: CWU Sammamish - Aquistion

Description

staff.

If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.

This project is not associated with the Puget Sound Action Agenda.

How does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

No additional improvements are planned to modify the facility energy efficiency. The Sammamish campus was constructed in 2008 meeting all required local, state and federal building energy efficiencies at the time.

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

This facility requires no funding to adapt facility to proposed use.

Location

City: Sammamish

County: King

Legislative District: 045

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	8,659,000				8,659,000
	Total	8,659,000	0	0	0	8,659,000
Future Fiscal Periods						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Schedule and Statistics

**375 - Central Washington University
Capital Project Request**

2021-23 Biennium

*

Version: 1A CWU Working Version 2021 - 2023

Report Number: CBS002

Date Run: 8/13/2020 9:06AM

Project Number: 40000020

Project Title: CWU Sammamish - Aquistion

Schedule and Statistics

	<u>Start Date</u>	<u>End Date</u>
Predesign		
Design	7/1/2021	1/1/2022
Construction	3/1/2022	6/1/2023
	<u>Total</u>	
Gross Square Feet:	30,000	
Usable Square Feet:	24,791	
Efficiency:	82.6%	
Escalated MACC Cost per Sq. Ft.:	0	
Construction Type:	College Classroom Facilities	
Is this a remodel?	No	
A/E Fee Class:	B	
A/E Fee Percentage:	0.00%	

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Acquisition Costs Total	8,659,457	100.0%
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%
Non Taxable Items	0	0.0%
Sales Tax	0	0.0%
Construction Contracts Total	0	0.0%
Equipment		
Equipment	0	0.0%
Non Taxable Items	0	0.0%
Sales Tax	0	0.0%

375 - Central Washington University
Capital Project Request

2021-23 Biennium

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Project Title: CWU Sammamish - Aquistion

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Equipment Total	0	0.0%
Art Work Total	0	0.0%
Other Costs Total	0	0.0%
Project Management Total	0	0.0%
Grand Total Escalated Costs	<u>8,659,457</u>	
Rounded Grand Total Escalated Costs	8,659,000	

Operating Impacts

No Operating Impact

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	375	375
Version	1A-A	1A-A
Project Classification	*	All Project Classifications
Capital Project Number	40000020	40000020
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

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CAPITAL PROJECT PROPOSALS 2021-23

Sammamish Acquisition

APPENDIX B

C100 Estimate

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Central Washington University
Project Name	Sammamish Higher Education Center Acquisition
OFM Project Number	40000020

Contact Information

Name	Steve Dupont
Phone Number	509-963-2111
Email	Steve.Dupont@cwu.edu

Statistics

Gross Square Feet	30,000	MACC per Square Foot	\$0
Usable Square Feet	24,791	Escalated MACC per Square Foot	\$0
Space Efficiency	82.6%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	14.08%
Remodel	No	Projected Life of Asset (Years)	40

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	No
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	Sammamish,WA
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	July-21	Design End	January-22
Construction Start	March-22	Construction End	June-23
Construction Duration	15 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$8,659,458	Total Project Escalated	\$8,659,458
		Rounded Escalated Total	\$8,659,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Central Washington University
Project Name	Sammamish Higher Education Center Acquisition
OFM Project Number	40000020

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$8,659,457	Acquisition Subtotal Escalated	\$8,659,457

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	\$872,873		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$1

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	\$8,659,458	Total Project Escalated	\$8,659,458
		Rounded Escalated Total	\$8,659,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$8,659,457				
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$8,659,457		NA	\$8,659,457	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0258	\$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	1.0319	\$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				
LCCA				
Traffic Impact Analysis (TIA)				
Insert Row Here				
Sub TOTAL	\$0	1.0319	\$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	1.0574	\$0	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0574	\$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	1.0420	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0420	\$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	1.0574	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$0		\$0	

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7) Construction Contingency

Allowance for Change Orders	\$0		
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0574	\$0

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0574	\$0

Sales Tax

Sub TOTAL	\$0		\$0
------------------	------------	--	------------

CONSTRUCTION CONTRACTS TOTAL	\$0		\$0
-------------------------------------	------------	--	------------

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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		1.0574	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0574	\$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 total project cost for new construction
Higher Ed Artwork	\$43,297				0.5% of total project cost for new and renewal construction
Other	-\$43,297				
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	\$872,873				
Additional Services					
Other	-\$872,873				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.0574	\$1	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Permitting / Plan Review					
Shop Support					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0420	\$0	

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C-100(2020)
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

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CAPITAL PROJECT PROPOSALS 2021-23

Sammamish Higher Education Center
Acquisition

APPENDIX C

Central Washington University

Capital Master Plan 2019-2029 is located at

www.cwu.edu/facility/master-plan

An Interactive online campus map is located at

www.cwu.edu/map

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CAPITAL PROJECT PROPOSALS 2021-23

Sammamish Higher Education Center
Acquisition

APPENDIX D

Assignable Square Footage

Program Related Space Allocation Template

Assignable Square Feet

Required for all Growth, Renovation and Replacement proposals.

Institution:

CENTRAL WASHINGTON UNIVERSITY

Campus location:

SAMMAMISH

Project name:

SAMMAMISH HIGHER EDUCATION CENTER ACQUIS

Input the assignable square feet for the proposed project under the applicable space types below:

Type of Space	Points	Assignable Square Feet	Percentage of total	Score [Points x Percentage]
Instructional space (classroom, laboratories)	10	18,036	83.23	8.32
Research space	2	-	0.00	0.00
Office space	4	1,405	6.48	0.26
Library and study collaborative space	10	-	0.00	0.00
Other non-residential space	8	2,230	10.29	0.82
Support and physical plant space	6	-	0.00	0.00
Total		21,671	100.0	9.41

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CAPITAL PROJECT PROPOSALS 2021-23

Sammamish Higher Education Center
Acquisition

APPENDIX E

Sammamish King County Property Assessment

King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

You're In: Assessor >> Look up Property Info >> eReal Property

Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

TEL: 206-296-7300 FAX: 206-296-5107 TTY: 206-296-7888

Send us mail

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- [New Search](#)
- [Property Tax Bill](#)
- [Map This Property](#)
- [Glossary of Terms](#)
- [Area Report](#)
- [Property Detail](#)

Reference Links:

- [King County Taxing Districts Codes and Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images of surveys and other map documents](#)

PARCEL

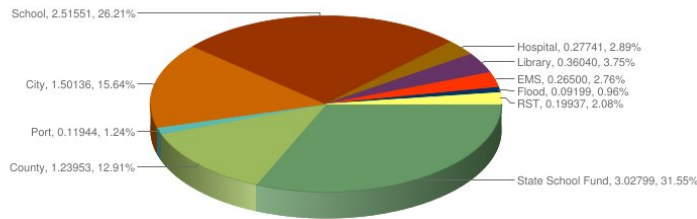
Parcel Number	342506-9017
Name	SAMMAMISH CITY OF
Site Address	120 228TH AVE NE
Legal	PP ACT 37429420 MOBILE HOME LOT 1 KING CO SHORT PLAT NO 577023 REC NO 7709080921 (BEING PORTION OF SW QTR OF NW QTR STR 34-25-06) LESS WEST 20 FT THOF AS DEEDED TO KING CO UNDER REC NO 19990719000858 & LESS POR DEEDED TO CITY OF SAMMAMISH FOR RD UNDER REC #20021002002024 & 20041217000693

BUILDING 1

Year Built	2008
Building Net Square Footage	30807
Construction Class	REINFORCED CONCRETE
Building Quality	AVERAGE
Lot Size	938282
Present Use	Church/Welfare/Relig Svc
Views	No
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2020 Levy Code: 2209 Total Levy Rate: \$9.59800 Total Senior Rate: \$5.60467



47.00% Voter Approved

[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Appraised Imps Increase (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2019	2020	2,918,000	7,133,100	10,051,100	0	0	0	0
2018	2019	2,918,000	6,949,400	9,867,400	0	0	0	0
2017	2018	2,918,000	6,285,900	9,203,900	0	0	0	0
2016	2016	2,918,000	6,481,200	9,399,200	0	0	0	0
2014	2015	2,918,000	6,361,800	9,279,800	0	0	0	0
2013	2014	537,400	0	537,400	6,248,400	537,400	0	537,400
2012	2013	537,400	0	537,400	6,131,800	537,400	0	537,400
2011	2012	537,400	0	537,400	6,129,500	537,400	0	537,400
2010	2011	537,400	0	537,400	0	537,400	0	537,400
2009	2010	1,036,800	0	1,036,800	5,667,700	1,036,800	0	1,036,800
2008	2009	518,400	0	518,400	0	518,400	0	518,400
2007	2008	567,800	0	567,800	0	567,800	0	567,800
2006	2007	0	0	0	0	473,200	0	473,200
2005	2006	0	0	0	0	412,000	0	412,000
2004	2005	0	0	0	0	389,200	0	389,200

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Notice mailing date: 08/13/2020

2003	2004	0	0	0	0	235,800	9,000	244,800
2002	2003	289,000	9,000	298,000	0	289,000	9,000	298,000
2001	2002	260,000	9,000	269,000	0	260,000	9,000	269,000
2000	2001	233,000	93,000	326,000	0	233,000	93,000	326,000
1999	2000	215,000	85,000	300,000	0	215,000	85,000	300,000
1998	1999	195,000	66,000	261,000	0	195,000	66,000	261,000
1997	1998	0	0	0	0	195,000	62,000	257,000
1996	1997	0	0	0	0	159,000	62,299	221,299
1995	1996	0	0	0	0	75,000	62,299	137,299
1994	1995	0	0	0	0	75,000	62,299	137,299
1993	1994	0	0	0	0	49,300	62,239	111,539
1992	1993	0	0	0	0	10,443	33,600	44,043
1990	1991	0	0	0	0	22,700	33,600	56,300
1988	1989	0	0	0	0	15,900	28,700	44,600
1986	1987	0	0	0	0	15,900	1,000	16,900
1984	1985	0	0	0	0	14,200	20,500	34,700
1982	1983	0	0	0	0	15,700	20,300	36,000

ADVERTISEMENT

Updated: Jan. 29, 2019

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- Job seekers
- Volunteers
- King County employees

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- Property tax information & payment
- Jail inmate look up
- Parcel viewer or IMap
- Public records
- More online tools...

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- Contact us
- Customer service
- Phone list
- Employee directory
- Subscribe to alerts

Stay connected! View King County social media



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Information for...

Get help

Do more online

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CAPITAL PROJECT PROPOSALS 2021-23

Sammamish Higher Education Center
Acquisition

APPENDIX F

Comparable Property Listings

101 224th Ave Se, Sammamish, WA 98074-7114, King County

	Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
	N/A	N/A	312,224	\$6,210,000
	Baths	Yr Built	Type	Sale Date
	N/A	N/A	RES-NEC	02/02/2018

OWNER INFORMATION			
Owner Name (LN FN)	Stca LLC	Tax Billing Zip	97035
Tax Billing Address	5335 Meadows Rd #108	Tax Billing Zip+4	3126
Tax Billing City & State	Lake Oswego, OR		

LOCATION INFORMATION			
Zip Code	98074	Neighborhood Code	035003-035003
Subdivision	L1a 785001	Carrier Route	C053
School District Name	Sammamish	Zoning	TC C
School District Code	Aa3	Range/Township/Section/Quarter	06-25-33-SE
Census Tract	322.03		

TAX INFORMATION			
Tax-ID	332506-9133	% Improved	1%
Alt. Tax-ID	332506913307	Tax Area	2209
Parcel ID	3325069133		
Legal Description	PARCEL 2 CITY OF SAMMAMISH BOUNDARY LINE ADJUSTMENT N O 99-004 REC NO 19991109900004 -BEING PORTIONS OF WEST HALF OF NE QTR OF SE QTR & EAST HALF OF NW QTR OF SE QTR STR 33-25-06 PLAT BLOCK: PLAT LOT:		

ASSESSMENT & TAX				
Assessment Year	2019 - Preliminary	2019	2018	2017
Assessed Value - Total	\$1,144,000	\$1,144,000	\$1,144,000	\$1,030,000
Assessed Value - Land	\$1,134,000	\$1,134,000	\$1,134,000	\$1,015,000
Assessed Value - Improved	\$10,000	\$10,000	\$10,000	\$15,000
Market Value - Total	\$1,144,000	\$1,144,000	\$1,144,000	\$1,030,000
Market Value - Land	\$1,134,000	\$1,134,000	\$1,134,000	\$1,015,000
Market Value - Improved	\$10,000	\$10,000	\$10,000	\$15,000
YOY Assessed Change (\$)	\$0	\$0	\$114,000	
YOY Assessed Change (%)	0%	0%	11.07%	

Total Tax	Tax Year	Change (\$)	Change (%)
\$4,141	2018		
\$10,968	2019	\$6,827	164.89%
\$11,332	2020	\$364	3.32%

CHARACTERISTICS			
Lot Acres	7.1677	County Land Use	Vacant (Single Family)
Lot Area	312,224	Water Source	Public
Land Use	Residential (NEC)	Sewer	Individual

SELL SCORE			
Rating	Low	Value As Of	2020-07-13 23:13:19
Sell Score	452		

ESTIMATED VALUE			
RealAVM™	\$6,537,600	Confidence Score	62
RealAVM™ Range	\$5,491,584 - \$7,583,616	Forecast Standard Deviation	16
Value As Of	08/03/2020		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

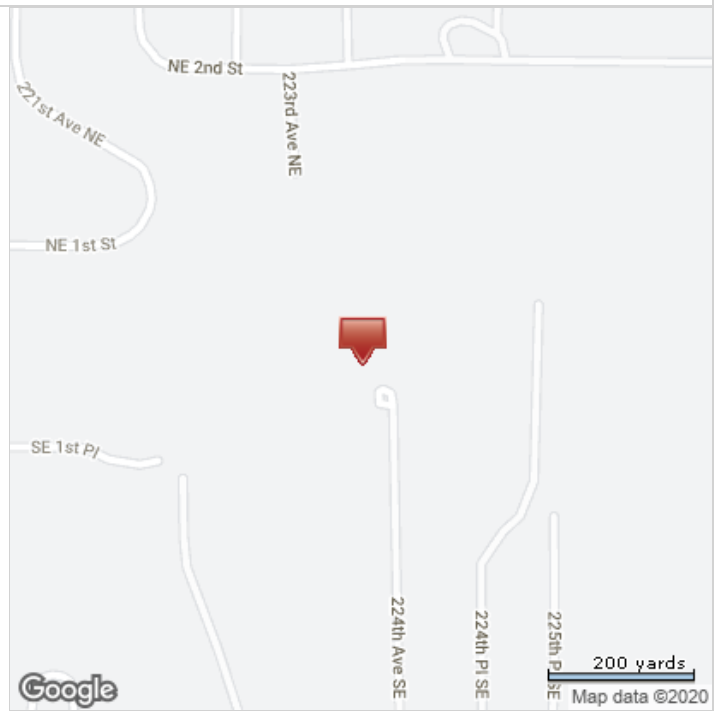
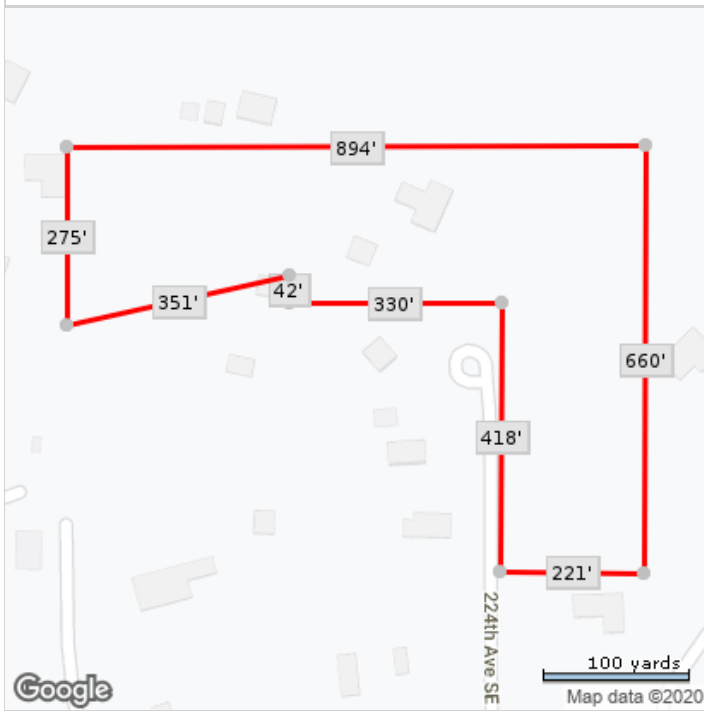
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY					
Recording Date	02/14/2018		Deed Type	Special Warranty Deed	
Settle Date	02/02/2018		Owner Name (LN FN)	Stca LLC	
Sale Price	\$6,210,000		Seller Name (LN FN)	Levy Mark R	
Auditor No	201802140328				
Recording Date	02/14/2018	12/11/2015	07/28/1999	05/03/1984	05/03/1984
Sale/Settlement Date	02/02/2018	11/20/2015	07/24/1999	05/03/1984	05/03/1984
Sale Price	\$6,210,000		\$599,950		\$210,000
Nominal		Y			
Buyer Name	Stca LLC	Sammamish Town Center Acquisit	Levy Mark R & Mary E L	Lambe Mary Elizabeth	Lambe Mary Elizabeth
Buyer Name 2			Levy Mary E L		
Seller Name	Levy Mark R	Levy Mark R	Norris Melvin L & Kathryn W	Perry Sandra M	Perry Dale P
Auditor No	201802140328	201512110308	199907280583	198405030313	198405030312
Hist. Document No.	2914628		1700482	772283	772282
Document Type	Special Warranty Deed	Agreement Of Sale	Warranty Deed	Warranty Deed	Warranty Deed

Recording Date			11/04/1980		
Sale/Settlement Date			11/04/1980		
Sale Price			\$164,665		
Nominal					
Buyer Name			Perry Dale P & Sandra M		
Buyer Name 2			Perry Sandra M		
Seller Name			Smith Clint & Kay		
Auditor No			198011040376		
Hist. Document No.			614273		
Document Type			Warranty Deed		

MORTGAGE HISTORY				
Mortgage Date	09/09/2010	01/28/2003	08/03/1993	12/17/1991
Mortgage Amount	\$304,961	\$80,000	\$170,000	\$185,000
Mortgage Lender	Jp Morgan Chase Bk	Washington Mutual Bk	Washington Mutual Svgs Bk	Washington Mutual Svgs Bk
Mortgage Type	Conventional	Conventional	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

7039 196th Ave Ne, Redmond, WA 98053, King County

	Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 520,190	Sale Price \$22,000,000
	Baths N/A	Yr Built N/A	Type MINE/QUARRY	Sale Date 08/13/2018

OWNER INFORMATION			
Owner Name (LN FN)	Polygon Wih LLC	Tax Billing Zip	98053
Tax Billing Address	7039 196th Ave Ne	Owner Occupied	Yes
Tax Billing City & State	Redmond, WA		

LOCATION INFORMATION			
Zip Code	98053	Census Tract	323.13
Subdivision	Boundary Line Adjustment #land	Neighborhood Code	090055-090055
School District Name	Redmond	Zoning	NDD1
School District Code	Aa5	Range/Township/Section/Quarter	06-25-07-NE

TAX INFORMATION			
Tax-ID	072506-9033	Tax Area	2025
Alt. Tax-ID	072506903300	Legal Book/Page	0150-0007
Parcel ID	0725069033		
Legal Description	LOT 2 OF CITY OF REDMOND BLA # LAND-2017-00391 REC# 2017091 2900002 SD BLA BEING POR OF S 1/2 OF SW 1/4 STR 06-25-06 TGW POR OF NE 1/4 STR 07-25-06 TGW POR OF N 1/2 OF NE 1/4 OF SE 1/4 STR 07-25-06 PLAT BLOCK: PLAT LOT:		

ASSESSMENT & TAX				
Assessment Year	2019 - Preliminary	2019	2018	2017
Assessed Value - Total	\$3,121,100	\$3,121,100	\$3,121,100	\$3,121,300
Assessed Value - Land	\$3,121,100	\$3,121,100	\$3,121,100	\$3,121,300
Market Value - Total	\$3,121,100	\$3,121,100	\$3,121,100	\$3,121,300
Market Value - Land	\$3,121,100	\$3,121,100	\$3,121,100	\$3,121,300
YOY Assessed Change (\$)	\$0	\$0	-\$200	
YOY Assessed Change (%)	0%	0%	-0.01%	

Total Tax	Tax Year	Change (\$)	Change (%)
\$31,146	2018		
\$27,670	2019	-\$3,476	-11.16%
\$33,488	2020	\$5,818	21.03%

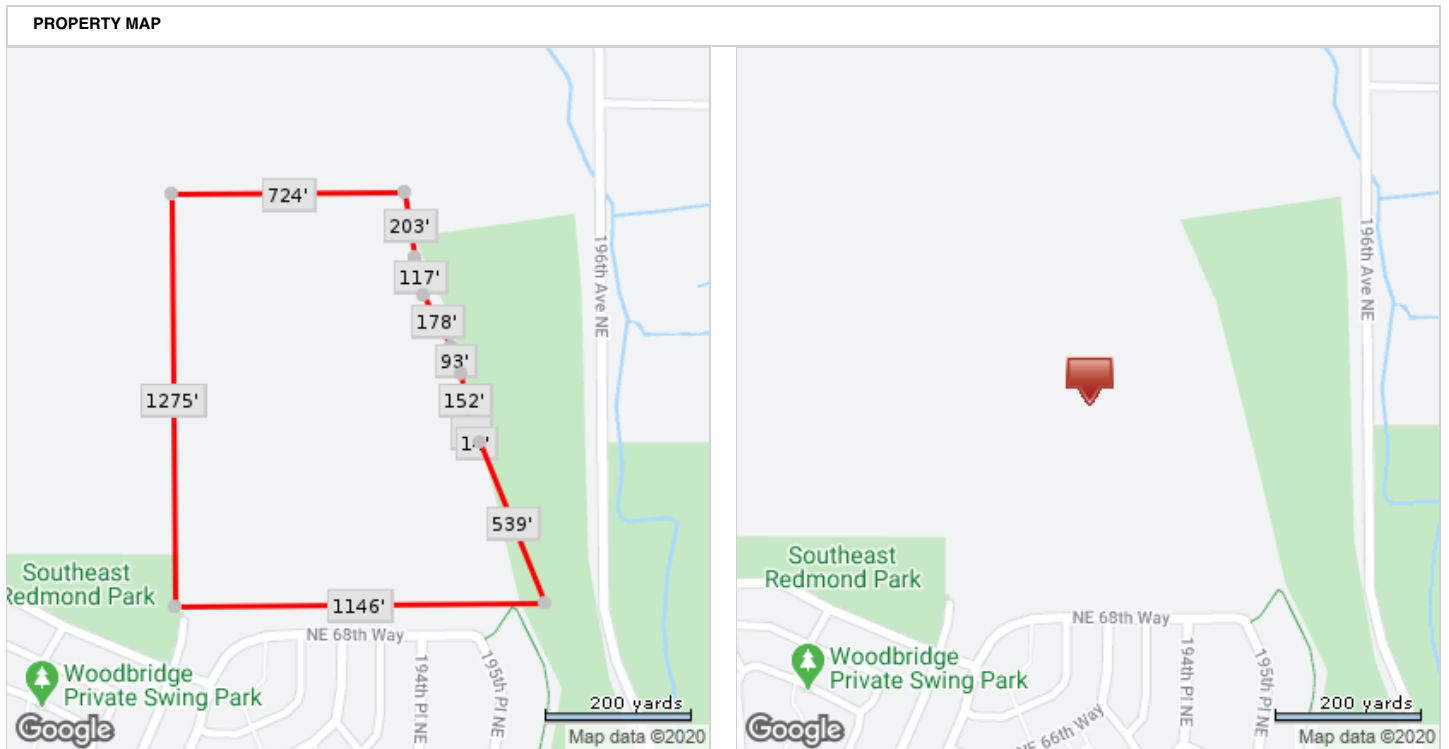
CHARACTERISTICS			
Lot Acres	11.9419	County Land Use	Mining/Quarry/Ore Processing
Lot Area	520,190	Water Source	Public
Land Use	Mine/Quarry	Sewer	Public Service

ESTIMATED VALUE	
Value As Of	08/03/2020

LAST MARKET SALE & SALES HISTORY			
Recording Date	08/13/2018	Deed Type	Bargain & Sale Deed
Settle Date	08/13/2018	Owner Name (LN FN)	Polygon Wih LLC
Sale Price	\$22,000,000	Seller Name (LN FN)	Cadman Inc
Auditor No	201808131061		

Recording Date	08/13/2018	07/17/2012	03/20/1996	09/01/1987	09/01/1987
Sale/Settlement Date	08/13/2018	11/24/2010	03/18/1996	09/01/1987	09/01/1987
Sale Price	\$22,000,000		\$13,800,000	\$651,317	

Nominal	Y				
Buyer Name	Polygon Wih LLC	Cadman Inc	Lehigh Portland Cement Co Co	Cadman Gravel Company	Enger Otto R Neuman G
Seller Name	Cadman Inc	Lehigh Cement Co LLC	Cadman Inc Co	Enger Otto R Heum	Mcelfatrick Willia
Auditor No	201808131061	201207170949	199603201191	198709010952	198709010946
Hist. Document No.	2947079	2553960	1475038	962151	962149
Document Type	Bargain & Sale Deed	Special Warranty Deed	Warranty Deed	Assgnmt & Agreement Of Sale	Quit Claim Deed



*Lot Dimensions are Estimated

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CAPITAL PROJECT PROPOSALS 2021-23

Sammamish Higher Education Center
Acquisition

APPENDIX G

2016 Observation Report

The following is a summary of observations made during a guided tour of the proposed Sammamish Facility on Monday, June 6, 2016. An extensive number of photographs were taken for reference and are available for review.

General Facility Condition Comments: The facility is generally in good condition and showed signs of normal “wear and tear” which would be expected for an eight year old building of this type. Given that the building has been vacant, some deferred maintenance items are expected.

Site and Grounds Observations: An extensive portion of the 22 acre site is designated to remain “undeveloped” as a natural landscape buffer. Original plans for the facility called for additional parking and a second building. City representatives at the meeting indicated that the footprint of previously planned building and parking area adjacent to 228th Ave. S.E. could still be developed. This area is currently an irrigated field which requires mowing and maintenance. The existing paved surfaces and parking lot appear to be in good condition. A backflow prevention device is located at the rear parking lot. It is attached to a protruding, insulated pipe and is tagged with an inspection placard. No “Knox box” was observed at the building exterior. There is a free-standing metal mail box outside the building. There are also fire hydrants as well as a post indicator valve for the fire sprinkler system. A storm water system was observed in the parking lot. The parking lot and driveways are served by an exterior lighting system.

Exterior Building and Envelope Observations: The building exterior and envelope appeared to be in a good state of repair with exception of one broken window and an area on the back exterior wall that appeared to require touch-up paint. The City representative indicated they would be replaces the window. A fenced area to the side of the building appears to have been used for trash and outdoor storage. No fall protection system was in place on the roof. The glazing system is double panel. Windows are not operable.

Life/Safety: The building is fully sprinkled and has a fire alarm system. Each of the two exit stairways is equipped as an “area of refuge.” It was noted that fire extinguishers were last inspected in 2012. Exits have lighted signs with battery operated exit lights. Operation of systems were not tested at the time of walk-through. A defibrillator unit was mounted on the wall of the gym. A ground floor fire riser room is accessed from a door to the outside.

Elevator: The building is served by a 2-stop, hydraulic elevator. The city representative indicated the elevator hydraulic is not currently operational. It has a hydraulic leak which requires repair. Since the elevator was not operational, we were not able to determine if the elevator permit is current.

Telecom. and A/V Systems: Were reviewed by Greg Harvill. Several rooms had ceiling mounts for projectors. No projectors were in place. The A/V room serving the gym had an extensive quantity loose cabling.

Building Interior: Building interior finishes are generally in good condition. Interior patching and paint is needed. Some locations have an applied chalkboard wall finish. Some other areas have painted graphics and signs. The upstairs has a corrugated metal wainscot which may need to be removed for future use. The condition of the wall beneath this finish could not be verified. In two of the upstairs classrooms there was evidence of moisture which has resulted in limited areas of stains to acoustic

ceiling tile. Most spaces (with exception of two of the downstairs offices) did not have blinds or curtains. Some interior signage appeared to be missing. Some rooms had chairs, soft seating, desks, tables, and low height panel systems stored. A summary of assignable square footage and building key plans are attached to this report.

Building Layout: The ground floor offices and restrooms are laid out in an unusual configuration. Also, there are columns in open areas which may limit possible future build-out of the space. The upstairs area is divided by a long diagonal wall and there is a large area open to the atrium below.

Gymnasium/Multipurpose Room: Consisting of slightly more than half of the ground floor footprint of the building the space has athletic surface over a concrete slab. Posted occupancy is 713 persons. Depending on the function, expect a seating layout to be a somewhat lower number. Two overhead, garage style, insulated doors are provided at one end of the gym.

Kitchen: Stainless steel exhaust hood with fire suppression and natural gas lines. No appliances were in place. The space has a stainless steel washing line and sinks.

Utility Room: A utility room with washer and dryer hook-ups is located off of the gym.

Restrooms: Restrooms appear to meet ADA requirements in place at the time of construction. Two restrooms are equipped with showers and metal lockers. Diaper changing tables are installed in the restrooms.

Custodial: A small custodial closet is located within the downstairs utility room. A small custodial closet with roof access ladder and domestic water heater is located within the upstairs men's restroom.

Electrical: The building is served by a 500 Kva transformer provided by PSE. Limited electrical outlets are provided within the building. Recessed fluorescent lighting is provided in most portions of the building with exception of the gym.

Gas: The building is served by natural gas for domestic hot water and appliances.

HVAC: Rooftop "Carrier" brand units are in place. The City representative indicated they had scheduled the annual service for these units. The visit was on a warm day. The building was at a comfortable temperature. Given the open nature of the facility, it has a limited number of HVAC control zones. It was noted that two, small split system units provide localized cooling. One unit in the "Server Room" appeared to be in good condition, but did not work when an attempt was made to operate the cooling cycle. The other unit in the elevator mechanical room.



