

MEETING OF THE BOARD OF TRUSTEES
OF THE EVERGREEN STATE COLLEGE

1020 East Fifth
Olympia, Washington
May 1, 1969

The meeting of the Board of Trustees was called to order by Chairman Al E. Saunders on May 1, 1969, at 3:15 p.m.

All Trustees were present.

Staff Members Present: Charles J. McCann - President
Dean E. Clabaugh - Vice President for Business
Dick Nichols - Information Services Officer
Rita Brackenbush - Secretary

Others Present: Tom McKinnon - Assistant Attorney General
Warren A. Brown - Division of Engineering & Architecture
R. A. Strecker - Division of Engineering & Architecture
Wallace Bailey - Division of Engineering & Architecture
Ken Richardson - Durham, Anderson & Freed
Don Grugel - Quinton-Budlong
Warren Lippitt - Quinton-Budlong
Bob Platt - Quinton-Budlong
Joe Gilgan - Quinton-Budlong
Tom Allen - Acme Fuel Company
George Cashman - Oil Heat Institute of Washington
Glenn De Hart - Olympia Oil & Wood Products
W. W. Quistorff - Puget Sound Power & Light
William J. Corkeek - Puget Sound Power & Light
Harold R. Van Valin - Puget Sound Power & Light
Vern Strieck - Washington Natural Gas Company
John Munger - Washington Natural Gas Company
Lanny Wuerch - Washington Natural Gas Company

Press: Joyce Nelson - Daily Olympian

Motion 1. Mr. Hadley moved approval of the minutes of the April 12, 1969 Board of Trustees meeting as submitted; seconded by Mr. Schmidt and carried.

69-14
Preceding a lengthy fuel study discussion, President McCann presented background information, explaining that the Board had authorized Quinton-Budlong Engineers, for Phase IIC of campus master plan, to undertake a mechanical analysis including an energy analysis study. Don Grugel of Quinton-Budlong reported, recommending that the method best serving the requirements of The Evergreen State College for heating and refrigeration would be a central plant utilizing 125 psi steam boiler with combination gas/oil burners, electric drive centrifugal chillers, and concrete walk-through utility tunnels. The primary boiler fuel would be interruptable gas with oil for stand-by.

Representatives of the various companies present were invited to express their interests.

Van Valin of Puget Sound Power & Light issued supplemental information and attempted to explain discrepancies between the diametrically opposed reports of Quinton-Budlong and Puget Sound Power & Light. Consulting firms retained by Puget were: Sparling and Associates, Inc.; Richard M. Stern; and G. E. Wieland and Associates.

Chairman Saunders invited questions from the floor. R. A. Strecker clarified that the Division of Engineering and Architecture had not requested Puget Sound Power & Light to review the Quinton report as stated in Puget Power's letter.

Vern Strieck (Washington Natural Gas Company) indicated his company's acceptance of Quinton's report. Quinton-Budlong's estimated operating costs based on rate schedule 85 (interruptable rate) were 2 mills/kwh while Puget would be supplying at 7 mills/kwh. Approximate cost for electricity would be \$2.60/barrel of oil with 63 therms/barrel, compared to \$2.43/barrel for gas. Another comparison of electricity and natural gas: \$1 of natural gas will purchase 1,815,000 BTUs at a 64 percent efficiency factor while the same amount bought by electricity would cost approximately \$3.89.

President McCann called attention to factors other than price and asked consultants to compare these two heat sources by factors such as: initial cost of equipment required to deliver heat to the location; continuing annual maintenance cost; and recovery of heat. Mr. Lippett (Quinton-Budlong) responded that there was no heat recovery with gas. The Chairman questioned difference in initial installation costs; he was given factors such as depreciation, escalation, maintenance and replacement.

Costs for all electric academic buildings were 75 cents/sq ft higher than for steam, and resistance heat for residence was 25 cents/sq ft less for electricity than steam. It was pointed out that heat exchange recovery equipment was not allowed for by utility company. Piping systems for a central plant were estimated to have a longer life than for multiple plants.

Puget Power Sound and Light representative gave cost of central plant at \$134 per ton. All electric has 9 chillers, 9 condenser pumps, 5 tower units.

Any values to central plant versus separate plants? Grugel answered in favor of the central plant drawing attention to the following items:

Flexibility: a. expansion for future
b. better accommodate modifications
c. greater flexibility by rotating use of equipment
d. better adaptability to automatic or semi-automatic control

Diversity: a. ultimate selectivity in serving critical loads
b. serve interim load conditions
c. non-critical loads removed or reduced to allow service to critical loads

Maintainability: a. fewer pieces of equipment to maintain
b. more accessible for better maintenance
c. environment more conducive to better maintenance & surveillance
d. routine maintenance during off-peak hours
e. corrosion control extending life of system

Reliability: a. fewer pieces of primary equipment having longer useful life
b. better operating environment
c. capable of serving critical conditions
d. failure of one piece of equipment would have little effect on system

Efficiency: lower operating energy costs

Vibration and noise: remote locations isolate noise from general occupied areas

Cooling towers: remote locations prevent nuisance of cooling tower drift.

Puget Sound Power & Light pointed out Quinton's errors as being: inconsistencies between systems (75 years vs 40 years depreciation); cost of boilers too low; energy calculations in Appendix B for dormitory space are higher than under System A; reclaimed heat erroneously charged against System A twice; comparable pumping cost was approximately 22 percent of what should be charged against System D; violation of parameters.

The consensus of the Board members at this point was that they could not come to a decision at this time and would await study and recommendation by the Division of Engineering and Architecture. Mr. Brown's office indicated a three-week study period would be required. Next meeting set for May 28.

Mr. Hadley asked that the Board minutes show:

1. Total cost (including first cost and factors for annual operations, depreciation, etc.) of recommended plant:
 - a. Quinton-Budlong estimate of \$5,943,608
 - b. Puget Sound Power & Light estimate of \$2,981,700.
2. The difference in projections is \$2,961,908
3. Our consultants recommend we purchase \$379,000 electricity each year and \$59,000 gas.

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b. serve interim load conditions
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2. The difference in projections is \$2,961,908
3. Our consultants recommend we purchase \$379,000 electricity each year and \$59,000 gas.

4. Neither supplier will contract at a price for a fixed time (gas or electric power).
5. Our consultants project a savings of \$112,000 each year by gas heat and electrical chilling.
6. Consultant's additional Phase I capital expenditures required over electric company's estimate: \$740,000.

The Lease and Property Section has advised that negotiations have broken down on four parcels all of which are comprised of back ends of small pieces on Overhulse Road. The Attorney General's office has prepared a condemnation resolution.

- 69-15
Motion 2. Mrs. Tourtellotte moved the adoption of the resolution (attached) and that the Attorney General's office be authorized to proceed with condemnation to acquire the four parcels. Motion seconded by Mr. Schmidt and carried.

President McCann recommended approval of the appointment of David G. Barry, currently Dean of Natural Sciences and Mathematics and Interim Executive Vice President at San Jose State, as Vice President and Provost.

- 69-16
Motion 3. On motion of Mr. Hadley, seconded by Mrs. Tourtellotte, David G. Barry was unanimously accepted as Vice President and Provost effective August 1, 1969.

- 69-17
Motion 4. Mr. Hadley moved approval of David G. Barry as professor of biology with tenure, Mr. Schmidt seconded and the motion passed.

- 69-18
Motion 5. Mrs. Tourtellotte moved approval of the appointment of Mr. Dean Clabaugh as Vice President for Business effective immediately, seconded by Mr. Hadley and unanimously passed.

President McCann reported that:

The groundbreaking ceremonies are scheduled for 10:30 AM on June 9 and are to include the presence of Governor Evans, legislators and other interested persons. A luncheon will follow at The Barb restaurant.

Land acquisition to date is 978 acres requiring a total expenditure of \$1,518,758. This total includes expenses incurred for appraisals, title fees, taxes, moving costs, services by the Department of General Administration, attorney's fees, etc. Purchases include an estimated \$200,000 worth of marketable timber. Eleven acres in four parcels are yet to be acquired.

Mrs. Tourtellotte will distribute notes to Board members taken at the Association of Governing Boards of Universities and Colleges meeting.

Motion 6. The meeting was adjourned upon Mr. Schmidt's motion at 5:15 PM.

69-18


AL E. SAUNDERS, Chairman


MRS. NEAL TOURTELLOTTE, Secretary

Attachment: Condemnation Resolution

C E R T I F I C A T E

The undersigned, Chairman of the Board of Trustees of The Evergreen State College, does hereby certify that the above and foregoing is a true, complete and correct copy of a resolution of the Board of Trustees of The Evergreen State College adopted by said Board at a regularly scheduled and called meeting of said Board held on the 1st day of May, 1969.

C. J. Saunders

THE EVERGREEN STATE COLLEGE

RESOLUTION NO. 69-1

RESOLUTION OF THE BOARD OF TRUSTEES OF THE
EVERGREEN STATE COLLEGE, AUTHORIZING THE
ATTORNEY GENERAL TO PURCHASE AND/OR INSTI-
TUTE CONDEMNATION PROCEEDINGS TO ACQUIRE
CERTAIN PROPERTY FOR THE CAMPUS SITE

WHEREAS, the Board of Trustees of The Evergreen State College
has been authorized by law to acquire property for a campus site,

BE IT RESOLVED by the Board of Trustees of The Evergreen
State College:

1. That the property described below is necessary for a
campus site:

PARCEL NO. 1:

That part of the Northeast quarter of the North-
east quarter of Section 6, Township 18 North,
Range 2 West, W.M., lying North of a line run-
ning West from a point on the East line of said
Northeast quarter of the Northeast quarter 246.5
feet South of its Northeast corner; EXCEPTING
therefrom the East 30 feet for County Road
known as Overhulse Road.

PARCEL NO. 2:

That part of the northeast quarter of the north-
east quarter of Section 6, Township 18 North,
Range 2 West, W.M., described as follows:
Beginning at a point on the east line of said
northeast quarter of the northeast quarter 247.5
feet south of its northeast corner; running
thence south along said east line 165 feet; thence
west 133 feet, South 83° 10' 54" West 185.31 feet,
North 44 feet, South 83° 10' 54" West 185.31 feet
and west 819 feet, more or less, to the west line
of said subdivision; thence northerly along said
west line 165 feet more or less; thence East 1320
feet, more or less, to the point of beginning;
EXCEPTING therefrom the East 30 feet for County
Road known as Overhulse Road.

PARCEL NO. 3:

Beginning at the Northeast corner of Section 6, Township 18 North, Range 2 West, W.M., thence South 577.5 feet to the point of beginning; thence West 1320 feet; thence South 165 feet; thence East 1320 feet to the East line of said Section 6; thence North 165 feet to the point of beginning;
EXCEPTING therefrom the East 30 feet for county road known as the Overhulse Road.

PARCEL NO. 4:

That part of the Northeast Quarter of the Northeast Quarter of Section 6, Township 18 North, Range 2 West, W.M., described as follows: Beginning at a point on the East line of said Northeast Quarter of the Northeast Quarter 742.5 feet South of its Northeast corner; running thence South, along said East line, 165 feet; thence West 1320 feet, more or less, to the West line of said subdivision; thence Northerly, along said West line, 165 feet, more or less; thence East 1320 feet, more or less to the point of beginning;
EXCEPTING therefrom the East 30 feet for county road known as Overhulse Road.

2. That the Attorney General of the state of Washington be, and he is hereby, authorized to begin action in the name of the State of Washington for the condemnation and acquisition in Washington of the property described above.

3. That the Attorney General of the state of Washington is directed and authorized to settle for, or determine in said action to be instituted, the amount of damages, if any, sustained or to be sustained by anyone having any interest in the above-mentioned property.

4. That the acquisition of said tracts and parcels of land, for the purposes herein mentioned, is a public necessity and is for a public purpose.

5. That nothing in this resolution shall be construed as a waiver by the Board of Trustees of The Evergreen State College of its right to decline to take and pay for said tracts of land should it so elect after the amount of damages has been ascertained and within the time allowed by law.

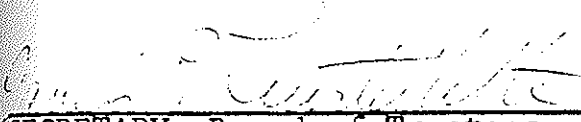
6. That the Chairman of the Board of Trustees of The Evergreen State College is hereby authorized and directed to execute on behalf of the Board of Trustees all necessary legal instruments, including pleadings in condemnations actions, to complete the acquisition of the property heretofore described.

ADOPTED by the Board of Trustees of The Evergreen State College on this 1st day of May, 1969.



CHAIRMAN, Board of Trustees

ATTEST:



SECRETARY, Board of Trustees