HEALTH RESEARCH FOUNDATION

BOARD OF TRUSTEES MEETING

11/18/72

The Board of Trustees of the Health Research Foundation met at Western States Chiropractic College at 10:00 A.M. on Saturday, November 18, 1972.

Members present were Drs. Goddard, Dunn, Wilson, Elliot, Malcolm Campbell and members of the Real Estate Committee Drs. Hill, Bentley and Stober. (Dr. Viets was shown the campus and buildings (outside) later).

The group went to view the Marycrest school and were conducted on a tour of the campus and classrooms by Clifford Orth, Chairman of the Board and builder of the facility.

The building is bounded on one side by 132nd Ave. and on the North by the Banfield Freeway. The grounds slope gently to the North, ~~by the Banfield Freeway. The grounds slope gently to the North~~ and there are 22 acres with 8 buildings, a large two-story caretakers home and another small building. The buildings include a Gymnasium, classrooms, library and residential units with five garages for teachers at the school.

The buildings are 8-16 years old, and the Clifford Orth building, constructed in 1955, has a new roof. It has four 30-chair classrooms, one group of 150 lockers and two rest rooms. All the buildings are one story of cedar with laminated beam ceilings with acoustical tile and concrete foundations. Each building has a forced air heating system with heat supplied by a central hot water system and a tunnel in each building to carry the pipes.

There is an I.B.M. system for bell ringing but there are no telephones, just an intercom system with no answer back, but central control.

Gusman Hall houses the gymnasium which has a stage, 6 basketball baskets and will hold approximately 800 chairs. On the west end of the gym are a group of 150 lockers, 2 rest rooms with 3 stools each, 40 separately enclosed showers with individual dressing rooms and 312 wire baskets for clothes. There is a long room on the east end of the gym, that could be made into two classrooms with a kitchen on one end and storage under the large room with 200 lockers on the east end of the gym. There is a raised tiered carpeted and acoustically quiet music room on the south side of the large room at the end of the gym.

Kennedy Hall, which was dedicated by President John F. Kennedy in 1964, houses the library and is carpeted on one side where the books are kept and an audio room on the other side with vinyl tile floor and 12 study Krals. The restroom toilets in the this building are floor mounted.

The Convent of St. Dominicks has 19 bedrooms with a Chapel and dining room on the east side. Extending beyond this is a complete kitchem with a large freezer, a walkin freezer, automatic dishwashers. There is also a laundry here with several machines, a dryer and commercial pressing unit. There are also 5 tubs, 5 showers and 5 toilets in this area. There is a lounge, a guest room with a study and complete bathroom. The typical bedroom consists of a single bed, clothes closet, desk, and temporary bookcase and sink in each room.

Parent's House on the south side of the property adjacent to the large parking area houses a typing room with an overhead projector with wall screen, a teletype machine, 29 typewriters, 1 comptometer, 4 adding machines, 36 tables and chairs. There are 6 classrooms in this building with a large waiting area, a staff lounge with kitchen setup. There are also 5 toilets in a large restroom in this building.

The Home Economics and Science Building has a biology lab with 7 lab tables holding 8 students each and 4 double gas jets for experiments. The Science Lab has supervisors tables with 17 double gas jets and 20 classroom chairs, teachers desk, teachers demonstration table with a darkroom, lab and chemical sink and chemistry storage on the other end of the room. On the west end of the building is a large sewing room with a number of sewing machines, and adjoining this is a cooking room with 16 electric ranges , and on the south end of these two rooms is a large living room with dining table and chairs, comfortable furniture and fireplace, with a carpeted floor. Under this building is a large full basement with daylight windows on one side. There is a large locker area with a lounge and 60 metal lockers on one end and a large room in the center with tables and chairs, where the school paper was put out. On the other end is a large open storage area with shelves.

The Boiler room building (The Joseph House) on the west side has a complete apartment for a maintenance supervisor with bedroom, bath, kitchem, and living area. On the Northside in the rear is a large Birchfield boiler, Tacoma, Wash. with a large cement pad with pipes and wiring all installed, if expansion required another boiler to be installed. Just south of the boiler room and adjacent to the apartment are two separate rooms, one with a skylight, which are presently used for art and painting drawing, but could be converted to a dissection lab. There is also a large ceramic kiln and a storage room which would make an excellent instructor's office, with windows on two sides facing one classroom. The small building behind the gym, approximately 50x80 could be used as a student lounge. It has a cement floor and is heated by a large ceiling gas heater, but has no plumbing. There is a Halsey St. bus near the campus.

The group then adjourned to the Chuck Wagon North to have lunch and discuss the possibilities of purchase. Mr. Orth said the price was between $1,100,000 and $1,200,000 with the possibility of a contract. All equipment would go with the purchase. The Board and Real Estate Committee were unanimous on exploring the financing to handle this Several ideas were advanced:

1. One hundred Doctors buy a $10,000 life insurance policy which would make funds readily available for purchase.

2. To give $1000 per year over a 10 yr period.

3. All doctors and friends get a bank note and pay back the bank.

4. Straight pledges.

5. Give property or other valuables to the College, to be sold and converted to cash.

Dr. Goddard contacted the Northwest Mutual Life who have mortgages on several parochial schools, and may have one on the school, and will contact other lenders. Dr. Hill will also contact several financial institutions for ways and means of financing. There is also the possibility of a government loan.

One idea stressed was to make an offer with, say, a $25,000 note contingent on 180 days for financing, etc.

Another suggestion was to pay the interest the first three years, then more principal, etc.

Dr. Goddard will contact Dr. Milo Ross, who is on a three week eastern trip for his opinion and ideas.

Daniel E. Wilson, D.C.
Secretary to the Board

cc: Board of Trustees
Drs. Elliot, Viets, Hill, Bentley, Ross