



PORTLAND COMMUNITY COLLEGE BOARD OF DIRECTORS

Business Meeting



February 20, 2025



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) 722-7268 or by email at boardmember@pcc.edu, please use ACCESSIBILITY in the subject line.

Board of Directors Goals 2024- 2025

Belonging

Strategic goal: Ensure that the Board of Directors and the President advance diversity, equity, and inclusion in measurable and strategic ways.

- Monitor the recruitment, hiring, and retention of employees of color by receiving and reviewing trend reports on a quarterly basis.
- Monitor the awarding of contracts to D/M/W/ESB/SDV companies.
- Integrate people and culture centered strategies into its policymaking processes and all board functions.
- Support the college to work towards being a designated Hispanic Serving Institution.

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.

- Support the ongoing success of the President in leading the college to ensure Operational Excellence, Academic Excellence, and Fiscal Sustainability.
- Provide holistic support to the President including mental health and wellbeing.
- Engage in strategic advocacy with city, county, regional, state, federal and tribal governments.
- Engage in Board development by participating in evaluations, professional development, board structure and training.
- Attend all board retreats, board meetings and participate in one conference, as available, per year.

Delivery

Strategic goal: The Board of Directors and the President holds itself accountable for improving equitable student success.

- Monitor semiannual performance on access, enrollment, retention, and completion rates for all students, and work with the President and Administration to reduce and eliminate 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, faculty and staff.

Workforce

Strategic goal: Advocate for workforce development.

- Advocate for and support private, local, state and federal policy and investments in community colleges to promote holistic workforce development strategies.
- Communicate the benefits of bond measures to community members, partners and stakeholders as it pertains to workforce development and equitable student success.

The PCC Board of Directors Working Agreement:

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

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

February 20, 2025

REMOTE MEETING

Streaming Link: <https://portlandcc.zoom.us/j/99010966844>

Or Telephone: +1 669 900 6833 OR +1 719 359 4580 US

Webinar ID: 990 1096 6844

AGENDA

5:00 PM **EXECUTIVE SESSION** in accordance with ORS 192.660 (2) (h) litigation, (k) school safety.

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.

5:50 PM **WORK SESSION**

- [BP 2716](#) Discussion
- Agenda Order Discussion
- July Retreat Dates
- Review of Anticipated March Board Meeting Topics

6:30 PM **BUSINESS SESSION**

Call to Order

- Land Acknowledgment
- Approval of Agenda — February 20, 2025
- Approval of Minutes — January 16, 2025

6:35 PM **CONVENE AS LOCAL CONTRACT REVIEW BOARD**

- Public Hearing to Authorize Use of the Construction Manager/General Contractor (CMGC) Alternative Contracting Method for the Rock Creek Campus Building 7 Renovation Project
 - Public Comment
 - 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](#). Deadline for signups: Wednesday, February 19 at 5:00 pm.
 - 25-046 Authorize Use of the Construction Manager/General Contractor (CMGC) Alternative Contracting Method for the Rock Creek Campus Building 7 Renovation Project.....068

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- Public Hearing to Authorize Use of the Construction Manager/General Contractor (CMGC) Alternative Contracting Method for the Block 56 (Hillsboro) New Academic Building Project
 - Public Comment
 - 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](#). Deadline for signups: Wednesday, February 19 at 5:00 pm.
 - 25-047 Authorize Use of the Construction Manager/General Contractor (CMGC) Alternative Contracting Method for the Block 56 (Hillsboro) New Academic Building Project.....079
- Public Hearing to Authorize Use of the Construction Manager/General Contractor (CMGC) Alternative Contracting Method for the Cascade Campus Public Safety Education Building Renovation Project
 - Public Comment
 - 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](#). Deadline for signups: Wednesday, February 19 at 5:00 pm.
 - 25-048 Authorize Use of the Construction Manager/General Contractor (CMGC) Alternative Contracting Method for the Cascade Campus Public Safety Education Building Renovation Project.....090

6:55 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. Deadline for signups: Wednesday, February 19 at 5:00 pm.

7:10 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. Deadline for signups: Wednesday, February 19 at 5:00 pm.

7:25 PM

REPORTS

- ASPCC Senate President – Josh Hutchinson
- PCC Federation of Faculty and Academic Professionals (AFT Local 2277) – Ben Cushing, President
- PCC Federation of Classified Employees (AFT Local 3922) - Jeff Grider, President
- Board Members

7:50 PM

PRESIDENT'S UPDATES

- President's Reports and College Updates
 - [2023-2025 Biennial Budget Quarterly Update](#), Dina Farrell, Vice President, Business & Finance/CFO

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- [Proposed Tuition Increase \(Second Reading\)](#), Dina Farrell, Vice President, Business & Finance/CFO

8:30 PM

INFORMATION SESSIONS

ENTERPRISE: Cultivate a long-term sustainable college enterprise

- [Foundation Update](#) – Christina Kline, Director, Foundation
- [Climate Action Plan Update](#) – Briar Wray, Associate Dean, Sustainability Strategies

9:00 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 act on the item in question.)

PERSONNEL

25-049	Continuous Appointment: Academic Professional	101
25-050	Commendation for Retiring Employees	102

CONTRACTS

25-051	Contract Approval for Cascade Campus Public Safety Education Building Renovation to Studio Petretti Architects	103
25-052	Contract Approval for District Wide Enterprise Data Backup and Recovery to Bridge Data Solutions.....	105
25-053	Contract Approval for District Wide HVAC Controls Upgrades to Northwest Controls Company, Inc	107

BOARD

25-054	Approval of Professional Leaves for FY 25-26 Full-Time Faculty and Academic Professionals	109
25-055	Official Recognition that Classified Employee Appreciation Week will be Celebrated March 3 – 7, 2025	114

9:05 PM

NON-CONSENT AGENDA

25-056	Authorize Increase in Tuition for Credit Program Courses for the 2025-2026 and 2026- 2027 Academic Years (2025-2027 Biennium).....	115
25-057	Authorization to Increase the Student Activity Fee By \$0.85 per Credit Hour for the 2025-2027 Biennium	118

9:10 PM

ADJOURNMENT

Portland Community College
PO BOX 19000, Portland, Oregon 97280

January 16, 2025

BOARD MEETING MINUTES
Sylvania Campus

ATTENDANCE

Laurie Cremona Wagner, Greg McKelvey, Tiffani Penson, Dan Saltzman, Kien Truong, Mari Watanabe, Zone 7: Vacant

WORK SESSION

The Board of Directors met in Work Session. Matters discussed included the Zone 7 Vacancy, the [2025-2028 Strategic Goals Survey](#), the Board Topic Requests and Process Review, and the anticipated topics for the February meeting. The [PCC Government Relations Update](#) was also provided.

BUSINESS SESSION

Chair Wilson called the Business Meeting to order at 6:51 pm and shared the Land Acknowledgement.

The January 16, 2025 agenda was approved as published. Saltzman/Watanabe

Cremona Wagner – Yes

Saltzman – Yes

Zone 7 - vacant

McKelvey – Yes

Truong – Yes

Penson – Yes

Watanabe - Yes

The November 21, 2024 minutes were approved as published. McKelvey/Watanabe

Cremona Wagner – Yes

Saltzman – Yes

Zone 7 - vacant

McKelvey – Yes

Truong – Yes

Penson – Yes

Watanabe - Yes

The December 19, 2024 minutes were approved as published. Watanabe/Saltzman

Cremona Wagner – Yes

Saltzman – Yes

Zone 7 - vacant

McKelvey – Yes

Truong – Yes

Penson – Yes

Watanabe - Yes

PUBLIC COMMENT ON AGENDA ITEMS

NONE.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Michael Sonnleitner; Commemorating King's Birthday; Remote
Amy Stocky; SE Campus Trees; In-person
Kai White; Student Activity Fund; In-person
Hayden Dayal; A comment in support of Senate President Josh Hutchinson's Report; In-person
Ryan Bonn; Student Activity Fee Increase; In-person

REPORTS

Reports were provided by Student Board Member Josh Hutchinson on behalf of the District Student Council. This included a presentation regarding [Proposed Student Activity Fee Increases](#); Jeff Grider, PCC Federation of Classified Employees (AFT Local 3922); Ben Cushing (AFT Local 2277), and Board Member McKelvey.

RECOGNITIONS

President Bennings recognized the full board as January is School Board Appreciation Month. A reminder was provided regarding PCC's MLK Day of Service on January 20, 2025.

PRESIDENT'S UPDATES

President Bennings invited Dina Farrell and Kurt Simonds to provide an update on the Integrated Budget Planning Council (IBPC).
Dr. Howard Croom provided a quarterly [Personnel Action Report \(PAR\)](#) update.
Josh Peters McBride provided an [Affordable Housing Update](#).

INFORMATION SESSIONS

ENTERPRISE: Cultivate a long-term sustainable college enterprise.

[Annual Comprehensive Financial Report & Audit Opinion/Financial Update](#) – Dina Farrell, Vice President, Chief Financial Officer, Jim Crofts, General Accounting Director

[Eide Bailly 2023 Audit Results](#) – Kristin Diggs, Eide Bailly

CONSENT AGENDA

Chair Penson proposed approval of Resolutions 25-037 through 25-044.
McKelvey/Saltzman

Cremona Wagner – Yes	Saltzman – Yes	Zone 7 - vacant
McKelvey – Yes	Truong – Yes	
Penson – Yes	Watanabe - Yes	

NON-CONSENT AGENDA

Chair Penson proposed approval of Resolutions 25-045.
McKelvey/Saltzman

Cremona Wagner – Yes	Saltzman – Yes	Zone 7 - vacant
McKelvey – Yes	Truong – Yes	
Penson – Yes	Watanabe - Yes	

ADJOURNMENT

There being no further business, the meeting adjourned at 8:43 pm.

Tiffani Penson, Chair

Dr. Adrien L. Bennings, President

Prepared by:

Jennifer Hamlin, Board Coordinator

Minutes approved on February 20, 2025

February 20, 2025

25-046

ADOPT FINDINGS - GRANT AN EXEMPTION FROM
COMPETITIVE BIDDING - AUTHORIZE USE OF THE
CONSTRUCTION MANAGER/GENERAL CONTRACTOR
(CMGC) ALTERNATIVE CONTRACTING METHOD FOR THE
ROCK CREEK CAMPUS BUILDING 7 RENOVATION
PROJECT

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

FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
Katy Ho, Executive Vice President
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem; Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2022 Bond Program includes funding for updated classroom, technology, facilities, and equipment to provide students with modern higher education and job training spaces. As part of the 2017 Bond Program the College carried out an assessment of the Chemistry teaching laboratories in Building 7. As a result a first phase project was completed in 2022 to renovate the Organic Chemistry space. The College is now ready to move forward with the second phase to renovate the remaining Chemistry laboratories.

The College has several critical needs related to the work going forward at the Rock Creek Campus:

- The service to students at the Rock Creek Campus must, to the maximum extent possible, continue unimpeded through the construction;
- Public, student, and staff safety must be protected in a complex, construction environment;
- Disruptions, delays, and unplanned events must be kept to an absolute minimum;

Because of the complexity of this project, Staff recommends that the Construction Manager/General Contractor (CM/GC) process be utilized. The CM/GC alternative contracting process is authorized for procurement of construction services under ORS 279C.337 provided that the Local Contract Review Board (the Board of Directors for PCC under ORS 297A.060) approves an exemption from competitive bidding. Under the CM/GC contracting method:

- Prospective contractors are solicited prior to completion of the design phase pursuant to a competitive request for proposals (RFP) process, where selection is based upon criteria relating to the experience and expertise of the contractor rather than low bid.
- The contractor works with the owner and engineer during the design phase to develop the final design with the goals of improved constructability and value engineering, which results in fewer change orders and the ability to expedite the construction schedule. It also enables the contractor to be involved in development of the construction program, including implementation of the College's inclusivity goals. (Under the standard design/bid/build method, the design is completed before the project is bid, award is based upon low bid, and the contractor comes on board at that point.)
- At the end of the design phase, the owner and contractor negotiate and agree on a guaranteed maximum price ("GMP") and the construction schedule for the construction phase of the project. Execution of the GMP Amendment starts the construction phase of the project.

The CM/GC alternative contracting method is commonly used by public contracting agencies for complex projects such as the Rock Creek Building 7 project.

The Construction Manager/General Contractor (CM/GC) form of contracting is a competitive request for a proposal process that requires the contractors to provide detailed information and examples from past projects that demonstrate how they are able to meet the criteria the college sets forth. One of the criteria is utilization of MWESB contractors and subcontractors. They have to demonstrate their commitment, prepare an outreach plan, share utilization from past projects, and their engagement has to be above and beyond the minimum of phone calls and emails. Using a CM/GC process allows for higher MWESB and apprenticeship training percentages. Without the CM/GC

contracting process the college will have little to no input into the selection criteria of the subcontractors as the decision would be made solely on price. In addition to use of MWESB contractors, the CM/GC contracting method allows the College to look at a contractor's history of promoting a diverse workforce and including respectful workplace programs on the jobsite.

There are also numerous other goals for inclusivity for various College and community stakeholders. Pre-apprenticeship participation and mentorship programs for small general contractors are all desired outcomes.

Findings:

ORS 279C.335(2), implementing ORS 279C.330, requires the Board to make certain findings in order to grant an exemption, as follows:

" (a) The exemption is unlikely to encourage favoritism in awarding public improvement contracts or substantially diminish competition for public improvement contracts."

Finding: The requested exemption will not encourage favoritism or substantially diminish competition. The College will utilize a competitive RFP process to select the CM/GC firm. The procurement will be formally advertised with public notice. Full competition will be encouraged and all qualified contractors will be invited to submit a proposal. The award will be based upon an objective review and scoring of proposals by a qualified College review committee based on identified selection criteria. Once selected, the CM/GC will select subcontractors via competitive process in accordance with PCC Contracting Rules and as required by ORS 297C.337(3). This competitive process will include outreach to and solicitation of diverse and small contractors pursuant to the College's inclusivity goals.

The CM/GC process should increase competition by maximizing the opportunity for all interested large, small, and/or diverse contractors to participate in the project.

"(b) Awarding a public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the contracting agency that seeks the exemption. In approving a finding under this paragraph, the local contract review board shall consider the type, cost and amount of the contract and, to the extent applicable to the

particular public improvement contract or class of public improvement contracts, the following:

“(A) How many persons are available to bid;”

Finding: Based on previous PCC CM/GC contracting processes, the College expects that a substantial number of contractors will be interested in the Rock Creek Building 7 project, and that there will be vigorous competition during the RFP process.

“(B) The construction budget and the projected operating costs for the completed public improvement;”

Finding: The estimated project budget is \$4,000,000 to \$5,000,000. The College has not conducted a detailed analysis of the operating costs, but expects that the improved design resulting from the CM/GC's early participation during the design phase will substantially reduce long-term operating cost.

“(C) Public benefits that may result from granting the exemption;”

Finding: Unlike a traditional design/bid/build procurement, an RFP process allows the District to review the qualification of the proposed GC's project team, ensuring the selected firm(s) has experience and expertise in development of education and related facilities, including the required Washington County permitting process. This is important to ensure that the selected contractor has the experience and capacity to build and renovate complex facilities on an operating college campus.

Bringing the CM/GC on during the design phase also promotes an early team approach that leads to better communication, continuous value engineering, and improved constructability review, which results in an improved final design and, consequently, a more streamline construction process. The College's past experience with the CM/GC process has been that this reduces change orders and limits delays during the construction phase. The College also expects that the CM/GC team approach will also allow better monitoring by PCC staff to ensure that the Project stays within budget.

The CM/GC process will also enable PCC to work with the contractor to maximize opportunities for participation by minority, women-owned, and emerging small businesses for subcontracting work. This will increase competition among subcontractors. The College's experience with past CM/GC contracts demonstrates that the College achieves higher

MWESB utilization and subcontractor participation than it does through traditional contracting methods.

Enhanced teamwork and early participation in the planning process by the Contractor through the CM/GC process will also allow the College to identify multiple internship opportunities for students where appropriate, and create 'learning lab' opportunities as part of the design and construction process.

Overall, the public benefits of the CM/GC process include cost savings, better achievement of College community goals, and more timely delivery of the project due to fewer changes and disruptions.

"(D) Whether value engineering techniques may decrease the cost of the public improvement:"

Finding: Value engineering is a routine practice in public improvement projects regardless of procurement method. The CM/GC delivery method allows for the general contractor to participate in the value engineering process during the design phase, resulting in a more effective and efficient process as compared to value engineering via change orders to a completed design. The inherent flexibility and team approach of the CM/GC process allows the College to more easily change the design and scope of work as necessary to meet the project budget before the final design is fixed. This is not something that the traditional bid process offers. Value engineering may or may not decrease the contract sum but it will improve the College's ability to be able to manage the project within the budget and will reduce extra-cost change orders and the costs associated with the attendant project delay. PCC also expects to be able to take advantage of reduced engineering and other professional consultant service fees as a result of this more streamlined CM/GC approach.

"(E) The cost and availability of specialized expertise that is necessary for the public improvement:"

Finding: The Rock Creek Building 7 renovation is a complex project and requires a contractor with the expertise and experiences to construct the project while the rest of the building remains in use by staff and students, and that understands the particular needs of the College in terms of construction management and project delivery times. The RFP process allows for review of contractor expertise and the particular

expertise of the contractor's proposed team not afforded by a low-bid procurement.

"(F) Any likely increases in public safety:"

Finding: The CM/GC process will enhance public safety because PCC will be able to consider the safety record of the contractors selected and because the CM/GC will be integral to planning the construction schedule and safety measures during the design phase. Because Building 7 and the adjacent PCC buildings will be occupied and open to the public throughout the Project, this public safety benefit is particularly important.

"(G) Whether granting the exemption may reduce risks to the contracting agency . . . or the public that are related to the public improvement;"

Finding: The scope and magnitude of the work requires long-term planning and scheduling around the college's academic calendar. The public interest will be best served by establishing a construction methodology that encompasses that capability over the duration of the Program. Directly involving the contractor in development of these key plans during the design phase will result in a more realistic, achievable, and expeditious schedule.

In addition, the CM/GC process allows the contractor to discover and help address complicated technical issues during the document design process, which facilitates advanced problem-solving. The risks are better understood and are addressed early in the process, reducing financial and schedule risks as a result.

"(H) Whether granting the exemption will affect the sources of funding for the public improvement:"

Finding: This project will be funded by the 2022 Bond Program. There will be no impact on this funding source due to the CM/GC process.

"(I) Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement:"

Finding: Because the CM/GC process results in the selection of the general contractor early in the design phase, the College is better able to take advantage of market prices by facilitating

early purchase of certain project elements. The essential added value of the CM/GC process is the real time market job costing from projects around the Portland market and the West Coast. This knowledge allows the contractor and architect time to consider less costly complementary or alternative items.

"(J) Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement;"

Finding: This project is complex and will require careful planning and coordination to reduce the impact on users of the current buildings and parking lots. One of the biggest advantages of the CM/GC method is the ability to coordinate all technical work before the start of construction and more accurately establish a construction schedule. Being able to apply best practices as a team will make for a better product within the budget constraints.

"(K) Whether the public improvement involves new construction or renovates or remodels an existing structure;"

Finding: This is a renovation of an existing building that will remain in use during the project. Renovating structures is typically much more complex than greenfield development because there are always surprises, sometimes unpleasant, once the project is underway. Conducting such work on an operating campus significantly increases that complexity. Use of the CM/GC process will ensure that the selected contractor has the experience and expertise to do the job.

"(L) Whether the public improvement will be occupied or unoccupied during construction;"

Finding: The building will remain occupied during the work.

"(M) Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions;"

Finding: The project will be completed in a single phase.

"(N) Whether the contracting agency or state agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency or state agency

will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract."

Finding: The College's Office of Planning & Capital Construction has extensive experience in implementing successful CM/GC contracting processes, including the successful projects from the 2008 & 2017 Bond Program and the current projects funded by the 2022 Bond Program. The District's outside legal counsel, Dunn Carney LLP, has extensive experience with the CM/GC alternative contracting methods and has represented other public agencies on multiple CM/GC projects.

Ultimate Finding: For these reasons, use of the CM/GC Alternative Contracting Method for the Rock Creek Building 7 Renovation Project is likely to result in substantial cost savings and deliver other significant public benefits as compared to use of the standard/bid/build process within the meaning of ORS 279C.335(2)(b).

Notice was published in at least one trade newspaper of general statewide circulation a minimum of 14 days prior to the hearing. A copy of that notice is attached hereto as Exhibit "A" and incorporated by this reference.

The Findings above have been considered by the Board and are adopted and approved.

Based upon the approved Findings, and the use of the Construction Manager/General Contractor process as the manner of selecting the construction contractor for the Project, it is unlikely that an exemption of the construction contract from the competitive bidding requirements of the public contracting statutes will encourage favoritism in the awarding of a public contract for the Project, or substantially diminish competition for public contracts of the like nature.

Based upon the approved Findings, the awarding of the construction contract for this Project using the alternative method of Construction Manager/General Contractor pursuant to an exemption under ORS 279C.335(2) will likely result in substantial cost savings and other substantial benefits to the College.

The College is granted an exemption under ORS 279C.335(2) from the competitive bidding requirements

of ORS 279C.335(1) for the construction contract for the Project, and directs that the College may utilize the Construction Manager/General Contractor method as the alternative contract method, provided the College also remains permitted, at the College's discretion, to use traditional bidding for any aspect of the Project pursuant to ORS 279C.335(1).

For any contract utilizing the Construction Manager/General Contractor method of procurement, the procurement shall be in accordance with the Attorney General Model Rules adopted under ORS 179A.065.

RECOMMENDATION: That the Board of Directors, acting as the Local Contract Review Board for the College, after consideration of the above factors, adopt findings (a) and (b) above and grant an exemption from competitive bidding for the Rock Creek Campus Building 7 construction contract to authorize the use of a CM/GC alternative contracting method for the project. Funding for this project will be from the 2022 Bond Program

To: Portland Community College Bond Office - Cherie Maas-Anderson
9700 SW Capitol Hwy, Ste 260
Portland, OR, 97219

Re: Legal Notice 4020610, ROCK CREEK CAMPUS BUILDING 7 RENOVATION PROJECT

State of OR }

County of Multnomah }

SS:

I, Michelle A. Ropp, being duly sworn, depose and say that I am the Principal Clerk of the Daily Journal of Commerce, a newspaper of general circulation in the counties of CLACKAMAS, MULTNOMAH, and WASHINGTON as defined by ORS 193.101 and 193.020, published in Portland in the aforesaid County and State; that I know from my personal knowledge that the notice described as:

ROCK CREEK CAMPUS BUILDING 7 RENOVATION PROJECT
PORTLAND COMMUNITY COLLEGE

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper 1 time(s) in the following issues:

01/20/2025.

SEE EXHIBIT A

State of Oregon
County of Multnomah

SIGNED OR ATTESTED BEFORE ME ON 22nd day of January 2025

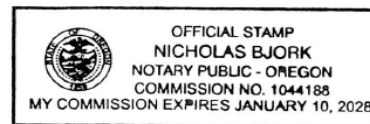
By:

Michelle A Ross

Michelle A. Ropp

By:

n-1 Bq-1



Nicholas Bjork
Notary Public, State of OR
No. 1044188
My commission expires on January 10, 2028

**PORTLAND COMMUNITY
COLLEGE
ROCK CREEK CAMPUS
BUILDING 7 RENOVATION
PROJECT
PUBLIC NOTICE**

Portland Community College (PCC) is seeking exemption from the competitive bidding pursuant to ORS 279C.335 (5).

The PCC Board of Directors at their public business meeting held February 20, 2025, will be considering an action item, if approved, to authorize an exemption from the competitive bidding requirements. The exemption, if approved, would authorize the use of an alternative procurement process, a request for proposal solicitation, to obtain Construction Manager/General Contractor (CM/GC) services for the Rock Creek Campus Building 7 Renovation project.

A public hearing for the purpose of taking comments on the draft findings will be held on receipt of a written request.

Please direct all requests to hold a public hearing and/or a copy of the draft findings by email to: john.mclean1@pcc.edu by 2:00PM (Pacific) February 10, 2025.

Dated this 20th of January, 2025

Cherie Maas-Anderson

PCC - Buyer and Contract Specialist

Published Jan. 20, 2025. 4020610

February 20, 2025

25-047

ADOPT FINDINGS - GRANT AN EXEMPTION FROM
COMPETITIVE BIDDING - AUTHORIZE USE OF THE
CONSTRUCTION MANAGER/GENERAL CONTRACTOR
(CMGC) ALTERNATIVE CONTRACTING METHOD FOR THE
BLOCK 56 (HILLSBORO) NEW ACADEMIC BUILDING
PROJECT

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

FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
Katy Ho, Executive Vice President
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem; Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The voter-approved 2022 Bond Program included funding the construction of a new academic building in Washington County to improve access to education and training opportunities. A suitable site has been identified in Hillsboro for a new 30,000 sq ft building to be developed in partnership with Hillsboro School District. The building will be built and owned by the College on land leased from the School District on a long-term ground lease.

Because of the complexity of this project, Staff recommends that the Construction Manager/General Contractor (CM/GC) process be utilized. The CM/GC alternative contracting process is authorized for procurement of construction services under ORS 279C.337 provided that the Local Contract Review Board (the Board of Directors for PCC under ORS 297A.060) approves an exemption from competitive bidding. Under the CM/GC contracting method:

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relating to the experience and expertise of the contractor rather than low bid.

- The contractor works with the owner and engineer during the design phase to develop the final design with the goals of improved constructability and value engineering, which results in fewer change orders and the ability to expedite the construction schedule. It also enables the contractor to be involved in development of the construction program, including implementation of the College's inclusivity goals. (Under the standard design/bid/build method, the design is completed before the project is bid, award is based upon low bid, and the contractor comes on board at that point.)
- At the end of the design phase, the owner and contractor negotiate and agree on a guaranteed maximum price ("GMP") and the construction schedule for the construction phase of the project. Execution of the GMP Amendment starts the construction phase of the project.

The CM/GC alternative contracting method is commonly used by public contracting agencies for large and/or complex projects such as the Block 56 project.

The Construction Manager/General Contractor (CM/GC) form of contracting is a competitive request for a proposal process that requires the contractors to provide detailed information and examples from past projects that demonstrate how they are able to meet the criteria the college sets forth. One of the criteria is the utilization of MWESB contractors and subcontractors. They have to demonstrate their commitment, prepare an outreach plan, share utilization from past projects, and their engagement has to be above and beyond the minimum of phone calls and emails. Using a CM/GC process allows for higher MWESB and apprenticeship training percentages. Without the CM/GC contracting process the College will have little to no input into the selection criteria of the subcontractors as the decision would be made solely on price. In addition to the use of MWESB contractors, the CM/GC contracting method allows the College to look at a contractor's history of promoting a diverse workforce and including respectful workplace programs on the jobsite.

There are also numerous other goals for inclusivity for various College and community stakeholders. Pre-apprenticeship participation and mentorship programs for small general contractors are all desired outcomes.

Findings:

ORS 279C.335(2), implementing ORS 279C.330, requires the Board to make certain findings in order to grant an exemption, as follows:

" (a) The exemption is unlikely to encourage favoritism in awarding public improvement contracts or substantially diminish competition for public improvement contracts."

Finding: The requested exemption will not encourage favoritism or substantially diminish competition. The College will utilize a competitive RFP process to select the CM/GC firm. The procurement will be formally advertised with public notice. Full competition will be encouraged and all qualified contractors will be invited to submit a proposal. The award will be based upon an objective review and scoring of proposals by a qualified College review committee based on identified selection criteria. Once selected, the CM/GC will select subcontractors via competitive process in accordance with PCC Contracting Rules and as required by ORS 297C.337(3). This competitive process will include outreach to and solicitation of diverse and small contractors pursuant to the College's inclusivity goals.

The CM/GC process should increase competition by maximizing the opportunity for all interested large, small, and/or diverse contractors to participate in the project.

"(b) Awarding a public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the contracting agency that seeks the exemption. In approving a finding under this paragraph, the local contract review board shall consider the type, cost and amount of the contract and, to the extent applicable to the particular public improvement contract or class of public improvement contracts, the following:

"(A) How many persons are available to bid;"

Finding: Based on previous PCC CM/GC contracting processes, the College expects that a substantial number of contractors will be interested in the Block 56 project, and that there will be vigorous competition during the RFP process.

"(B) The construction budget and the projected operating costs for the completed public improvement;"

Finding: The estimated project budget is \$25,000,000. The College has not conducted a detailed analysis of the operating costs, but expects that the improved design resulting from the CM/GC's early participation during the design phase will substantially reduce long- term operating costs.

"(C) Public benefits that may result from granting the exemption;"

Finding: Unlike a traditional design/bid/build procurement, an RFP process allows the District to review the qualification of the proposed GC's project team, ensuring the selected firm(s) has experience and expertise in development of education and related facilities, including the required City of Hillsboro permitting process. This is important to ensure that the selected contractor has the experience and capacity to build complex facilities.

Bringing the CM/GC on during the design phase also promotes an early team approach that leads to better communication, continuous value engineering, and improved constructability review, which results in an improved final design and, consequently, a more streamline construction process. The College's past experience with the CM/GC process has been that this reduces change orders and limits delays during the construction phase. The College also expects that the CM/GC team approach will also allow better monitoring by PCC staff to ensure that the Project stays within budget.

The CM/GC process will also enable PCC to work with the contractor to maximize opportunities for participation by minority, women-owned, and emerging small businesses for subcontracting work. This will increase competition among subcontractors. The College's experience with past CM/GC contracts demonstrates that the College achieves higher MWESB utilization and subcontractor participation than it does through traditional contracting methods.

Enhanced teamwork and early participation in the planning process by the Contractor through the CM/GC process will also allow the College to identify multiple internship opportunities for students where appropriate, and create 'learning lab' opportunities as part of the design and construction process.

Overall, the public benefits of the CM/GC process include cost savings, better achievement of College community goals, and

more timely delivery of the project due to fewer changes and disruptions.

"(D) Whether value engineering techniques may decrease the cost of the public improvement:"

Finding: Value engineering is a routine practice in public improvement projects regardless of procurement method. The CM/GC delivery method allows for the general contractor to participate in the value engineering process during the design phase, resulting in a more effective and efficient process as compared to value engineering via change orders to a completed design. The inherent flexibility and team approach of the CM/GC process allows the College to more easily change the design and scope of work as necessary to meet the project budget before the final design is fixed. This is not something that the traditional bid process offers. Value engineering may or may not decrease the contract sum but it will improve the College's ability to be able to manage the project within the budget and will reduce extra-cost change orders and the costs associated with the attendant project delay. PCC also expects to be able to take advantage of reduced engineering and other professional consultant service fees as a result of this more streamlined CM/GC approach.

"(E) The cost and availability of specialized expertise that is necessary for the public improvement:"

Finding: The Block 56 is a complex project and requires a contractor with the expertise and experience to manage multiple subcontractors, construct the project in a busy section of downtown Hillsboro, and understand the particular needs of the College in terms of construction management and project delivery times. The RFP process allows for review of contractor expertise and the particular expertise of the contractor's proposed team not afforded by a low-bid procurement.

"(F) Any likely increases in public safety:"

Finding: The CM/GC process will enhance public safety because PCC will be able to consider the safety record of the contractors selected and because the CM/GC will be integral to planning the construction schedule and safety measures during the design phase.

"(G) Whether granting the exemption may reduce risks to the contracting agency . . . or the public that are related to the public improvement;"

Finding: The scope and magnitude of the work requires long-term planning and scheduling around the college's academic calendar. The public interest will be best served by establishing a construction methodology that encompasses that capability over the long duration of the Program. Directly involving the contractor in development of these key plans during the design phase will result in a more realistic, achievable, and expeditious schedule.

In addition, the CM/GC process allows the contractor to discover and help address complicated technical issues during the document design process, which facilitates advanced problem-solving. The risks are better understood and are addressed early in the process, reducing financial and schedule risks as a result.

"(H) Whether granting the exemption will affect the sources of funding for the public improvement:"

Finding: This project will be funded by the 2022 Bond Program. There will be no impact on this funding source due to the CM/GC process.

"(I) Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement:"

Finding: Because the CM/GC process results in the selection of the general contractor early in the design phase, the College is better able to take advantage of market prices by facilitating early purchase of certain project elements. The essential added value of the CM/GC process is the real time market job costing from projects around the Portland market and the West Coast. This knowledge allows the contractor and architect time to consider less costly complementary or alternative items.

"(J) Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement;"

Finding: These projects are complex and will require careful planning and coordination to reduce the impact on users of the current buildings and parking lots. One of the biggest

advantages of the CM/GC method is the ability to coordinate all technical work before the start of construction and more accurately establish a construction schedule. Being able to apply best practices as a team will make for a better product within the budget constraints.

"(K) Whether the public improvement involves new construction or renovates or remodels an existing structure;"

Finding: Whilst this project is a new building there is the potential of simultaneous construction of other buildings, not owned by the College, adjacent to this project. Use of the CM/GC process will ensure that the selected contractor has the experience and expertise to do the job.

"(L) Whether the public improvement will be occupied or unoccupied during construction;"

Finding: As a new building there will be occupation during the project.

"(M) Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions;"

Finding: The building will be constructed in a single phase

"(N) Whether the contracting agency or state agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency or state agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract."

Finding: The College's Office of Planning & Capital Construction has extensive experience in implementing successful CM/GC contracting processes, including the successful projects from the 2008 & 2017 Bond Programs and the current projects funded by the 2022 Bond Program. The District's outside legal counsel, Dun Carney LLP, has extensive experience with the CM/GC alternative contracting methods and has represented other public agencies on multiple CM/GC projects.

Ultimate Finding: For these reasons, use of the CM/GC Alternative Contracting Method for the Block 56 Project is likely

to result in substantial cost savings and deliver other significant public benefits as compared to use of the standard/bid/build process within the meaning of ORS 279C.335(2)(b).

Notice was published in at least one trade newspaper of general statewide circulation a minimum of 14 days prior to the hearing. A copy of that notice is attached hereto as Exhibit "B" and incorporated by this reference.

The Findings above have been considered by the Board and are adopted and approved.

Based upon the approved Findings, and the use of the Construction Manager/General Contractor process as the manner of selecting the construction contractor for the Project, it is unlikely that an exemption of the construction contract from the competitive bidding requirements of the public contracting statutes will encourage favoritism in the awarding of a public contract for the Project, or substantially diminish competition for public contracts of the like nature.

Based upon the approved Findings, the awarding of the construction contract for this Project using the alternative method of Construction Manager/General Contractor pursuant to an exemption under ORS 279C.335(2) will likely result in substantial cost savings and other substantial benefits to the College.

The College is granted an exemption under ORS 279C.335(2) from the competitive bidding requirements of ORS 279C.335(1) for the construction contract for the Project, and directs that the College may utilize the Construction Manager/General Contractor method as the alternative contract method, provided the College also remains permitted, at the College's discretion, to use traditional bidding for any aspect of the Project pursuant to ORS 279C.335(1).

For any contract utilizing the Construction Manager/General Contractor method of procurement, the procurement shall be in accordance with the Attorney General Model Rules adopted under ORS 179A.065

RECOMMENDATION: That the Board of Directors, acting as the Local Contract Review Board for the College, after consideration of the above factors, adopt findings (a) and (b) above and grant an

exemption from competitive bidding for the Hillsboro Block 56 construction contract to authorize the use of a CM/GC alternative contracting method for the project. Funding for this project will be from the 2022 Bond Program.

To: Portland Community College Bond Office - Cherie Maas-Anderson
9700 SW Capitol Hwy, Ste 260
Portland, OR, 97219

State of OR }
 } SS:
County of Multnomah }

01/20/2025.

State of Oregon
County of Multnomah

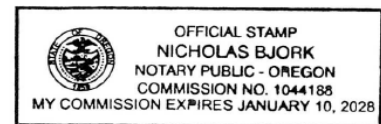
By:

Michelle A. Rogers

Michelle A. Ropp

By:

n:1 Bj-1



Nicholas Bjork
Notary Public, State of OR
No. 1044188

Page 1 of 2

**PORTLAND COMMUNITY
COLLEGE
NEW PCC HILLSBORO CENTER
PROJECT
PUBLIC NOTICE**

Portland Community College (PCC) is seeking exemption from the competitive bidding pursuant to ORS 279C.335 (5).

The PCC Board of Directors at their public business meeting held February 20, 2025, will be considering an action item, if approved, to authorize an exemption from the competitive bidding requirements. The exemption, if approved, would authorize the use of an alternative procurement process, a request for proposal solicitation, to obtain Construction Manager/General Contractor (CM/GC) services for the new PCC Hillsboro Center project.

A public hearing for the purpose of taking comments on the draft findings will be held on receipt of a written request.

Please direct all requests to hold a public hearing and/or a copy of the draft findings by email to: john.mclean1@pcc.edu by 2:00PM (Pacific) February 10, 2025.

Dated this 20th of January, 2025

Cherie Maas-Anderson

PCC - Buyer and Contract Specialist

Published Jan. 20, 2025. 4020608

February 20, 2025

25-048

ADOPT FINDINGS - GRANT AN EXEMPTION FROM
COMPETITIVE BIDDING - AUTHORIZE USE OF THE
CONSTRUCTION MANAGER/GENERAL CONTRACTOR
(CMGC) ALTERNATIVE CONTRACTING METHOD FOR THE
CASCADE CAMPUS PUBLIC SAFETY EDUCATION
BUILDING RENOVATION PROJECT

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

FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
Katy Ho, Executive Vice President
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem; Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2017 Bond Program included renovation of the Public Safety spaces at the Cascade Campus. At its May 21, 2020 meeting the Board, through BR 20-152, approved the use of the CM/GC alternative contracting method for the proposed project. As the College worked with the design team and the selected general contractor it became apparent that the proposed renovation of the Public Safety Building was not a cost-effective solution for the College. That project was canceled and the College undertook a detailed review of the options for Public Safety at the Cascade Campus. After extensive review and planning it has been determined that the most cost-effective solution is to move Public Safety into renovated space in the Public Safety Education Building (PSEB). The roof of this building is rated as a high priority for replacement and this scope will be incorporated into the project. The new project will be funded from the 2022 Bond Program.

The College has several critical needs related to the work going forward at the Cascade Campus:

- The service to students at the Cascade Campus must, to the maximum extent possible, continue unimpeded through the construction;
- Public, student, and staff safety must be protected in a complex, construction environment;
- Disruptions, delays, and unplanned events must be kept to an absolute minimum;

Because of the complexity of this project, Staff recommends that the Construction Manager/General Contractor (CM/GC) process be utilized. The CM/GC alternative contracting process is authorized for procurement of construction services under ORS 279C.337 provided that the Local Contract Review Board (the Board of Directors for PCC under ORS 297A.060) approves an exemption from competitive bidding. Under the CM/GC contracting method:

- Prospective contractors are solicited prior to completion of the design phase pursuant to a competitive request for proposals (RFP) process, where selection is based upon criteria relating to the experience and expertise of the contractor rather than low bid.
- The contractor works with the owner and engineer during the design phase to develop the final design with the goals of improved constructability and value engineering, which results in fewer change orders and the ability to expedite the construction schedule. It also enables the contractor to be involved in development of the construction program, including implementation of the College's inclusivity goals. (Under the standard design/bid/build method, the design is completed before the project is bid, award is based upon low bid, and the contractor comes on board at that point.)
- At the end of the design phase, the owner and contractor negotiate and agree on a guaranteed maximum price ("GMP") and the construction schedule for the construction phase of the project. Execution of the GMP Amendment starts the construction phase of the project.

The CM/GC alternative contracting method is commonly used by public contracting agencies for complex projects such as the Cascade Campus PSEB project.

The Construction Manager/General Contractor (CM/GC) form of contracting is a competitive request for a proposal process that

requires the contractors to provide detailed information and examples from past projects that demonstrate how they are able to meet the criteria the college sets forth. One of the criteria is utilization of MWESB contractors and subcontractors. They have to demonstrate their commitment, prepare an outreach plan, share utilization from past projects, and their engagement has to be above and beyond the minimum of phone calls and emails. Using a CM/GC process allows for higher MWESB and apprenticeship training percentages. Without the CM/GC contracting process the college will have little to no input into the selection criteria of the subcontractors as the decision would be made solely on price. In addition to use of MWESB contractors, the CM/GC contracting method allows the College to look at a contractor's history of promoting a diverse workforce and including respectful workplace programs on the jobsite.

There are also numerous other goals for inclusivity for various College and community stakeholders. Pre-apprenticeship participation and mentorship programs for small general contractors are all desired outcomes.

Findings:

ORS 279C.335(2), implementing ORS 279C.330, requires the Board to make certain findings in order to grant an exemption, as follows:

" (a) The exemption is unlikely to encourage favoritism in awarding public improvement contracts or substantially diminish competition for public improvement contracts."

Finding: The requested exemption will not encourage favoritism or substantially diminish competition. The College will utilize a competitive RFP process to select the CM/GC firm. The procurement will be formally advertised with public notice. Full competition will be encouraged and all qualified contractors will be invited to submit a proposal. The award will be based upon an objective review and scoring of proposals by a qualified College review committee based on identified selection criteria. Once selected, the CM/GC will select subcontractors via competitive process in accordance with PCC Contracting Rules and as required by ORS 297C.337(3). This competitive process will include outreach to and solicitation of diverse and small contractors pursuant to the College's inclusivity goals.

The CM/GC process should increase competition by maximizing the opportunity for all interested large, small, and/or diverse contractors to participate in the project.

"(b) Awarding a public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the contracting agency that seeks the exemption. In approving a finding under this paragraph, the local contract review board shall consider the type, cost and amount of the contract and, to the extent applicable to the particular public improvement contract or class of public improvement contracts, the following:

“(A) How many persons are available to bid;”

Finding: Based on previous PCC CM/GC contracting processes, the College expects that a substantial number of contractors will be interested in the Cascade Campus PSEB project, and that there will be vigorous competition during the RFP process.

"(B) The construction budget and the projected operating costs for the completed public improvement;”

Finding: The estimated project budget \$7,000,000 to \$8,000,000. The College has not conducted a detailed analysis of the operating costs, but expects that the improved design resulting from the CM/GC's early participation during the design phase will substantially reduce long- term operating costs.

"(C) Public benefits that may result from granting the exemption;”

Finding: Unlike a traditional design/bid/build procurement, an RFP process allows the District to review the qualification of the proposed GC's project team, ensuring the selected firm(s) has experience and expertise in development of education and related facilities, including the required City of Portland permitting process. This is important to ensure that the selected contractor has the experience and capacity to build and renovate complex facilities on an operating college campus.

Bringing the CM/GC on during the design phase also promotes an early team approach that leads to better communication, continuous value engineering, and improved constructability review, which results in an improved final design and, consequently, a more streamline construction process. The College's past experience with the CM/GC process has been that this reduces change orders and limits delays during the

construction phase. The College also expects that the CM/GC team approach will also allow better monitoring by PCC staff to ensure that the Project stays within budget.

The CM/GC process will also enable PCC to work with the contractor to maximize opportunities for participation by minority, women-owned, and emerging small businesses for subcontracting work. This will increase competition among subcontractors. The College's experience with past CM/GC contracts demonstrates that the College achieves higher MWESB utilization and subcontractor participation than it does through traditional contracting methods.

Enhanced teamwork and early participation in the planning process by the Contractor through the CM/GC process will also allow the College to identify multiple internship opportunities for students where appropriate, and create 'learning lab' opportunities as part of the design and construction process.

Overall, the public benefits of the CM/GC process include cost savings, better achievement of College community goals, and more timely delivery of the project due to fewer changes and disruptions.

"(D) Whether value engineering techniques may decrease the cost of the public improvement:"

Finding: Value engineering is a routine practice in public improvement projects regardless of procurement method. The CM/GC delivery method allows for the general contractor to participate in the value engineering process during the design phase, resulting in a more effective and efficient process as compared to value engineering via change orders to a completed design. The inherent flexibility and team approach of the CM/GC process allows the College to more easily change the design and scope of work as necessary to meet the project budget before the final design is fixed. This is not something that the traditional bid process offers. Value engineering may or may not decrease the contract sum but it will improve the College's ability to be able to manage the project within the budget and will reduce extra-cost change orders and the costs associated with the attendant project delay. PCC also expects to be able to take advantage of reduced engineering and other professional consultant service fees as a result of this more streamlined CM/GC approach.

"(E) The cost and availability of specialized expertise that is necessary for the public improvement:"

Finding: The Cascade Campus PSEB renovation is a complex project and requires a contractor with the expertise and experiences to construct the project while the rest of the building remains in use by staff and students, and that understands the particular needs of the College in terms of construction management and project delivery times. The RFP process allows for review of contractor expertise and the particular expertise of the contractor's proposed team not afforded by a low-bid procurement.

"(F) Any likely increases in public safety:"

Finding: The CM/GC process will enhance public safety because PCC will be able to consider the safety record of the contractors selected and because the CM/GC will be integral to planning the construction schedule and safety measures during the design phase. Because the PSEB and the adjacent PCC buildings will be occupied and open to the public throughout the Project, this public safety benefit is particularly important.

"(G) Whether granting the exemption may reduce risks to the contracting agency . . . or the public that are related to the public improvement;"

Finding: The scope and magnitude of the work requires long-term planning and scheduling around the college's academic calendar. The public interest will be best served by establishing a construction methodology that encompasses that capability over the duration of the Program. Directly involving the contractor in development of these key plans during the design phase will result in a more realistic, achievable, and expeditious schedule.

In addition, the CM/GC process allows the contractor to discover and help address complicated technical issues during the document design process, which facilitates advanced problem-solving. The risks are better understood and are addressed early in the process, reducing financial and schedule risks as a result.

"(H) Whether granting the exemption will affect the sources of funding for the public improvement:"

Finding: This project will be funded by the 2022 Bond Program. There will be no impact on this funding source due to the CM/GC process.

"(I) Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement:"

Finding: Because the CM/GC process results in the selection of the general contractor early in the design phase, the College is better able to take advantage of market prices by facilitating early purchase of certain project elements. The essential added value of the CM/GC process is the real time market job costing from projects around the Portland market and the West Coast. This knowledge allows the contractor and architect time to consider less costly complementary or alternative items.

"(J) Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement;"

Finding: This project is complex and will require careful planning and coordination to reduce the impact on users of the current buildings and parking lots. One of the biggest advantages of the CM/GC method is the ability to coordinate all technical work before the start of construction and more accurately establish a construction schedule. Being able to apply best practices as a team will make for a better product within the budget constraints.

"(K) Whether the public improvement involves new construction or renovates or remodels an existing structure;"

Finding: This is a renovation of an existing building that will remain in use during the project. Renovating structures is typically much more complex than greenfield development because there are always surprises, sometimes unpleasant, once the project is underway. Conducting such work on an operating campus significantly increases that complexity. Use of the CM/GC process will ensure that the selected contractor has the experience and expertise to do the job.

"(L) Whether the public improvement will be occupied or unoccupied during construction;"

Finding: The building will remain occupied during the work.

"(M) Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions;"

Finding: As part of the pre-construction phase the selected General Contractor and the College will agree on the optimum schedule for the project.

"(N) Whether the contracting agency or state agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency or state agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract."

Finding: The College's Office of Planning & Capital Construction has extensive experience in implementing successful CM/GC contracting processes, including the successful projects from the 2008 & 2017 Bond Program and the current projects funded by the 2022 Bond Program. The District's outside legal counsel, Dunn Carney LLP, has extensive experience with the CM/GC alternative contracting methods and has represented other public agencies on multiple CM/GC projects.

Ultimate Finding: For these reasons, use of the CM/GC Alternative Contracting Method for the Cascade Campus PSEB Renovation Project is likely to result in substantial cost savings and deliver other significant public benefits as compared to use of the standard/bid/build process within the meaning of ORS 279C.335(2)(b).

Notice was published in at least one trade newspaper of general statewide circulation a minimum of 14 days prior to the hearing. A copy of that notice is attached hereto as Exhibit "C" and incorporated by this reference.

The Findings above have been considered by the Board and are adopted and approved.

Based upon the approved Findings, and the use of the Construction Manager/General Contractor process as the manner of selecting the construction contractor for the Project, it is unlikely that an exemption of the construction contract from the competitive bidding requirements of the

public contracting statutes will encourage favoritism in the awarding of a public contract for the Project, or substantially diminish competition for public contracts of the like nature.

Based upon the approved Findings, the awarding of the construction contract for this Project using the alternative method of Construction Manager/General Contractor pursuant to an exemption under ORS 279C.335(2) will likely result in substantial cost savings and other substantial benefits to the College.

The College is granted an exemption under ORS 279C.335(2) from the competitive bidding requirements of ORS 279C.335(1) for the construction contract for the Project, and directs that the College may utilize the Construction Manager/General Contractor method as the alternative contract method, provided the College also remains permitted, at the College's discretion, to use traditional bidding for any aspect of the Project pursuant to ORS 279C.335(1).

For any contract utilizing the Construction Manager/General Contractor method of procurement, the procurement shall be in accordance with the Attorney General Model Rules adopted under ORS 179A.065

RECOMMENDATION: That the Board of Directors, acting as the Local Contract Review Board for the College, after consideration of the above factors, adopt findings (a) and (b) above and grant an exemption from competitive bidding for the Cascade Campus PSEB renovation construction contract to authorize the use of a CM/GC alternative contracting method for the project. Funding for this project will be from the 2022 Bond Program.

EXHIBIT C

Daily Journal of Commerce
1618 SW First Ave., Suite 400
Portland, OR, 97201
Phone: 503-226-1311 Fax: 503-222-5358

DJC OREGON

Affidavit of Publication

To: Portland Community College Bond Office - Cherie Maas-Anderson
9700 SW Capitol Hwy, Ste 260
Portland, OR, 97219

Re: Legal Notice 4020604, CASCADE CAMPUS PUBLIC SAFETY EDUCATION BUILDING RENOVATION PROJECT

State of OR }
County of Multnomah } SS:
}

I, Michelle A. Ropp, being duly sworn, depose and say that I am the Principal Clerk of the Daily Journal of Commerce, a newspaper of general circulation in the counties of CLACKAMAS, MULTNOMAH, and WASHINGTON as defined by ORS 193.101 and 193.020, published in Portland in the aforesaid County and State; that I know from my personal knowledge that the notice described as:

CASCADE CAMPUS PUBLIC SAFETY EDUCATION BUILDING RENOVATION PROJECT

PORTLAND COMMUNITY COLLEGE

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper 1 time(s) in the following issues:

01/20/2025.

SEE EXHIBIT C

State of Oregon
County of Multnomah

SIGNED OR ATTESTED BEFORE ME ON 22nd day of January 2025

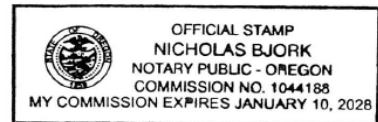
By:

Michelle A Ropp

Michelle A. Ropp

By:

Nicholas Bjork



Nicholas Bjork
Notary Public, State of OR
No. 1044188
My commission expires on January 10, 2028

**PORTLAND COMMUNITY
COLLEGE
CASCADE CAMPUS PUBLIC
SAFETY EDUCATION BUILDING
RENOVATION PROJECT
PUBLIC NOTICE**

Portland Community College (PCC) is seeking exemption from the competitive bidding pursuant to ORS 279C.335 (5).

The PCC Board of Directors at their public business meeting held February 20, 2025, will be considering an action item, if approved, to authorize an exemption from the competitive bidding requirements. The exemption, if approved, would authorize the use of an alternative procurement process, a request for proposal solicitation, to obtain Construction Manager/General Contractor (CM/GC) services for the Cascade Campus Public Safety Education Building Renovation project.

A public hearing for the purpose of taking comments on the draft findings will be held on receipt of a written request.

Please direct all requests to hold a public hearing and/or a copy of the draft findings by email to: john.mclean1@pcc.edu by 2:00PM (Pacific) February 10, 2025.

Dated this 20th of January, 2025

Cherie Maas-Anderson

PCC - Buyer and Contract Specialist

Published Jan. 20, 2025. 4020604

February 20, 2025

25-049

CONTINUOUS APPOINTMENT: ACADEMIC PROFESSIONAL

PREPARED BY: Juliette Anderson, People Partner, People Strategy, Equity, & Culture

APPROVED BY: Dr. Howard Croom, Associate Vice President, People Strategy, Equity, & Culture
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Belonging: Transform our learning culture toward creating a sense of belonging and well-being for every student

REPORT: The President RECOMMENDS that the following Academic Professionals, having fulfilled the required probationary period, be granted continuous appointment, effective September 1, 2024

RECOMMENDATION: Continuous Appointment
Hayli Minnick
Eva Galindo Quiroz

Job Title
Accountant III
Accountant II

February 20, 2025

25-050

COMMENDATION FOR RETIRING EMPLOYEES

PREPARED BY: Julie Kinney, Director, People Data & Systems, People Strategy, Equity & Culture

APPROVED BY: Dr. Howard Croom, Associate Vice President, People Strategy, Equity & Culture
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Belonging: Transform our learning culture toward creating a sense of belonging and well-being for every student

REPORT: The President RECOMMENDS that the following employees be recognized for their service:

Retirees	Job Title	Years of Service
Rocco Charamella	Computer Info Sys Instructor	24
Jill Gear	Grants Officer	9
Kathleen Janicki	Business Admin Instructor	17
Greg Kaminski	Comp Facilitator Instructor	26
Denyse Peterson	Instructional Admin Asst II	19
Sheldon Phillips	Transportation Field Coord	35
Maria Sefchick	Career Guidance Instructor	2
Mark Smith	Visual Arts Instructor	26
Kenneth Sutton	Geology Instructor	22
Jacki Williams	EMT Instructor	16
Fan Yang	IT-Enterprise App Manager	7

RECOMMENDATION: That the Board commend these employees for their service to Portland Community College and wish them well in their retirement years.

February 20, 2025

25-051

CONTRACT APPROVAL FOR CASCADE CAMPUS PUBLIC
SAFETY EDUCATION BUILDING RENOVATION TO STUDIO
PETRETTI ARCHITECTS

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

FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
Katy Ho, Executive Vice President
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem; Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2022 Bond Program includes funding for public safety improvements and improving facilities lifespan and efficiency. The 2017 bond included funding for renovating the Public Safety Building (PSB) at the Cascade Campus, however during the design phase it became clear that this was not a viable option due to the condition of the building. It was determined that the most suitable option was to relocate public safety to a different campus location. After a review and a series of test fits it has been determined that the Public Safety Education Building (PSEB) is a suitable location. This building is also on the College's list of buildings in need of a new roof and as the renovation for public safety would require rooftop equipment the reroof will take place as part of the project.

At its December 15, 2022 meeting the Board, through BR 23-090, approved the award of a contract to Studio Petretti Architecture for district wide public safety tenant improvements. This contract is structured in phases for each campus and Studio Petretti has provided a fee proposal of \$564,875 for the Cascade Campus work. The College has reviewed and recommends approval.

Studio Petretti is registered as a Women Owned Business Enterprise (WBE) with Oregon Certification Office for Business Inclusion and Diversity (COBID). Including sub-consultants a

total of \$361,004 (64%) of the fee will go to COBID registered firms. The breakdown is shown below.

WBE - 3 firms	\$330,666
ESB - 3 firms	\$36,938

As firms may have multiple certifications the total does not match the number above.

RECOMMENDATION: That the Board of Directors authorize PCC to execute a contract amendment with Studio Petretti Architecture for the Cascade Campus Public Safety Education Building Renovation for up to \$621,363 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the project budget allocated from the 2022 Bond proceeds.

February 20, 2025

25-052

CONTRACT APPROVAL FOR DISTRICT WIDE ENTERPRISE
DATA BACKUP AND RECOVERY TO BRIDGE DATA
SOLUTIONS

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

FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
Katy Ho, Executive Vice President
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college enterprise;
Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem

REPORT: The 2022 Bond includes funding for IT upgrades across the district.

PCC staff have identified the need to replace the current data backup and recovery solution. The current system is approaching the end of its support lifecycle and maintaining a current data backup and recovery system is a critical business requirement. Staff have reviewed the alternatives available and determined that Rubrik Enterprise Edition provides the optimum solution to meet the identified needs.

The services required are to be purchased from Bridge Data Solutions using the contract established by the NCPA cooperative contract # 01-137. The Community College Rules of Procurement Section CCR-205 exempts the college from a competitive process when using an approved cooperative contract.

Bride Data Solutions has provided a quote for \$838,213 for data backup and recovery services, including five years of technical support. PCC staff have reviewed the quote and recommend acceptance.

In this instance, a COBID certified firm does not hold a contract for the goods and related services being procured.

RECOMMENDATION: That the Board of Directors authorize PCC to execute a five-year contract with Bridge Data Services, Inc for \$838,213 for data backup and recovery services. Funding will be from the 2022 Bond. This is within the IT budget established as part of the bond program.

February 20, 2025

25-053

CONTRACT APPROVAL FOR DISTRICT WIDE HVAC
CONTROLS UPGRADES TO NORTHWEST CONTROLS
COMPANY, INC.

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

FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
Katy Ho, Executive Vice President
Dr. Adrien L. Bennings, President

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

REPORT: The 2022 Bond Program includes funding for improving facilities lifespan and efficiency. As part of this the College Facilities Management Services (FMS) identified a need to replace outdated Distech HVAC controls in several buildings across the district and replace them with Honeywell controllers.

On September 25, 2024, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (OregonBuys), BidLocker, Portland Observer, and the Portland Business Tribune. In addition, P&CC staff reached out to all identified COBID registered firms who could provide these services. A total of two (2) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 p.m. November 13, 2024, two (2) proposals were received. No proposals were received from COBID registered firms.

Proposals were reviewed and scored by a selection committee and finalists were invited to interview. The highest scoring proposal was from Northwest Controls Inc. (NCC) and PCC staff recommends acceptance. NCC has provided a fee proposal of \$1,874,557 for the project. PCC staff have reviewed and recommend acceptance.

NCC proposes to self-perform the full scope so there will be no COBID participation on the project.

RECOMMENDATION: That the Board of Directors authorize PCC to execute a contract with Northwest Controls Company, Inc. for the District Wide HVAC Upgrade Project for up to \$2,062,013 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the project budget allocated from the 2022 Bond proceeds.

February 20, 2025

25-054

APPROVAL OF PROFESSIONAL LEAVES FOR FY 25-26
FULL-TIME FACULTY AND ACADEMIC PROFESSIONALS

PREPARED BY: Jennifer Ernst, Vice President, Academic Affairs
Isla Carl, Executive Assistant, Academic Affairs

FINANCIAL
RESPONSIBILITY: Jennifer Ernst, Vice President, Academic Affairs

APPROVED BY: Dr. Adrien Bennings, President

STRATEGIC THEME: 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: Applications for professional leave were received and processed in accordance with Article 20 of the Agreement between Portland Community College and the Portland Community College Faculty Federation. The President has reviewed the applications and recommendations of the district-wide administration.

RECOMMENDATION: That the following Portland Community College faculty be granted professional leaves for the purpose, time period, and salary payments indicated:

Allison Gross

Full-time Faculty: English, Reading, & Writing
Three Terms: Fall 2025; Winter 2026; Spring 2026
Salary: 65% of Annual Scheduled Salary

Purpose of Leave:

This Professional Leave application proposes a year of study and resource development focused on addressing gaps in current reading and writing curriculum in the ERW program. Time would be spent on research, developing proposals for curriculum changes, development of SAC resources, and design of professional development opportunities that support equitable teaching practices.

Relates to PCC's Strategic Plan themes:

This proposal supports the Strategic Plan themes of Belonging and Delivery as the updating of PCC's Reading and Writing curriculum, and providing professional development to ERW faculty, with particular attention to anti-racist pedagogy, is intended to create more inclusive classrooms that celebrate student strengths and address student needs.

Cara Tang**Full-time Faculty: Computer Information Systems****Three Terms: Fall 2025; Winter 2026; Spring 2026****Salary: 65% of Annual Scheduled Salary****Purpose of Leave:**

This Professional Leave application proposes to (1) develop the faculty member's skills in AI and how it relates to Cybersecurity and (2) create proposals for incorporating AI into PCC programs, including a focus area in AI in PCC's Cybersecurity AAS degree.

Relates to PCC's Strategic Plan themes:

This proposal directly supports the Strategic Plan theme of Workforce by focusing on the impact of AI on Cybersecurity and related programs. Belonging and Delivery are indirectly supported via the curriculum proposals that will be a product of this professional leave, in which equitable student success will be incorporated.

Nick Hengen Fox**Full-time Faculty: English, Reading, & Writing, & RING****One Term: Spring 2026****Salary: 100% of Annual Scheduled Salary****Purpose of Leave:**

This Professional Leave application proposes time to bridge the faculty member's work with the RING (Race, Indigenous Nations, and Gender) SAC and English, Reading, and Writing, deepening knowledge of the disciplinary growth in antiracist composition, bringing that knowledge into shared work at PCC.

Relates to PCC's Strategic Plan themes:

This proposal supports the Strategic Plan Themes of Belonging and Delivery as part of the work will support addressing equity gaps in the FYW sequence (WR 115 - 121- 122) and help develop practices that will guide PCC in state-mandated co-req work and beyond.

Elizabeth Rodrigues

Full-time Faculty: Biology

Two Terms: Fall 2025; Winter 2026

Salary: 75% of Annual Scheduled Salary

Purpose of Leave:

This Professional Leave application proposes a two-term sabbatical to integrate research from the faculty member's autoethnographic publication and bioethics workshop series into the course series BI 231-233 Human Anatomy & Physiology. These pedagogical and curricular changes aim to increase culturally-responsive and asset-based curriculum in anatomy and physiology to increase representation and equitable outcomes in health and medicine.

Relates to PCC's Strategic Plan themes:

This proposal supports the Strategic Plan themes of Belonging, Delivery, and Workforce. Belonging by revising anatomy and physiology curriculum so diverse students see themselves reflected in science curriculum and know their personal identity has value. Delivery by using culturally-responsive and anti-racist pedagogies. Workforce by serving to increase representation among our healthcare professionals.

Andrea Lowgren

Full-time Faculty: History & Humanities

Two Terms: Fall 2025; Winter 2026

Salary: 75% of Annual Scheduled Salary

Purpose of Leave:

This Professional Leave application, Contextualizing Oral Histories of Immigration at Portland Community College, builds upon the faculty member's prior creation of an OER set of oral histories with the PCC community on the experiences of immigration by the use, employment and teaching of a new, powerful, yet intuitive software called StoryMaps. With this tool, students can exercise culturally-responsive historical analysis of oral histories while also learning a dynamic technology that is widely applicable. Both the StoryMap templates that will be created by the faculty member, as well as the students' finished projects, can be shared widely with the PCC community and used by a variety of disciplines, advancing a more nuanced and empathetic world citizenship.

Relates to PCC's Strategic Plan themes:

This project supports the Strategic Plan themes of Belonging, Delivery, and Workforce via learner-centric technologies that contribute to a collaborative and agile workforce. The content contributes to creating a sense of Belonging by humanizing learning through centering the stories of members. Participants can see their own experiences as valued sites of learning. Readers can see the connections between everyday people's lives and historical factors; through Delivery by asking students to not passively consume, but to contextualize, illustrate, and share analysis; and Workforce by introducing a multifaceted and widely applicable technological tool to present information.

Jaimie Powell

Full-time Faculty: Biology

Three Terms: Fall 2025; Winter 2026; Spring 2026

Salary: 65% of Annual Scheduled Salary

Purpose of Leave:

This Professional Leave application proposes exploring barriers to student success in Bi112, the most highly enrolled Biology class with one of the lowest success rates, by analyzing IE data and getting student feedback through surveys and interviews. It will also develop program-specific academic and social resources for Bi112 and other pre-healthcare students increasing student success and fostering students' sense of belonging and community.

Relates to PCC's Strategic Plan themes:

This project supports the Strategic Plan theme of Belonging by increasing student success in Bi112 and other pre-health occupation classes by fostering students' sense of belonging and community. It will develop program-specific resources for students outside of the classroom and provide opportunities to build community.

Robin Shapiro

Full-time Faculty: Library

Two Terms: Fall 2025; Winter 2026

Salary: 75% of Annual Scheduled Salary

Purpose of Leave:

This Professional Leave application proposes to learn more about the changes taking place in information production and distribution, examining a variety of proposed information literacy approaches with the intent to return to the college with a curated

collection of the most useful approaches, their strengths, and weaknesses.

Relates to PCC's Strategic Plan themes:

This project supports the Strategic Plan themes of Belonging and Workforce by meeting students where they are in information literacy and providing relevant instruction around current and future information platforms and publications, understanding that employees, entrepreneurs, and community members all need new ways to look at information.

February 20, 2025

25-055

OFFICIAL RECOGNITION THAT CLASSIFIED EMPLOYEE
APPRECIATION WEEK WILL BE CELEBRATED MARCH 3-7,
2025

PREPARED BY: Jennifer Hamlin, Board Coordinator, Office of the President

APPROVED BY: Jeff Grider, President, PCC Federation of Classified Employees
(AFT Local 3922)
Dr. Adrien L. Bennings, President

STRATEGIC THEME: 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: The College recognizes that education is essential to the future of our community, state, country and world; and the classified employees are an integral part of the services that PCC provides to the students and the community.

They work directly with students, faculty, academic professionals, parents, volunteers, business partners and community members to help provide a good learning environment in the community.

They support the smooth operation of offices, the safety and maintenance of buildings and property, and the safe transportation, healthy nutrition and direct instruction of students.

They, with their diverse talents and true dedication, support the nurturing of students throughout the academic years.

RECOMMENDATION: That the Board of Directors proclaim March 3 – 7, 2025, to be CLASSIFIED EMPLOYEE APPRECIATION WEEK and that the Board of Directors strongly encourage all members of our community to join in this observance, recognizing the dedication and hard work of these individuals.

February 20, 2025

25-056

AUTHORIZE INCREASE IN TUITION FOR CREDIT PROGRAM
COURSES FOR THE 2025-2026 AND 2026- 2027 ACADEMIC
YEARS (2025-2027 BIENNIUM)

PREPARED BY: Michael Mathews, Interim Associate Vice President of Financial Operations and Compliance

FINANCIAL RESPONSIBILITY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer

APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
Dr. Katy Ho, Executive Vice President
Dr. Adrien L. Bennings, President

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

REPORT: Beginning in July of 2024, work commenced on developing and implementing the Fiscal Sustainability Framework and Action Plan (FSAP). The FSAP is designed to ensure the long-term financial health and stability of Portland Community College (PCC), aligning with the college's mission while prioritizing student success and institutional effectiveness. The approach emphasizes ongoing adjustments to balance expenses and revenues. These actions aim to build a stable ending fund balance of 12%-18%, providing the financial stability needed to help mitigate broad staff and service reductions in the future. On November 19, 2024, the Fiscal Sustainability Action Plan detailing the college's six-year plan was published and the FSAP website was launched to the PCC community.

In light of increased competition for state resources and a lower-than-anticipated Governor's requested budget, which does not meet the Current Service Level requirements for community colleges, PCC is projecting a declining fund balance over the next six years.

This plan will result in budget reductions of \$14.78M in the 2025-2027 Biennium. This will continue to be an iterative process over the next six years as our revenue, expenditure, and enrollment forecasts change.

Consistent with the adopted budget principle that PCC will address budget shortfalls by recommending increases to tuition and fees of no more than 40% of budgeted revenue, staff suggest that the

proposed budget for the 2025-2027 biennium include a tuition increase of \$5.00 per credit hour (3.8%) for each of the next two, 2025-2026 and 2026-2027 academic years for resident and border state resident students. For non-resident and international students, a 3.8% increase per year, equivalent to an increase of \$10.00 per credit hour, is proposed. Tuition rates and mandatory fees have been carefully reviewed in alignment with this recommendation.

As of the current fiscal year, PCC's tuition and fee rates rank 8th (in the middle of the range for annualized resident tuition and fees) among the 17 Oregon community colleges. Under this proposal, tuition rates for resident and border state resident students would be increased to \$138 per credit hour in 2025-2026 and \$143 per credit hour in 2026-2027. Tuition rates for non-resident and international students would be increased to \$288 per credit hour in 2025-2026 and \$298 per credit hour in 2026-2027. The proposed comparative rates for FY26 and FY27 for other Oregon community colleges are not yet known.

PCC competes with other regional community colleges as well as Portland State University and other Portland area colleges and universities for international (non-resident) students. The proposed PCC FY26 rate of \$288 per credit hour is still less than the FY25 rates for Chemeketa CC (\$312), Clackamas CC (\$302), Portland State University (base-cost of \$711), and Mt. Hood CC (\$269).

No increases have been proposed for Community Education (CED), Continuing Education (CEU), English for Speakers of Other Languages (ESOL), or Adult Basic Education (ABE).

RECOMMENDATION: We recommend the following tuition rates for credit courses be effective for the 2025-2027 Biennium:

Resident: Oregon residents or border state residents (in Washington, Idaho, Nevada, and California) who are under the age of 62 will be charged \$138 per credit hour effective beginning Summer Term 2025 and \$143 per credit hour effective beginning Summer Term 2026.

Non-Resident: Persons not residing in Oregon or bordering states (including all international students) will be charged \$288 per credit hour effective beginning Summer Term 2025 and \$298 per credit hour effective beginning Summer Term 2026.

Students who are age 62 or older: As mandated under ORS 341.534 (HB2011 in 2009), the College will waive tuition for Oregon residents who are age 62 or older who

enroll in credit courses on a space-available basis when the course is taken for an audit grade.

Exception for Credit Courses: Reductions to credit course rates must be approved on a case-by-case basis by the President.

We recommend the following rates for academic non-credit courses as follows:

ESOL:

Level 1-3: Will remain at 10% of credit course rate per contact hour.

Level 4-5: Will remain at 30% of credit course rate per contact hour.

ABE:

Will remain at 10% of credit course rate per contact hour.

Community Education (CED):

The minimum rate charged for CED courses will remain

at \$5.50 per contact hour or \$25 for a class for the 2025-2027 biennium.

Community Education (CED):

The minimum rate charged for CED courses will remain at \$5.50 per contact hour or \$25 for a class for the 2025-2027 biennium.

Continuing Education (CEU):

The minimum rate charged for CEU courses will remain at \$5.70 per contact hour for the 2025-2027 biennium.

February 20, 2025

25-057

AUTHORIZATION TO INCREASE THE STUDENT ACTIVITY
FEE BY \$0.85 PER CREDIT HOUR FOR TOTAL OF \$4.25 PER
CREDIT HOUR FOR THE 2025-2027 BIENNIUM

PREPARED BY: Joshua Hutchinson, Student Trustee
Berto Cerrillo, Director of Student Government and Civic
Development;

FINANCIAL
RESPONSIBILITY: Lauren Smith, Executive Dean, Student
Wellbeing, Engagement, & Belonging (SWEB);
Vicky López Sánchez, Interim Vice President of Student Affairs

APPROVED BY: [ASPCC SENATE - Vote 1/10/25];
Dina Farrell, Vice President and Chief Financial Officer
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Belonging: Transform our learning culture toward creating a
sense of belonging and well-being for every student; Workforce:
Respond to community and workforce needs by developing a
culture of agility; Enterprise: Cultivate a long-term sustainable
college enterprise

REPORT: The Student Activity Fee (SAF) is used to fund PCC's Basic
Needs & Sustainability Leadership (BNSL) program—including
all four campus food pantries and Basic Needs Hubs, the office
of Student Engagement and Civic Leadership
Development(CLD), the Associated Students of Portland
Community College (ASPCC) student government program, the
Identity-Based Equity Centers (IBECs), and PCC's Outreach &
Advocacy Project, among others.

Due to the increasing minimum wage, structural professional
staff salary increases, and depleted reserves resulting from the
COVID-19 pandemic, the Student Activity Fee will be strained
further in the coming biennium as student leaders' wages and
professional staff salaries continue to make up a significant
portion of the Fee's budget allocations. These programs are
vital to student success, and require an injection of funds to
allow programs to retain staff and return to pre-pandemic
spending levels.

The ASPCC proposes an increase of \$0.85 (25%) to the
Student Activity Fee, equivalent to the purchasing power of the

Fee in 2018, when the most recent increase was approved. This increase will allow programs to maintain current service levels and be able to utilize their full budgets, which will not be possible without an increase of at least this size.

ASPCC proposes an increase of \$0.85 to the Student Activity Fee to be used as follows:

- \$0.13 would go to Student Help, to offset increases in minimum wage
- \$0.18 would go to Student Basic Needs
- \$0.18 would go to the Identity Based Resource Centers
- \$0.36 would go to offset increases to professional staff salaries covered in SAF

RECOMMENDATION: That the Board authorizes the approval of an increase to the Student Activity Fee for the FY26/FY27 biennium of \$0.85 per credit hour, effective July 1st, 2025.

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.