TO: Members of the Board of Trustees

FROM: President Sabah Randhawa on behalf of
Brent Carbajal, Provost and Vice President for Academic Affairs and
Bruce Larson, Dean of Woodring College of Education
Robert Squires, Vice Provost for Outreach and Continuing Education

DATE: February 11, 2022

SUBJECT: Future Bilingual Teacher Fellows program rental of the Puget Sound
Educational Service District facilities in Renton

PURPOSE: Action Item

Purpose of Submittal:
To obtain approval from the Board of Trustees for the Future Bilingual Teacher Fellows Program to rent the Puget Sound Education Service District facilities in Renton effective 4/1/2022 through 6/30/2028. Rental agreements of more than 2 years require Board of Trustee approval.

Proposed Motion:
MOVED, that the Board of Trustees of Western Washington University, upon recommendation of the President, approve the attached Rental Agreement between Western Washington University and Puget Sound Education Service District.

Points to Consider:
• Woodring College of Education, English Language Learner & Bilingual Education (B.A.E) program received state-funding to expand to serve school districts across the South King County region. To serve the region, it needed to establish a central site location accessible to the various school districts and paraeducators.
• The rental space was identified in the Puget Sound Education Service District (PSESD) facilities located in Renton, Washington.
• The negotiated rental rate of $28 per square foot will remain in effect for the duration of the Rental Agreement (6 years) and will allow the program to rent additional space as required not to exceed the state operating expense allocation of $34,000 per annum.

Supporting Information:
Introduction
Woodring College of Education is preparing to admit their fourth cohort of students into the innovative bachelors in English Language Learner & Bilingual Education program in South King County in the summer of 2022. This Alternative Route to Teaching initiative has received notable recognition throughout Washington State and the Office of the Superintendent of Public Instruction (OSPI). Success of the program led to support for expanding the program to include other school districts in the South King County area and to establish a central site location that is accessible to the various districts and the districts’ paraeducators that will enter the teacher education degree program.

The Puget Sound Educational School District (PSESD) office in Renton was identified as an ideal central location. The PSESD office was also aligned in shared public mission, with further synergies around inclusive success and retention of educators from diverse backgrounds possible from co-
location at the facility. The term of the original rental agreement is 6 years. Rental agreements of more than 2 years require Board of Trustee approval.

What
The College, in partnership with the PSESD and Alternative Routes to Certification block grants will offer tailored degree and certification programs for students working in public school settings. This partnership will provide access to high quality post-secondary education as well as create a pipeline for addressing the surrounding district needs to increase its bilingual certified pool of teachers. The program of study leads to a Bachelor of Arts in Education (BAE), English Language Learners & Bilingual Education from Western Washington University, with a Washington State Residency Teaching Certificate with endorsements in Elementary Education (K-8), English Language Learners (ELL) (P-12) and/or Bilingual Education (BE) (P-12).

Where
Candidates will work as English Language Learner (ELL) paraeducators in schools throughout Kent, Highline, Renton, and Tukwila school districts. Other districts may join our partnership. Classes will take place in a flexible hybrid format with classes in the evenings, some Saturdays, and summers held at the PSESD office. PSESD can provide Western with office and classroom space – but just as importantly they are interested in a partnership that is committed to bilingual education, diversity, racial equity and inclusive excellence. Puget Sound ESD is committed to working with Woodring to build high-demand educational pathways throughout the South King County region: https://www.diverseeducatorpathways.psesd.org/

Puget Sound Educational Service District
800 Oakesdale Ave. SW I Renton, WA 98057

When
The degree program is 8 consecutive quarters starting in the Summer of 2022 and continues each quarter thereafter till June of 2024. A new cohort is projected to start each summer.

Why
Woodring College of Education, PSESD, our partner districts, and Washington State have a commitment to increasing the number of bi/multilingual teachers from the communities in which they live, helping to build strong dual language programs, and increasing the diversity of our teaching force to reflect our student populations.

How
As these teacher education candidates are employed as ELL paraeducators in schools throughout our partner districts, they maintain regular salary and benefits. Through their work, they practice, apply and deepen their study with Western Washington University’s Woodring College of Education.

Summary
The Bachelor of Arts in Education: ELL and Bilingual Education major responds to the growing diversity in the state’s schools and the state’s growing focus on dual language education. The major supports the Woodring College of Education’s efforts to embrace diversity and promote social justice through its community routes to certification. The major focuses on research-based and experience-validated knowledge to help elementary school teachers reach all students for inclusive success. This includes increasing teacher candidates’ cultural competency, capacity to teach English language learners, and knowledge to teach effectively in dual language settings. Graduates receive WWU’s recommendation for a Residency Teaching Certificate with endorsements in Elementary Education, and English Language Learners and/or Bilingual.
The program was highlighted by King 5 New in 2018
- https://www.youtube.com/watch?v=EoN8JsFtyh4

Woodring also intends to extend the Master in Teaching (MIT) to the South King County location in 2023.
Rental Agreement

1. This RENTAL AGREEMENT is made and entered into between Puget Sound Educational Service District 121 whose address is 800 Oakesdale Ave. SW, Renton, WA 98057-5221 for its heirs, executors, administrators, successors, and assigns, hereinafter called the Landlord, and Western Washington University (WWU), hereinafter called the Tenant.

   WHEREAS, Puget Sound Educational Service District is granted authority to lease property;

   WHEREAS, the Landlord and Tenant deem it to be in the best public interest to enter into this Rental Agreement;

   NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performances contained herein, IT IS MUTUALLY AGREED AS FOLLOWS:

2. The Landlord hereby rents to the Tenant the following described premises:

   Approximately 180 square feet of office space located at 800 Oakesdale Ave. SW, Renton, WA 98057-5221 as well as conference center classroom space for evening/weekend classes

USE

3. The premises shall be used by Western Washington University (WWU) for the following purpose(s): office space WWU field staff and classroom space for WWU students and faculty.

TERM

4. This Rental Agreement shall be effective from April 1, 2022.

RENTAL RATE

5. The Tenant shall pay rent to the Landlord for the premises at the following rate:

   • $420/per month ($28/sq foot)
   • In the event that additional office space is requested and available, the rental rate will remain at the rate of $28/sq foot. An addendum will be added at that time with specific details on adjusted square footage usage and costs.
EXPENSES

6. During the term of this Rental Agreement, Landlord shall pay all real estate taxes, all property assessments, insurance, storm water, water, sewer, garbage collection, and maintenance and repair as described below, together with natural gas, electricity, elevator service, exterior and interior window washing, landscape and irrigation water, and janitor service.

6.1. Tenant shall pay for only the cost of telephone, postage, photocopy services, fax, and maintenance of computer terminal and printer (including network charges) at actual rate per machine in addition to the described rental rate. These costs will be in addition to the rental rate specified in section 5.

MAINTENANCE AND REPAIR

7. The Landlord shall maintain the premises in good repair and tenantable condition during the continuance of this Rental Agreement, except in case of damage arising from the negligence of the tenant’s clients, agents or employees. For the purposes of maintenance and repair, the Landlord reserves the right at reasonable times to enter and inspect the premises and to do any necessary maintenance and repairs to the building. Landlord's maintenance and repair obligations shall include, but not be limited to, the mechanical, electrical, interior lighting (including replacement of ballasts, starters and fluorescent tubes as required), plumbing, heating, ventilating and air-conditioning systems (including replacement of filters as recommended in equipment service manual); floor coverings; window coverings; elevators, including communications systems; inside and outside walls (including windows and entrance and exit doors); all structural portions of the building (including the roof and the watertight integrity of same); porches, stairways; sidewalks; exterior lighting; parking lot (including snow removal, cleaning and restriping as required); wheel bumpers; drainage; landscaping and continuous satisfaction of all governmental requirements generally applicable to similar office buildings in the area (example: fire, building, energy codes, indoor air quality and requirements to provide an architecturally barrier-free premises for people with disabilities, etc.).

TERMINATION

8. This Rental Agreement may be terminated by either party giving written notice not less than thirty (30) days prior to the effective date of termination.

ASSIGNMENT/SUBLEASE

9. The Tenant may assign this Rental Agreement or sublet the premises with the prior written consent of the Landlord, which consent shall not be unreasonably withheld. Tenant shall not permit the use of the premises by anyone other than the Tenant, such assignee or sublessee, and the employees, agents and servants of the Tenant, assignee, or sublessee.
FIXTURES

10. The Tenant shall have the right during the existence of this Rental Agreement with the written permission of the Landlord (such permission shall not be unreasonably withheld), to make alterations, attach fixtures, and erect additions, structures or signs, in or upon the premises hereby rented. Performance of any of the rights authorized above shall be conducted in compliance with all applicable governmental regulations, building codes, including obtaining any necessary permits. Any fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the Tenant and may be removed therefrom by the Tenant upon the termination of this Rental Agreement. Any damage caused by the removal of any of the above items shall be repaired by the Tenant.

PREVAILING WAGE

11. Landlord agrees to pay the prevailing rate of wage to all workers, laborers, or mechanics employed in the performance of any part of this Rental Agreement when required by state law to do so, and to comply with the provisions of Chapter 39.12 RCW, as amended, and the rules and regulations of the Department of Labor and Industries and the schedule of prevailing wage rates for the locality or localities where this Rental Agreement will be performed as determined by the Industrial Statistician of the Department of Labor and Industries, are by reference made a part of this Rental Agreement as though fully set forth herein.

PAYMENT

12. Any and all payments provided for herein when made to the Landlord by the Tenant shall release the Tenant from any obligation therefore to any other party or assignee.

COMPLIANCE WITH STATE/FEDERAL LAWS

13. Landlord is responsible for complying with all applicable provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101-12213) and the Washington State Law Against Discrimination, Chapter 49.60 RCW, as well as the regulations adopted thereunder, with respect to the Leased Premises.

DISASTER

14. In the event the rented premises are destroyed or injured by fire, earthquake or other casualty so as to render the premises unfit for occupancy, and the Landlord neglects and/or refuses to restore said premises to their former condition, then the Tenant may terminate this Rental Agreement and shall be reimbursed for any unearned rent that has been paid. In the event said premises are partially destroyed by any of the aforesaid means, the rent herein agreed to be paid shall be abated from the time of occurrence of such destruction or injury until the premises are again restored to their former condition, and any rent paid by the Tenant during the period of abatement shall be credited upon the next installment(s) of rent to be paid. It is understood that the terms "abated" and "abatement" mean a pro rata reduction of area unsuitable for occupancy due to casualty loss in relation to the total rented area.
NO GUARANTEES

15. It is understood that no guarantees, express or implied, representations, promises or statements have been made by the Tenant unless endorsed herein in writing and it is further understood that the Tenant, a State agency, is acting in compliance with a delegated authority from the Department of General Administration in accordance with RCW 43.82.010. Any amendment or modification of this Agreement must be in writing and signed by both parties.

HAZARDOUS SUBSTANCES

16. Landlord warrants that no hazardous substance, toxic waste, or other toxic substance has been produced, disposed of, or is or has been kept on the premises hereby rented which if found on the property would subject the owner or user to any damages, penalty, or liability under an applicable local, state or federal law or regulation. Landlord shall indemnify and hold harmless the Tenant with respect to any and all damages, costs, attorney fees, and penalties arising from the presence of such substances on the premises, except for such substances as may be placed on the premises by the Tenant.

BINDING AUTHORITY

17. It is further understood that this Rental Agreement shall not be binding upon the State of Washington, Office of Superintendent of Public Instruction, unless signed by the Tenant's Director, Commissioner, or his/her designee and approved as to form by the Office of the Attorney General.

CAPTIONS

18. The captions and paragraph headings hereof are inserted for convenience purposes only and shall not be deemed to limit or expand the meaning of any paragraph.

NOTICES

19. Wherever in this Rental Agreement written notices are to be given or made, they will be sent by certified mail to the address listed below unless a different address shall be designated in writing and delivered to the other party.

LANDLORD: Puget Sound Educational Service District 121
800 Oakesdale Ave. SW
Renton, WA 98057-5221

TENANT: Western Washington University
IN WITNESS WHEREOF, the parties subscribe their names.

LANDLORD: Puget Sound Educational Service District
By: _______________________________
Title: _____________________________
Date: _____________________________

TENANT: Western Washington University
By: _______________________________
Title: _______
Date: _____________________________