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PORTLAND COMMUNITY COLLEGE BOARD OF DIRECTORS

Business Meeting

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March 17, 2022



Please print double-sided in support of Board Policy B707 – Sustainable Use of Resources

Board of Directors Goals 2021-2022

Belonging

Strategic Goal: Ensure that the Board of Directors and the President both advance Diversity, Equity and Inclusion in measurable and strategic ways.

- Increase the recruitment, hiring, and retention of employees of color.
- Increase the awarding of contracts to D/M/W/ESB/SDV companies.
- Integrate diversity, equity, and inclusion into its policymaking processes and all board functions.

Delivery

Strategic Goal: The board holds itself and the college president accountable for improving equitable student success.

- Improve access, retention, and completion rates for all students; while reducing and eliminating disparities in these rates for low-income students and students of color.
- Utilize personal and professional networks to establish new strategic partnerships that bring new resources to the goal of improving outcomes for students (e.g., resources that address student housing and food insecurity, the PCC Campaign for Opportunity, etc.).

Enterprise

Strategic Goal: Through the development of policy, a strong relationship with the college president and effective public advocacy, ensure that Portland Community College is well positioned to meet the current and future needs of the communities it serves:

- Hire and on-board PCC's 8th President and communicate the PCC governance structure
- Coordinate and strengthen strategic advocacy with city, county, regional, state, and federal governments.
- Continue strategic oversight of college performance.
- Prepare for the 2022 Bond Measure.
- Engage in Board development by participating in evaluations, professional development and trainings.
- Support and actively contribute to the successful completion of reaccreditation.

Workforce

Strategic Goal: Advocate for workforce development.

- Review strategic-level workforce data to support alignment of pathways to close talent and opportunity gaps and move students into quality, livable wage careers, increasing economic mobility.
- Advocate for state investments in community colleges to promote equitable workforce development.
- Assist in cultivating donors and leveraging private/public partnerships that contribute leading edge training equipment for PCC programs.

The PCC Board of Directors Working Agreement:

- | | |
|--|--|
| • Treat each other with respect | • Call in/Call out |
| • Plan agenda thoughtfully | • Be aware of impact as well as intent |
| • Listen with an empathic mind and heart | • Conduct effective meetings |
| • Be prepared | • Stay true to board goals |
| • Be honest, act with integrity | • Stay engaged |
| • Create a positive working environment | |

Portland Community College
BOARD OF DIRECTORS
PO BOX 19000, Portland, Oregon 97280

March 17, 2022

AGENDA

The Board of Directors meetings are held in accordance with open meeting laws and accessibility requirements. If a person with a disability needs assistance in order to attend or participate in a meeting, please notify the Board of Director's Office at least 48 hours in advance by calling (971) 722-4365 or by email at boardmember@pcc.edu, please use **ACCESSIBILITY** in the subject line.

3:30 PM **EXECUTIVE SESSION** In accordance with ORS 192.660 (2), (a)
employment of a public official (d) labor negotiations and (h) litigation

Media Requests to join the Executive Session can be phoned in to 971.722.4365 or emailed to boardmember@pcc.edu by noon of the meeting date. Please use MEDIA REQUEST in the subject line.

4:30 PM **WORK SESSION**

- PCC's AtD Journey—Dr. Linda Watkins, Dr. Miguel Ceja (45 minutes)
- Redistricting—Ethan Sharygin, Director, PSU Population Research Center (30 minutes)
- Presidential Evaluation Process—Laurie Cremona Wagner (30 minutes)

6:15 PM **BREAK**

6:30 PM **BUSINESS SESSION**
Call to Order

- Land Acknowledgment
- Approval of Agenda—March 17, 2022
- Approval of Minutes— January 20, 2022, February 17, 2022 and March 3, 2022

6:35 PM **PRESIDENT'S UPDATES**

- COVID-19 Update
- Kudos
- Announcements
- Updates
- Other

6:55 PM **INFORMATION SESSIONS**
DELIVERY: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem
Limelight on Learning: An Interdisciplinary Approach - NSF STEM Guitar Project @PCC--Justin Mortensen and John Mery (15 minutes)

ENTERPRISE: Cultivate a long-term sustainable college enterprise

- Post Legislative Session Update—Sage Learn, Director, Government Relations (20 minutes)
- Presidential Search Update—Tiffani Penson, Dan Saltzman, Katy Ho, Kate Chester (15 minutes)

7:45 PM

PUBLIC COMMENT ON AGENDA ITEMS

Persons wishing to make public comment on agenda items can request a time slot by using this [link](#). Details and directions can be found at the link.

8:00 PM

CONSENT AGENDA: (All items will be approved by consent agenda unless an item is withdrawn by request of a member of the Board. A separate motion will then be required to take action on the item in question.)

	<u>PERSONNEL</u>	<u>Page</u>
22-091	Approval of Personnel Actions— March 17, 2022.....	198
	Academic Professional Appointments: Massi Hunaidi, Accountant II, Finance and Administration Jennifer McBratney, Student Accounts Coordinator, Finance and Administration Angie Rodriguez, Accountant III, Finance and Administration Jazmin Velazquez, Admissions Specialist, Student Affairs (NonGeneral Fund)	
	Administrative Appointments: Erin Dalton, Payroll Manager, Finance and Administration Matt Brehm, IT Manager, Information Technology William Butler-Paisley, Student Assessment and Testing Center Manager, Academic Affairs Brian Goldhammer, Public Safety Lieutenant, Finance and Administration Staci Kemi, Academic Support Services Manager, Academic Affairs Clint Roberts, Financial Operations Manager, Finance and Administration Tammy Sanders, Financial Services Manager II, Finance and Administration	
	<u>RETIREES</u>	
22-092	Commendation of Retiring Employee - Alan Little (3 Years)	203
	<u>BIDS AND CONTRACTS</u>	
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22-095	Approve Increase in Guaranteed Maximum Price to Mortenson Construction Company for the Oregon Manufacturing and Innovation Center (OMIC) in Scappoose	207
22-096	Approve Increase in Contract to OPSIS for Rock Creek Building 2 Renovations	208
22-097	Approve Increase in Contract to Studio Petretti for Rock Creek Building 3 Renovations	209
22-098	Approve Increase in Guaranteed Maximum Price to Robert Evans Construction Company for the Rock Creek Campus Dealer Services Technology Building	210

BOARD

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22-100	Appointment of Delegates to Attend the Oregon Community College Association (OCCA) Annual Conference at Sunriver Resort in Sunriver, Oregon, April 13-16, 2022	213

8:05 PM

PUBLIC COMMENT ON NON-AGENDA ITEMS

Persons wishing to make public comment on agenda items can request a time slot by using this [link](#). Details and directions can be found at the link.

8:20 PM

REPORTS

- Student Update— Mohasin Biswas Manab, Student Board Member
- PCC Federation of Classified Employees (AFT Local 3922)—Jeff Grider, President
- PCC Federation of Faculty and Academic Professionals (AFT Local 2277)—Frank Goulard, President
- Board Members

8:40 PM

ADJOURNMENT

Portland Community College Board of Directors
PO BOX 19000, Portland, Oregon 97280

January 20, 2022
Via remote access

BOARD MEETING MINUTES

ATTENDANCE

Mohamed Alyajouri, Serin Bussell, Laurie Cremona Wagner, Tiffani Penson, Dan Saltzman, Michael Sonnleitner, Kristi Wilson, Mohasin Biswas Manab

EXECUTIVE SESSION

In accordance with ORS 192.660 (2) the PCC Board of Directors met in Executive Session to discuss labor negotiations and litigation.

WORK SESSION

Reports and updates were provided on accreditation, the 2022 Legislative Session, Board Policy and OCCA.

CALL TO ORDER

Chair Alyajouri called the Business Meeting to order at 6:52 pm.

CONVENE AS LOCAL CONTRACT REVIEW BOARD

Public Hearing on Exemption from Competitive Bidding
CM/GC Updates

- Linda Degman provided background on the request for the exemption. Resolutions 22-076, 22-077 and 22-078 will be approved later in the meeting on the Consent Agenda.

Public Comment on Exemption from Competitive Bidding

- Vincent Blanco: 22-076, 22-077, 22-078 Exemption from Competitive Bidding

ADJOURN LOCAL CONTRACT REVIEW BOARD

BUSINESS SESSION

Director Cremona Wagner shared the Land Acknowledgement.

APPROVAL OF THE AGENDA

The January 20, 2022 agenda was approved as published. Sonnlietner/Saltzman
Alyajouri – Absent Penson – Yes Wilson – Yes
Bussell – Yes Saltzman – Yes
Cremona Wagner - Yes Sonnleitner – Yes

APPROVAL OF THE MINUTES

The December 16, 2021 minutes were postponed until the February meeting.

RECOGNITION

President Mitsui recognized Cheri Maas Anderson for her 34-year career with PCC. Andrew Rosseler made brief remarks.

PRESIDENT'S UPDATES

President Mitsui provided updates on PCC's COVID-19 response, Future Ready Oregon, NWCCU, WTDB, OPC and the PCC Foundation.

INFORMATION SESSIONS

Information Session updates were provided on Strategic Theme Delivery Limelight on Learning: ESOL/HVAC--Skyler Stearns and Rick Willebrand

PUBLIC COMMENT ON AGENDA ITEMS

Vincent Blanco: 22-071 Approval of Personnel Actions

BUSINESS SESSION

Chair Alyajouri proposed approval of Resolutions 22-071 through 22-079.

Alyajouri – Yes

Penson – Yes

Wilson – Yes

Bussell – Yes

Salzman – Yes

Cremona Wagner - Yes

Sonnleitner – Yes

PUBLIC COMMENT ON NON-AGENDA ITEMS

Meryl DePasquale: international students

Bonni Goldberg: Thoughtful Return Issues

Nicole Shappart: Advising Reopening / Covid / return to campus

Ariana Ritchie: Advising Reopening

REPORTS

Reports were provided by Frank Goulard, PCC Federation of Faculty and Academic Professionals and Mohasin Biswas Manab on behalf of the District Student Council.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:29 pm.

Mohamed Alyajouri, Chair

Mark Mitsui, President

Prepared by:

Jeannie Moton, Executive Coordinator

Minutes approved on March 17, 2022

Portland Community College Board of Directors
PO BOX 19000, Portland, Oregon 97280

February 17, 2022
Via remote access

BOARD MEETING MINUTES

ATTENDANCE

Mohamed Alyajouri, Serin Bussell, Laurie Cremona Wagner, Tiffani Penson, Dan Saltzman, Michael Sonnleitner, Kristi Wilson, Mohasin Biswas Manab

EXECUTIVE SESSION

In accordance with ORS 192.660 (2) the PCC Board of Directors will now meet in Executive Session to discuss (d) labor negotiations, (h) litigation and (k) school safety

WORK SESSION

Reports and updates were provided on P&CC Bond 2022, P&CC Polling Results and the Presidential Evaluation. Piper Sandler also provided a tutorial on GO Bond.

CALL TO ORDER

Chair Alyajouri called the Business Meeting to order at 6:39 pm. Vice Chair Penson shared the Land Acknowledgement.

APPROVAL OF THE AGENDA

The February 17, 2022 agenda was approved as published. Saltzman/Penson

Alyajouri – Yes

Penson – Yes

Wilson – Yes

Bussell – Yes

Saltzman – Yes

Cremona Wagner - Yes

Sonnleitner – Yes

PRESIDENT'S UPDATES

President Mitsui provided updates to his workplan. He also recognized the Print Center team with a few Kudos. He reported out on Future Ready Oregon, CCWD, OPC, ODE, and NLS. He also thanked everyone who support the 3rd Annual Dreamers Breakfast.

INFORMATION SESSIONS

Information Session updates were provided on:

WORKFORCE: Respond to community and workforce needs by developing a culture of agility

- Limelight on Learning: Think Big—Jesse Norconk, Instructor, CAT Dealer Service Tech and Dan Brotherton, Instructor, Dealer Service Tech

DELIVERY: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem

- 10 Years of Future Connect—Christina Kline, Executive Director, PCC Foundation, Josh Laurie, Program Manager, Future Connect and Litzy Solis-Martinez, Student, Future Connect

- Enrollment Planning Update—Ryan Clark, Dean, Enrollment Strategy & Services; Heather Lang, Vice President, Student Affairs, Kurt Simonds, Operations Dean, Academic & Student Affairs, Katy Ho, Vice President, Academic Affairs

PUBLIC COMMENT ON AGENDA ITEMS

None

BUSINESS SESSION

Chair Alyajouri proposed approval of Resolutions 22-080 through 22-089.

Wagner/Wilson

Alyajouri – Yes

Penson – Yes

Wilson – Yes

Bussell – Yes

Salzman – Absent

Cremona Wagner - Yes

Sonnleitner – Yes

PUBLIC COMMENT ON NON-AGENDA ITEMS

Natalie Denny: Impact of Reorg and Faculty Contract on PT Faculty in Math

Vincent Blanco: Custodian Health & Safety - Premium Pay

REPORTS

Reports were provided by Frank Goulard, PCC Federation of Faculty and Academic Professionals; Jeff Grider, PCC Federation of Classified Employees (AFT Local 3922); and Mohasin Biswas Manab on behalf of the District Student Council.

Vice Chair Penson gave a brief update on the Presidential Search.

District Student Council (DSC) – Mohasin Biswas Manab

ADJOURNMENT

There being no further business, the meeting adjourned at 8:45 pm.

Mohamed Alyajouri, Chair

Mark Mitsui, President

Prepared by:

Jeannie Moton, Executive Coordinator

Minutes approved on March 17, 2022

Portland Community College Board of Directors
PO BOX 19000, Portland, Oregon 97280

March 3, 2022
Via remote access

SPECIAL SESSION MEETING MINUTES

ATTENDANCE

Mohamed Alyajouri, Serin Bussell, Tiffani Penson, Dan Saltzman, Michael Sonnleitner, Mohasin Biswas Manab

EXECUTIVE SESSION

In accordance with ORS 192.660 (2) the PCC Board of Directors will now meet in Executive Session to discuss (d) labor negotiations

CALL TO ORDER

Chair Alyajouri called the Business Meeting to order at 4:45 pm. Director Sonnleitner shared the Land Acknowledgement.

APPROVAL OF THE AGENDA

The March 3, 2022 agenda was approved as published. Saltzman/Bussell

Alyajouri – Yes	Penson – Yes	Wilson – Absent
Bussell – Yes	Saltzman - Yes	
Cremona Wagner - Absent	Sonnleitner – Yes	

INFORMATION SESSIONS

President Mitsui presented a report regarding the PCC mask mandate.

PUBLIC COMMENT ON AGENDA ITEMS

Frank Goulard, Mask mandate

BUSINESS SESSION

Chair Alyajouri proposed approval of Resolutions 22-090. Saltzman/Bussell

Alyajouri – Yes	Penson – Yes	Wilson – Absent
Bussell – Yes	Salzman – Yes	
Cremona Wagner - Absent	Sonnleitner – Yes	

ADJOURNMENT

There being no further business, the meeting adjourned at 4:53 pm.

Mohamed Alyajouri, Chair

Mark Mitsui, President

Prepared by:

Jeannie Moton, Executive Coordinator

Minutes approved on March 17, 2022

March 17, 2022

22-091

APPROVAL OF PERSONNEL ACTIONS

PREPARED BY: The Human Resources Department Staff

APPROVED BY: Alisa Hampton, Recruitment Manager, Human Resources
Jennifer de laix, Interim Associate Vice President, Human Resources
Mark Mitsui, President

STRATEGIC THEMES: Belonging: Transform our learning culture toward creating a sense of belonging and well-being for every student;
Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem;
Workforce: Respond to community and workforce needs by developing a culture of agility;
Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: Approval of Personnel Actions

RECOMMENDATION: That the Board of Directors approve the following actions:

A. Approval of new hires, new positions and change of position

Academic Professional Appointment– **Massi Hunaidi**

Accountant II

Finance and Administration

Annual Salary: \$75,856

Grade: 3

Step: 13

Effective: February 21, 2022

Applicant Flow:

Gender

Ethnicity

4 Female

0 American Indian or Alaska Native

2 Male

1 Asian

0 Not Disclosed

0 Black or African American

1 Hispanic/Latino

0 Native Hawaiian or Other Pacific Islander

0 Not Disclosed

0 Two or More Selections

4 White

6 Total

Academic Professional Appointment– **Jennifer McBratney**

Student Accounts Coordinator

Finance and Administration

24 Total

Administrative Appointment– **Erin Dalton**

Payroll Manager

Finance and Administration

Annual Salary: \$93,000 Grade: K

Effective: February 15, 2022

Applicant Flow:

Gender

Ethnicity

5	Female	1	American Indian or Alaska Native
2	Male	1	Asian
0	Not Disclosed	0	Black or African American
		0	Hispanic/Latino
		0	Native Hawaiian or Other Pacific Islander
		0	Not Disclosed
		1	Two or More Selections
		4	White
		7	Total

Administrative Appointment– **Matt Brehm**

IT Manager

Information Technology

Annual Salary: \$84,001 Grade: L

Effective: February 4, 2022

Applicant Flow:

Gender

Ethnicity

0	Female	0	American Indian or Alaska Native
1	Male	0	Asian
0	Not Disclosed	0	Black or African American
		0	Hispanic/Latino
		0	Native Hawaiian or Other Pacific Islander
		0	Not Disclosed
		0	Two or More Selections
		1	White
		1	Total

Administrative Appointment– **William Butler-Paisley**

Student Assessment and Testing Center Manager

Academic Affairs

Annual Salary: \$75,861 Grade: K

Effective: March 7, 2022

Applicant Flow:

Gender

Ethnicity

1	Female	0	American Indian or Alaska Native
3	Male	0	Asian
1	Not Disclosed	0	Black or African American

Public Safety Lieutenant

Annual Salary: \$87,890 Grade: J

Grade: J

Effective: February 14, 2022

Gender

Ethnicity

0 American Indian or Alaska Native

0 Asian

0 Black or African American

0 Hispanic/Latino

0 Native Hawaiian or Other Pacific Islander

0 Not Disclosed

1 Two or More Selections

4 White

5 Total

Academic Support Services Manager

Annual Salary: \$78,788 Grade: K

Grade: K

Effective: March 1, 2022

Gender

an or Alas

0 Asian

0 Black

0 Hispanic/Latino

0 Native Hawaiian

2 Not Disclosed

2 Two or More S

3 White

7 Total

References

Financial Operations Manager

Annual Salary: \$95,000 Grade: K

Grade: K

Effective: February 14, 2022

Applicant Flow:		Ethnicity	
Gender			
4	Female	0	American Indian or Alaska Native
5	Male	0	Asian
0	Not Disclosed	0	Black or African American
		3	Hispanic/Latino
		0	Native Hawaiian or Other Pacific Islander
		0	Not Disclosed
		0	Two or More Selections
		6	White
		9	Total

Administrative Appointment– Tammy Sanders

Financial Services Manager II

Finance and Administration

Annual Salary: \$91,399

Grade: K

Effective: February 22, 2022

Applicant Flow:

Gender		Ethnicity	
1	Female	0	American Indian or Alaska Native
1	Male	0	Asian
0	Not Disclosed	0	Black or African American
		0	Hispanic/Latino
		0	Native Hawaiian or Other Pacific Islander
		0	Not Disclosed
		0	Two or More Selections
		2	White
		2	Total

**ETHNIC AND GENDER DESCRIPTION OF STAFF
PROPOSED TO BE HIRED IN THE MARCH 17, 2022 PERSONNEL REPORT**

Female	7	American Indian/Alaskan Native	1
Male	4	Asian	0
Not Disclosed	0	Black or African American	0
	11	Hispanic/Latino	1
		Native Hawaiian/Pacific Islander	0
		Not Disclosed	1
		Two or More Selections	0
		White	8
			11

March 17, 2022

22-092

COMMENDATION OF RETIRING EMPLOYEE -
ALAN LITTLE (3 YEARS)

PREPARED BY: Melissa Morton, HRIS Specialist, Human Resources

APPROVED BY: Jennifer de Laix, Interim Associate Vice President,
Human Resources
Mark Mitsui, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem. Design and strengthen the innovative and appropriate use of technology, becoming a leader in advancing equitable student success in all learning modalities.

REPORT: Alan Little has performed faithfully in his duties as Facilities Operations Maintenance Specialist III for Portland Community College since November 27, 2018. He retires effective April 1, 2022.

RECOMMENDATION: That the Board commend him for his service to Portland Community College and wish him well in his retirement years.

March 17, 2022

22-093

AMEND CONTRACT FOR HVAC SYSTEMS
MAINTENANCE (TRANE)

PREPARED BY: Michael Mathews, College Purchasing Manager, Finance

FINANCIAL
RESPONSIBILITY: Brad Ortman, Director, Facilities Maintenance Services

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration
Mark Mitsui, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The College has an existing Contract in the amount of \$120,000.00 for maintenance of district-wide HVAC Systems. This scheduled maintenance is to ensure the ongoing and proper operation of our HVAC Systems. The anticipated costs for maintenance this fiscal year have increased due to COVID-19 and the associated preparation for re-opening.

The existing contract is a cooperative contract entered into under the authority of ORS279.205. The Contract is an Omnia Partners Cooperative Contract with Trane US, Inc (15-JLP-023). The College is requesting approval to amend our existing contract by increasing the not to exceed limit to \$90,000.00

Not to Exceed Contract Total Cost: \$215,000.00

- In this instance, a COBID certified firm does not hold a contract to provide the services being procured from the manufacturer.

RECOMMENDATION: That the Board of Directors authorize the College to amend and increase our existing contract with Trane US, Inc by \$90,000 for a new contract total of \$215,000.00 using the OMNIA Partners Cooperative Contract referenced above. Funding for this work will be from the General Fund.

March 17, 2022

22-094

APPROVE GUARANTEED MAXIMUM PRICE TO LEASE
CRUTCHER LEWIS FOR THE SYLVANIA HEALTH
TECHNOLOGIES BUILDING AND RELATED PROJECTS

PREPARED BY: John MacLean, Finance and Procurement Manager,
Planning and Capital Construction

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital Construction

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration
Mark Mitsui, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college
enterprise

REPORT: On September 20, 2018, through BA19-028, the Board
authorized the College to enter into a contract with Lease
Crutcher Lewis for a not to exceed fee of \$200,000 for
preconstruction services for the Sylvania Campus HT
Building east side renovation and associated projects.

On July 16, 2020, through BA 21-008, the Board approved
the new total expenditure of \$12,515,376 for swing space
projects associated with the HT renovation. This included the
permanent relocation of Biology to the ST building.

On May 20, 2021, through BA 21-168, the Board approved
an increase in the authorized amount of \$7,684,714 for a
new total of \$20,200,090 for early demolition work and swing
space projects.

On July 15, 2021, through BA 22-006, the Board approved
an increase in the authorized amount of \$1,797,721 for a
new total of \$21,997,811 for early mechanical, engineering
and plumbing (MEP) work in the HT Building.

Lease Crutcher Lewis have provided the full Guaranteed
Maximum Price for work in the HT Building and other related
work across the Sylvania Campus. The total proposed GMP
is \$57,078,305 which includes preconstruction services and
all prior Early Work Amendments.

P&CC staff have reviewed the proposed GMP and recommend acceptance of this amount plus a 5% contingency for a total of \$59,932,220.

At the time of GMP preparation LCL expects to have 24% (\$13.8M) COBID participation as below:

Certification Type	Amount
Minority Owned Business Enterprise	\$513,000
Women Owned Business Enterprise	\$8,520,000
Emerging Small Business	\$4,780,000

The project is on track to meet PCC goals for Minority Workers and Apprentices and falling slightly behind on Women Workers. PCC staff continue to work with the contractor on plans to increase participation across all three goals.

LCL has implemented the RiseUp Respectful Workplace program.

RECOMMENDATION: That the Board of Directors approve the Guaranteed Maximum Price for the Sylvania HT Building from Lease Crutcher Lewis of \$59,932,220 including contingency. Funding is from the 2017 Bond Program and State of Oregon XI-G bonds.

March 17, 2022

22-095

APPROVE INCREASE IN GUARANTEED MAXIMUM
PRICE TO MORTENSON CONSTRUCTION
COMPANY FOR THE OREGON MANUFACTURING AND
INNOVATION CENTER (OMIC) IN SCAPPOOSE

PREPARED BY: John MacLean, Finance and Procurement Manager,
Planning and Capital Construction

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital Construction

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration
Mark Mitsui, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college
enterprise

REPORT: On May 17, 2018, through BA 18-112, the Board approved
awarding a contract for Progressive Design Build Services
for the Oregon Manufacturing and Innovation Center (OMIC)
to Mortenson Construction.

On October 24, 2019, through BA 20-058, the Board
approved entering into an Guaranteed Maximum Price
(GMP) with Mortenson Construction for up to \$19,694,914.

An increase to the GMP is now required to meet PCC
requested design changes including changes to the welding
program area, installation of an additional bridge crane, and
the moving of equipment installation to the CM/GC instead of
being directly contracted by PCC.

To meet these needs the GMP will be increased by
\$2,567,586 to a new GMP total of \$22,279,244

P&CC staff have reviewed the increase and confirm that it is
covered by the project budget including owner contingency.

RECOMMENDATION: That the Board of Directors approve increasing the
Guaranteed Maximum Price presented by Mortenson
Construction for the OMIC project to \$22,279,244. Funding
is from the 2008 & 2017 Bond Programs and State of
Oregon XI-G bonds.

March 17, 2022

22-096

APPROVE INCREASE IN CONTRACT TO OPSIS FOR
ROCK CREEK BUILDING 2 RENOVATIONS

PREPARED BY: John MacLean, Finance and Procurement Manager,
Planning and Capital Construction

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital Construction

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration
Mark Mitsui, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college
enterprise

REPORT: On March 19, 2020, through BA 20-111, the Board approved
awarding a contract for design services for Rock Building 2
renovations to OPSIS for \$292,864 using the established
price agreement for Architectural, Engineering, and
Landscape Architectural services.

An increase to the contract value is now required to meet
PCC requested design changes and a significant extension
in the construction period due to COVID related supply chain
issues.

To meet these needs the contract will be increased by
\$86,720 for an updated amount of \$378,584.

P&CC staff have reviewed the increase and confirm that it is
covered by the project budget.

OP SIS and their subconsultant team were selected for this
project based on their prior knowledge of the building. None
of the design firms working on the project are COBID
registered.

RECOMMENDATION: That the Board of Directors approve increasing the contract
with OPSIS for the Rock Creek Building 2 renovations to
\$378,584. Funding is from the 2017 Bond Program.

March 17, 2022

22-097

APPROVE INCREASE IN CONTRACT TO STUDIO
PETRETTI FOR ROCK CREEK BUILDING 3
RENOVATIONS

PREPARED BY: John MacLean, Finance and Procurement Manager,
Planning and Capital Construction

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital Construction

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration
Mark Mitsui, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college
enterprise

REPORT: On March 19, 2020, through BA 20-112, the Board approved
awarding a contract for design services for Rock Building 3
renovations to Studio Petretti for \$249,290 using the
established price agreement for Architectural, Engineering,
and Landscape Architectural services.

An increase to the contract value is now required to meet
PCC requested design changes, replacement of the existing
chiller, and conversion of an existing classroom into a
drafting lab.

To meet these needs the contract will be increased by
\$115,000 for an updated amount of \$364,290.

P&CC staff have reviewed the increase and confirm that it is
covered by the project budget.

Studio Petretti is a Women Owned Business registered with
the Oregon Certification Office for Business Diversity.

RECOMMENDATION: That the Board of Directors approve increasing the contract
with Studio Petretti for the Rock Creek Building 3
renovations to \$364,290. Funding is from the 2017 Bond
Program.

March 17, 2022

22-098

APPROVE INCREASE IN GUARANTEED MAXIMUM
PRICE TO ROBERT EVANS CONSTRUCTION
COMPANY FOR THE ROCK CREEK CAMPUS DEALER
SERVICES TECHNOLOGY BUILDING

PREPARED BY: John MacLean, Finance and Procurement Manager,
Planning and Capital Construction

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital Construction

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration
Mark Mitsui, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college
enterprise

REPORT: On January 17, 2019, through BA 19-066, the Board approved awarding a contract for Progressive Design Build Services for the Dealer Services Technology Building to the Robert Evans Company for a not to exceed amount of \$89,468. This fee covered pre-construction services on the project.

On July 16, 2020, through BA 21-007, the Board approved entering into an Early Work Amendment with the Robert Evans Company for \$480,220 to allow materials to be ordered for the project.

On October 15, 2020, through BA 21-054, the Board approved entering into a Guaranteed Maximum Price (GMP), including the previous early work amendments, of up to \$6,754,945 with the Robert Evans Company.

On May 20, 2020, through BA 21-165, the Board approved increasing the GMP by \$577,714 to \$7,332,119 to provide equipment to support further potential building on the West side of campus.

On August 19, 2021, through BA 22-024, the Board approved increasing the GMP by \$224,474 to \$7,556,593 to cover design changes & installation of a Solar PV Array.

A further increase is now required to meet PCC requested design changes including enhanced roof fall protection.

To meet these needs the GMP will be increased by \$250,000 to a new GMP total of \$7,806,593.

RECOMMENDATION: That the Board of Directors approve increasing the Guaranteed Maximum Price presented by the Robert Evans Company to \$7,806,593. Funding is from the 2017 Bond Program and the General Fund.

March 17, 2022

22-099

AUTHORIZATION TO REFUND STUDENT
TRANSPORTATION FEE FOR SPRING TERM 2022

PREPARED BY: Michelle Brown, Bursar/Treasury Manager, Finance

FINANCIAL
RESPONSIBILITY: Dina Farrell, Associate Vice President, Finance

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration
Mark Mitsui, President

REPORT: Consistent with the Strategic Focus to cultivate a long-term sustainable college enterprise, this Board Resolution relates to removing and refunding the Student Transportation Fee for the Spring 2022 term because TriMet passes are being sold only on an as-needed for those students needing to get to campus during the Spring 2022 academic term. The change is due to PCC moving to remote operations during the COVID-19 pandemic.

The Student Transportation Fee is a mandatory fee charged to all students at \$8.00 per student per term. The fee covers the subsidized portion of TriMet student select transit passes sold to students. Since minimal TriMet student select passes have been purchased for the Spring 2022 term there is little to no substantial lost revenue due to refunding the fee in the Spring 2022 term.

The Student Transportation Fee along with other student fees were reviewed by the President's Cabinet for possible adjustment due to the move to remote operations and changes in services to students. The Cabinet endorsed the adjustments to the Student Transportation Fee.

RECOMMENDATION: That the Board of Directors authorize the removal and refunding of the Student Transportation Fee for Spring term 2022.

March 17, 2022

22-100

APPOINTMENT OF DELEGATES TO ATTEND THE
OREGON COMMUNITY COLLEGE ASSOCIATION
(OCCA) ANNUAL CONFERENCE AT SUNRIVER
RESORT IN SUNRIVER, OREGON, APRIL 13-16,
2022

PREPARED BY: Jeannie Moton, Executive Coordinator, Office of the President

APPROVED BY: Mark Mitsui, President

REPORT: In accordance with Board Policy B 210, the Board of Directors recognizes the benefits derived by the College through membership in various educational organizations and from attendance of directors at state and national meetings which deal with community college issues. The Chair and Vice Chair have considered a slate of delegates to attend the 2022 OCCA Annual Conference April 13-16, 2022.

RECOMMENDATION: That the Board of Directors include Mohamed Alyajouri, Laurie Cremona Wagner, Michael Sonnleitner and Kristi Wilson as delegates to represent the College at the OCCA Annual Convention.

It is against the College's policy for any manager, supervisor, faculty member, staff member, or student to engage in prohibited harassment or discrimination of any member of the College community. PCC adheres to all federal, state, and local civil rights laws and regulations prohibiting discrimination in public institutions of higher education, including applicable provisions of the Civil Rights Act of 1964 (as amended); related Executive Orders 11246 and 11375; Title IX of the Education Amendments Act of 1972; Section 504 of the Rehabilitation Act of 1973; Titles I and II of the Americans with Disabilities Act of 1990 (as amended); the Age Discrimination in Employment Act, the Uniformed Service Employment and Reemployment Rights Act, and all applicable federal, state, and local civil rights laws. PCC does not discriminate against any employee, applicant for employment, student, or applicant for admission on the race, color, religion, national origin, sex, marital status, disability, veteran status, age, sexual orientation, or any other status protected by federal, state, or local law including protections for those opposing discrimination or participating in any resolution process on campus, with the Equal Employment Opportunity Commission or other human rights agencies. This policy covers nondiscrimination in both employment and access to educational opportunities. Therefore, any member of the PCC community who acts to deny, deprive, or limit the educational or employment and/or social access, benefits, and/or opportunities of any member of the PCC community, guest, or visitor on the basis of their actual or perceived membership in the protected classes listed above is in violation of PCC's policy on nondiscrimination.