

Annual Salary: \$50,500 Grade: H
 Effective: June 30, 2014

Most Recent
 Experience: Columbia Edgewater
 Director of Food and Beverage/Assistant GM

| Applicant Flow: Gender | | Ethnicity | |
|------------------------|--------|-----------|----------------------------------|
| 17 | Male | 24 | White (not of Hispanic Origin) |
| 10 | Female | 1 | Asian |
| | | 1 | Hispanic/Latino |
| | | 1 | Native Hawaiian/Pacific Islander |
| <hr/> | | <hr/> | |
| 27 | Total | 27 | Total |

8. Administrative Appointment-**Scott Powell**

Food Services Supervisor
 Administrative Services
 Annual Salary: \$50,500 Grade: H
 Effective: July 14, 2014

Most Recent
 Experience: Mary's Harvest Fresh Foods
 USDA Manager

| Applicant Flow: Gender | | Ethnicity | |
|------------------------|--------|-----------|----------------------------------|
| 17 | Male | 24 | White (not of Hispanic Origin) |
| 10 | Female | 1 | Asian |
| | | 1 | Hispanic/Latino |
| | | 1 | Native Hawaiian/Pacific Islander |
| <hr/> | | <hr/> | |
| 27 | Total | 27 | Total |

9. Administrative Appointment (Temporary)-**Jackie Sandquist**

Interim Division Dean, Communications and Humanities
 Office of the Campus President, Rock Creek Campus
 Annual Salary: \$82,321 Grade: N
 Effective: June 21, 2014 to December 31, 2014

| | | | |
|------------|-------------------------------|-----|------|
| Education: | Western Oregon University | MED | 1995 |
| | Secondary Education | | |
| | La Sierra University | BA | 1991 |
| | History and Political Science | | |

Most Recent
 Experience: Portland Community College
 Human Resources Representative (Temporary)

Applicant Flow: Direct
Appointment

10. Administrative Appointment–Catherine Soulages

Communications Director
Office of the President
Annual Salary: \$95,000 Grade: M
Effective: July 8, 2014

Education: California State University MA 1993
English
University of California BA 1990
English

Most Recent
Experience: OHSU Foundation
Communications Director

| Applicant Flow: | Gender | Ethnicity |
|-----------------|---------------|-----------------------------------|
| 47 | Male | 9 Hispanic/Latino |
| 54 | Female | 1 American Indian/Alaskan Native |
| 12 | Not Disclosed | 1 Asian |
| | | 3 Black or African American |
| | | 75 White (not of Hispanic Origin) |
| | | 5 Two or More |
| | | 19 Not Disclosed |
| <hr/> | | <hr/> |
| 113 | | 113 Total |

11. Administrative Appointment (Temporary)–Vanessa Wood

Interim Grants Development Director
Academic and Student Affairs
Annual Salary: \$74,837 Grade: M
Effective: May 27, 2014 to May 26, 2015

Education: Pacific Lutheran University BA 1999
Communication Studies

Most Recent
Experience: Portland Community College
Interim Grants Manager

Applicant Flow: Direct
Appointment

**ETHNIC AND GENDER DESCRIPTION OF STAFF
PROPOSED TO BE HIRED IN *July 17, 2014* PERSONNEL REPORT**

| | |
|--------|-------|
| Male | 2 |
| Female | 9 |
| | <hr/> |
| | 11 |

| | |
|--------------------------------|-------|
| White (not of Hispanic Origin) | 9 |
| Black or African American | 1 |
| Hispanic/Latino | 1 |
| | <hr/> |
| | 11 |

July 17, 2014

15-002

COMMENDATION OF RETIRING EMPLOYEE –
CAROLYN WILSON

PREPARED BY: Human Resource Department Staff

APPROVED BY: Dr. Jeremy Brown, President

REPORT: Carolyn Wilson has performed faithfully in her duties as a Full-time Executive Assistant and Office Support VII for Portland Community College since September 1, 1994. She retires effective July 1, 2014.

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

July 17, 2014

15-003

CONTINUOUS APPOINTMENTS: ADMINISTRATION

PREPARED BY: Nancy Cloud, Assistant, Human Resources

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Dr. Jeremy Brown, President

The President RECOMMENDS that the following Administrators, having fulfilled the required probationary period, be granted continuous appointment, effective July 1, 2014:

| <u>Continuous Appointments</u> | <u>Job Title</u> |
|--------------------------------|---|
| Brenda Ivelisse | Associate Dean/Student Development |
| Xiaobin Li | Systems Analyst |
| Bert Logan | Director/Financial Aid & Veteran Services |
| Slava Mikhailov | Manager/Alternative Programs |
| Jennifer Reynolds | Bookstore Supervisor |
| Loraine Schmitt | Director/Distance Education |
| Kelly Schwartz | Human Resource Representative |
| Jodie Smith | Bookstore Supervisor |
| Patricia Stribling | Bookstore Supervisor |
| Maria Wagner | Manager/Library Technology |

| <u>Special Continuous Appointment</u> | <u>Job Title</u> |
|---------------------------------------|---|
| Rhonda Boyd | Title III Project Director |
| Norberto Espindola | Manager/High School Equivalency Program |
| Joshua Laurie | Manager/Future Connect |

July 17, 2014

15-004

CONTINUOUS APPOINTMENT: FACULTY & ACADEMIC PROFESSIONALS

PREPARED BY: Nancy Cloud, Assistant, Human Resources

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Dr. Jeremy Brown, President

The President RECOMMENDS that the following Faculty and Academic Professionals, having fulfilled the required probationary period, be granted continuous appointment, effective September 1, 2014:

| <u>Continuous Appointments</u> | <u>Job Title</u> |
|--------------------------------|--|
| Nikko Baraquio | Grants Officer |
| Nicole Barone | Student Conduct & Retention Coordinator |
| Rachel Bridgewater | Reference Librarian |
| Miriam Budner | Coordinator/Community Education Program |
| Betsey Carrillo | Senior Employment Specialist |
| Rhonda Collier | Instructor/Economics |
| Annie Crater | Instructor/Biology |
| Daniel Davis | Instructor/ESOL |
| James Earley | Counselor |
| Mark Easby | Instructor/English |
| Danica Fierman | Instructor/Developmental Education |
| Tara Foster | Instructor/Composition & Literature |
| Lucas Givens | Student Resource Specialist |
| Bonnie Goldberg | Admissions Specialist |
| David Goldman | Instructor/Electronic Engineering Technology |
| Peter Gramlich | Instructor/Architecture & Design |
| Mark Gorman | Specialist/Transportation Demand Management |
| Allison Gross | Instructor/Composition & Literature |
| Haris Gunadi | Alternate Media Specialist |
| Bem Hanamoto | Admissions Specialist |
| Nicholas Hengen Fox | Instructor/Composition & Literature |
| Jessica Johnson | Instructor/Developmental Reading & Writing |
| Alexander Jordan | Instructor/Mathematics |
| Joyce Kaplan | Instructor/Biology & Management of Zoo Animals |
| Jamee Kristen | Instructor/Sociology |
| Alissa Leavitt | Instructor/Personal Health |

| | |
|---------------------------------|--|
| Susan Mann | Instructor/Communication Studies |
| Monica Martinez-Gallagher | Online Development Facilitator |
| Jennifer McBratney | Program Officer |
| Arlene McCashew | Student Resource Specialist |
| Liberty Olson | Instructor/Welding |
| Jason Palmer | Instructor/Music |
| DeMarcus Redeau | Academic Advising Specialist |
| Bryan Ruzicka | Academic Advising Specialist |
| Julianne Sandlin | Instructor/Art History |
| James Santmyer | Instructor/Computer Information Systems |
| Nathan Savage | Instructor/Graphic Design |
| Sara Seely | Reference Librarian |
| Christopher Seymour | Academic Advising Specialist |
| Karen Sorensen | Online Development Facilitator |
| Sofronova-Allen, Larissa | Instructor/ESOL |
| Joanna Sullivan | Instructor/ESOL |
| Susan Watson | Instructor/Computer |
| John Wright | Instructor/Developmental Reading & Writing |
| Xiaolong Yao | Instructor/Mathematics |
| Stephanie Yurasits | Instructor/Mathematics |
| Special Continuous Appointments | Job Title |
| Marie Daniels | Occupational Cluster Trainer |
| Jose Esparza | Instructor/GED |
| Tobias Sherwood | Student Resource Specialist |
| Conrad Williamson | Student Resource Specialist |

July 17, 2014

15-005

ACCEPT BID AND AWARD CONTRACT FOR
PRINTING, BINDING, AND MAILING FOR THE
PORTLAND COMMUNITY COLLEGE COMMUNITIES
MAGAZINE

PREPARED BY: Cathy Huey, Buyer/Contract Specialist, Purchasing

FINANCIAL
RESPONSIBILITY: Kristin Watkins, Associate Vice President, College
Advancement
Dr. Jessica Howard, Campus President, Extended
Learning Campus

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Dr. Jeremy Brown, President

REPORT: The College is in need of printing, binding, and mailing
services for its publication of the Communities Magazine.

Over the years, the College has produced a quarterly schedule for Community Education classes that has been mailed to selected zip codes and addresses from database lists. The Communities Magazine provides a comprehensive focus on the College's students, academic programs, alumni, and partnerships with outside organizations, in addition to class information. The publication includes 16 pages of high-quality, four-color magazine content, along with Community Education class offerings printed on two-color newsprint.

An Invitation to Bid (ITB) was advertised on May 21, 2014 in the Daily Journal of Commerce, State of Oregon Procurement Information Network (ORPIN), and the College's solicitation website. A total of 27 vendors registered and received a copy of the ITB. 11 vendors were out of state, one (1) was an in-state Minority Business Enterprise (MBE) vendor, and two (2) were in-state Women Business Enterprise (WBE) vendors, none of which submitted a response.

On the due date of June 16, 2014 at 10:00 AM, the College received three (3) bids. The evaluation committee reviewed the bids based on the following

criteria: cost; production lead time; stock and binding sample and quality; printing experience and references; and State of Oregon Minority, Women & Emerging Small Business (OMWESB) Certification, sustainability efforts, and social responsibility efforts. Below is a list of the final scores:

| Vendor | Score |
|--------------------|--------------|
| Oregon Lithoprint | 89 |
| Eagle Web Press | 82 |
| Signature Graphics | 74 |

Note: None are an MWESB firm.

RECOMMENDATION: That the Board of Directors approve Oregon Lithoprint. The contract will be valid for three (3) years with two (2) one (1) year extensions, not to exceed \$1,380,960.00 over the five (5) year term. Expenditures for this project will come from the General and CEU/CED Funds.

July 17, 2014

15-006

RATIFY PRESIDENTS SPENDING AUTHORITY FOR THE
LEASE PURCHASE OF A DEMONSTRATOR FIRE TRUCK
FOR THE COLLEGE FIRE SCIENCE PROGRAM

PREPARED BY: Steven J. Hopf, Finance Division Manager, Procurement

FINANCIAL
RESPONSIBILITY: John Saito, Division Dean, Allied Health, Emergency & Legal
Services, Cascade

APPROVED BY: Dr. Craig Kolins, Interim Cascade Campus President
Wing-Kit Chung, Vice President, Administrative Services
Dr. Jeremy Brown, President

REPORT: The College has a need to acquire a fire suppression truck to
replace its current aging truck in the Fire Science program.
Staff reviewed three available demonstrator model fire
apparatus trucks for the fire science program. Only one was a
cab over apparatus which was important for two primary
reasons. First, the cab over apparatus is the type more
commonly seen in most fire suppression agencies and will
present our students, when they do operate the apparatus, with
an experience most like what they will experience once they
secure employment. Second, the non-cab over trucks would
not fit in the department's apparatus bay.

HME Inc. in McMinnville Oregon offered the demonstrator
model 1871-SFO-SFOMFD-12 side mount Silver Fox 1000
gallon fire apparatus truck SN/22541 at \$263,693.00. The
vehicle was appraised at \$266,538.00. To have one built would
exceed \$293,000.00. The department sought and received four
proposals for a ten year lease purchase. The Municipal Leasing
Credit Corporation was chosen for the favorable cost and
terms.

The President's spending authority for this lease purchase of
used equipment is covered under ORS279B and the
Community College Rules of Procurement section 300.

RECOMMENDATION: That the Board of Directors acting as the College's Local
Contract Review Board ratify the President's spending authority
for the lease purchase of the specified fire truck not to exceed
\$300,000. Expenditure will be funded by General Fund.

July 17, 2014

15-007

AUTHORIZE USE OF COOPERATIVE AGREEMENT
TO PURCHASE ADDITIONAL CHECK POINT
FIREWALL EQUIPMENT

PREPARED BY: Avelina Gulmatico, Procurement Coordinator, Bond Program

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Bond Program
Leslie Riester, Associate Vice President, Technology Solution Services

APPROVED BY: Wing-Kit Chung, Vice-President, Administrative Services
Randy McEwen, Vice President
Dr. Jeremy Brown, President

REPORT: The College Bond Program and Technology Solutions Services (TSS) department, working together, have a need to purchase additional Check Point firewall products to upgrade the remaining network firewalls and to be consistent with currently installed firewalls throughout the College. The staff selected Check Point firewall as the standard firewall for the College based on its ability to provide superior protection across the entire security gateway and to provide robust authentication capabilities to confirm the identity of all users attempting to access the network.

The need for additional larger and more robust firewalls at the network edge and core is driven by current network performance metrics. Utilization levels for our current firewall equipment are extremely high.

The network redesign project provided engineering and a detailed Check Point firewall equipment list that the College needs to purchase in order to provide the necessary security on or systems. This equipment list identified the hardware and cost for each component. This new equipment will provide firewall clusters at each location to enforce network policies and provide highly efficient local routing. Additionally, we install equipment that will address current and future threat protection levels on our network with more robust Check Point

equipment. After careful review and based on the engineering effort noted above, the staff will need an additional \$2,250,000 worth of firewall products to upgrade the remaining outdated network equipment that is nearing the end of its useful life. The purchase cost exceeds the \$150,000 threshold, which requires a formal solicitation process and Board of Directors approval.

The Department seeks approval to contract with ImmixGroup (contract # GS-35F-0511T, valid through June 26, 2017), as the Check Point public sector contract holder, based on an existing contract with the Federal General Services Administration (GSA) Information Technology Schedule 70. GSA Schedule 70 is a cooperative purchasing program, which allows state and local governments to take advantage of volume discounts offered on software, firmware, supplies, support equipment and services. ImmixGroup is the contract holder and does not sell directly; they contract with local resellers. IT Schedule 70 also provides a nationwide network of industry partners, which gives the College an ability to purchase equipment from authorized Oregon resellers located in the Portland area including Six Degrees Consulting (company headquarter in Portland) and Presidio West (Lake Oswego office). We will obtain pricing from both local resellers (Six Degrees and Presidio). We expect to purchase based on the best price.

RECOMMENDATION: That the Board of Directors authorize staff to use the GSA IT Schedule 70 contract with ImmixGroup through authorized Oregon re-sellers for the purchase of network firewall equipment. The total amount of the contract will be for not-to-exceed \$2,250,000 (approximately \$1.9 million will be funded by the Bond Program via the Bond technology initiative and \$350,000 will be funded by General funds).

July 17, 2014

15-008

AUTHORIZE AN INCREASE TO THE SPENDING
AUTHORITY FOR ROSE CITY CONTRACTING

PREPARED BY: Avelina Gulmatico, Procurement Coordinator, Bond Program

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, Vice President
Dr. Jeremy Brown, President

REPORT: The Board of Directors has authorized contracts for hazardous materials abatement services for Rose City Contracting as part of Resolutions 11-114 (\$200,000) and 13-092 (\$200,000). At this time, additional authorization is needed due to the number of projects and level of abatement required at various campuses. Rose City was selected for the Southeast German American Society Building (GAS), due to the project timing and their availability. The demolition of portions of the former nursing home wings required removal of asbestos in the floor material and from the caulking, which necessitated removal of the bricks from the exterior. The total cost for the GAS abatement will be \$118,000. Scheduled future abatement in conjunction with Sylvania renovations in the CT building and other projects will require an increase in the contract amount. Spending to date is \$436,234, within the permissible overrun limit, but an additional \$300,000 is requested for future work through 2016, for a revised total contract amount of \$700,000.

This request exceeds the \$150,000 threshold, which requires PCC Board of Directors approval (per Board Policy B505).

RECOMMENDATION: That the Board of Directors authorize an increase of \$300,000 to the existing abatement contract with Rose City Contracting. Expenditures for this contract are from the 2008 Bond Fund.

July 17, 2014

15-009

ACCEPT AND AWARD CONTRACTS TO PROVIDE
LABOR AND ANCILLARY SUPPLIES FOR
INSTALLATION OF CLASSROOM TECHNOLOGY
PODIUMS DISTRICTWIDE

PREPARED BY: Avelina Gulmatico, Procurement Coordinator, Bond Program

FINANCIAL RESPONSIBILITY: Linda Degman, Director, Bond Program
Leslie Riester, Associate Vice President, Technology Solution Services

APPROVED BY: Wing-Kit Chung, Vice-President, Administrative Services
Randy McEwen, Vice President
Dr. Jeremy Brown, President

REPORT: The College has a need to hire contractor(s) to assist Media Services staff in the installation of technology podiums in new and remodeled classrooms throughout the College District, funded by both the Bond Program and General Funds. The standard technology podium contains networked touch panel control systems, a computer, visual presenter, DVD player, and signal router. The one-touch panel controls different functions of presentations and allows for remote management and security, and controls room technology equipment and functions. The staff estimates 75 remaining new and existing classrooms (which have never had podiums) will require technology podiums through end of the Bond Program. In addition, partly funded by the TSS Department, 175 existing classroom podiums will need to be upgraded to digital technology and wide screen displays. The successful contractor(s) will provide installation, ancillary supplies and minor equipment (on an as-needed basis). Podiums will be purchased by the College separately through Board authorization (BA 13-149). Other contracted suppliers will provide the podium retrofit equipment, such as new electronics and crestron control units. The estimated contract total will exceed the threshold of \$150,000, which requires formal solicitation process and PCC Board of Directors approval.

On May 14, 2014, an Invitation to Bid (ITB) was advertised in the Daily Journal of Commerce and was posted on the PCC Solicitation website. A total of eleven (11) vendors registered and received a copy of ITB document. Of the 11 vendors, there were 3 Oregon certified MWESB firms and 3 plan centers. At the bid closing time of 11:00 A.M., June 10, 2014, the College received 3 bids. Below is a list of bidder's names and their fees/rates. In addition to the fees, bids were also evaluated on required bid submittals such as company information, references and project experience.

| Bidder | Standard base rate for single room install | Standard Hourly rate |
|----------|--|----------------------|
| Cochran | \$687 | \$74 |
| Compview | \$932 | \$58 |
| Troxell | \$1017 | \$83 |

Note: No Oregon certified MWESB firms submitted a bid

After careful review, based on the bidder's information and fees/rates provided, the staff recommends Cochran and Compview for contract award. Troxell did not comply with bid submittal requirements by not providing company information, references and project experience. The staff feels that hiring two successful bidders will be in the best interest of the College, as both successful bidders may be working simultaneously to meet the project timeline requirements. The new podium installations (Bond funded) must be completed in the next two years (by end of the Bond Program) and the digital upgrade work will need to be scheduled during summer break(s) to avoid disruptions to classes. The staff also felt, after calculating the standard rate for a single room install and hourly rate, Cochran and CompView gave the lowest pricing on installation cost based on total number of hours to complete the work. This is an important factor since half of the digital upgrade work will be based on hourly rates, in addition to the 'standard base rate for a single room install'. The numbers of hours to complete the upgrade work may vary depending on the age of the systems and needed requirements.

RECOMMENDATION: That the Board of Directors accept and award contracts to Cochran and Compview to provide ancillary supplies (on an as-needed basis) and installation of classroom technology podiums throughout the College District. The initial term of the contracts will be valid for three (3) years, with an option to renew annually for an additional two (2) years. The contract total will be \$375,000 (consisting of \$131,250 from TSS Department General funds and \$243,750 from the Bond Program).

July 17, 2014

15-010

APPOINT BOARD OF DIRECTORS MEMBERS TO THE
BOARD AUDIT COMMITTEE

PREPARED BY: Wing-Kit Chung, Vice President, Administrative Services

APPROVED BY: Dr. Jeremy Brown, President

REPORT: The terms of the PCC Board members on the Board Audit Committee have ended, and members need to be designated by the Board. Director Pitts (second term) and Director Wilton are nominated to be the Board members on the Committee, each for a four-year term per the Audit Committee Charter. The terms will expire on July 16, 2018.

Director Pitts is also nominated to serve as the Chair of the Committee.

RECOMMENDATION: That the Board appoint Director Gene Pitts and Director Courtney Wilton as members of the Board Audit Committee, with Director Pitts appointed as Chair of the Committee.

July 17, 2014

15-011

APPROVE ADOPTION OF THE SMALL PROCUREMENT
LIMIT OF \$10,000 PER ORS 279B.065 AND
INTERMEDIATE PROCUREMENT LOWER LIMIT OF
\$10,000 PER ORS 279B.070

PREPARED BY: Steven J. Hopf, Finance Division Manager, Procurement

APPROVED BY: James Langstraat, Associate Vice President, Finance
Wing-Kit Chung, Vice President, Administrative Services
Dr. Jeremy Brown, President

REPORT: On November 18, 1985, in accordance with ORS 279.055 (2) the Portland Community College Board adopted Resolution #86-53 establishing the College Board of Directors as the Local Contract Review Board (LCRB) for the College. The primary function of the LCRB is the adoption of rules to govern the College's purchasing activities. At that same time the LCRB adopted the then- current Attorney General's Model Public Contract Rules and the Oregon Administrative Rules, Chapter 125, Public Contract Exemptions, as the purchasing rules for the College.

On February 24, 2005, the LCRB, per Resolution #05-059, approved adoption of the Community College Rules of Procurement (CCRP). Though ORS 279B.070 Intermediate Procurement upper limit was raised to \$150,000 the LCRB chose to maintain the intermediate procurement limits of \$5,000 to \$100,000.

On March 19, 2009, the LCRB, per Resolution #09-066 approved an increase of the upper Intermediate Procurement limit to \$150,000.

On January 1, 2014, ORS 279B.065 Small Procurement limit was raised to \$10,000 and ORS 279B.070 Intermediate Procurement lower limit was raised to \$10,000.

RECOMMENDATION: That the Board, in their capacity as the LCRB, finds that it is in the best interest of the College to modify its CCRP Section 300 to increase the current Small procurement limit to \$10,000 per ORS 279B-065 and the Intermediate procurement lower limit to \$10,000 per ORS 279B.070.

July 17, 2014

15-012

DELEGATE AUTHORITY TO COLLEGE PRESIDENT
TO NEGOTIATE TERMS AND CONDITIONS FOR SALE
OF REAL PROPERTY NEAR CASCADE CAMPUS

PREPARED BY: Wing-Kit D Chung, Vice President, Administrative Services

APPROVED BY: Dr. Jeremy Brown, President

REPORT: Board Policy B214 reserves to the Board the approval of purchase or sale of any real property.

The College purchased in 2008 a single-family residence at 1019 N. Church St., one block west of the Cascade Campus. The purchase price was \$266,790. At the time, the College had a potential interest in purchasing additional properties in this block, which is made up of one- and two-family residences. The College no longer has such an interest, in part because this block is outside the current Cascade Impact Mitigation Plan (IMP) boundary in an area that the College is unlikely to have a strategic interest in. Hence, the property is not viewed as critical to the College's future.

Property address: 1019 N. Church St.
Assessor Tax Lot #: R226144
Property size: 4200 sq. ft.
June 2014 Appraised Market Value: \$280,000

RECOMMENDATION: That the Board of Directors delegate its authority in Policy B214 to the College president or his designee to negotiate the terms and conditions of, and execute, a binding purchase and sale agreement for sale of the above-described property. This authority would be subject to the prior concurrence of College Counsel and the Board Chair.

July 17, 2014

15-013

DELEGATE AUTHORITY TO COLLEGE PRESIDENT
TO NEGOTIATE TERMS AND CONDITIONS FOR
PURCHASE OF REAL PROPERTY NEAR SOUTHEAST
CAMPUS

PREPARED BY: Linda Degman, Director, Bond Program
Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, Vice President

APPROVED BY: Dr. Jeremy Brown, President

REPORT: Board Policy B214 reserves to the Board the approval of purchase or sale of any real property.

The College has been advised that a parcel of two adjoining properties near the Southeast Campus is for sale. Specifically, the parcel is at the southwest corner of the intersection of 82nd Ave. and Division St.:

Physical address: 2517 SE 82nd Ave.
Assessor tax lot number: R152092/R152093
Lot size: 29,875 sq. ft. total
Appraised Value: \$890,000

This property is in a very prominent and visible location directly across Division St. from the Southeast Campus. Over 30,000 cars per day pass this site. It is within the emerging Jade District. Currently a vacant building, it served as a furniture store and associated warehouse, and is now prime for redevelopment. As the economy strengthens, and as the Jade District and Powell-Division transportation infrastructure improvements take form, along with PDC's Neighborhood Prosperity Initiative, this will become an increasingly valuable property.

Staff's perspective is that the opportunity to purchase this property needs to be explored quickly. Timing may be of the essence. Our intention is that this purchase would be land-banked for future development.

RECOMMENDATION: That the Board of Directors delegate its authority in Policy B214 to the College president or his designee to negotiate the terms and conditions of, and execute if

possible, a binding purchase and sale agreement for purchase of the above-described property. This authority would be subject to the prior concurrence of College Counsel and the Board Chair. Funding for the purchase will be provided by the 2008 Bond program.

July 17, 2014

15-014

DELEGATE AUTHORITY TO COLLEGE PRESIDENT
OR HIS DESIGNEE TO NEGOTIATE TERMS AND
CONDITIONS FOR PURCHASE OF REAL PROPERTY
NEAR SOUTHEAST CAMPUS

PREPARED BY: Linda Degman, Director, Bond Program
Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, Vice President

APPROVED BY: Dr. Jeremy Brown, President

REPORT: Board Policy B214 reserves to the Board the approval of purchase or sale of any real property.

The College was advised two years ago that a property one block to the west of the Southeast Campus was for sale. The property had been used for many years as gated employee parking (60 spaces) for the Kaiser clinic, which was established in the 1960's. With the clinic's closure, Kaiser decided to sell the property. The initial asking price (\$1 M) was so far above staff's view of the market that staff recommended that the College not pursue purchase. Subsequent bond planning made other provisions for parking that were acceptable to the City in the course of the College gaining development permits for Southeast's expansion.

A significant complicating factor is that zoning for the property is uncertain. Staff's view is that Kaiser's need to provide for employee parking developed after the clinic's development. In response to neighbor concerns, it appears that the City granted a temporary zoning change, from R2 (residential) to CN2 (neighborhood commercial) to allow the property to be developed as Kaiser employee parking. It appears that this zoning action required that the zoning revert to R2 upon a change in ownership. It further appears that this rezoning to CN2 occurred via a process that is no longer permitted, so the process for the zoning reversion is unclear. If the zoning remains CN2, and if the City views its use as "College", then its use in its current form is permitted. If the zoning reverts to R2, and the use is "College", then its use becomes subject to an Conditional

Use permit. On the other hand, if the City views the use as “Parking” as opposed to “College”, then its use as parking is not permitted in either zone.

Nonetheless, the property is of interest to the College to increase the Southeast parking supply in view of Southeast’s growth potential, if the zoning uncertainties can be resolved. Staff has begun conversations to this end with City staff.

The property details are:

Physical address: 7601 SE Division St.

Assessor tax lot number: R332517

Lot size: 40,075 sq. ft. (0.92 acres)

Assessed Value: \$377,640

Assessor’s Real Market Value: \$614,370

Appraised Value: Not determined due to clouded zoning

RECOMMENDATION: That the Board of Directors delegate its authority in Policy B214 to the College president or his designee to: 1) work with City staff to determine the process for resolving the zoning uncertainty, and if as finally resolved its use as PCC parking is permissible; 2) if usable by PCC, commission an appraisal; and 3) negotiate the terms and conditions of, and execute if possible, a binding purchase and sale agreement for purchase of the above-described property. This authority would be subject to the prior concurrence of College Counsel and the Board Chair. Funding for the purchase will be provided by the 2008 Bond program.

The College prohibits unlawful discrimination based on 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 in any area, activity or operation of the College. The College also prohibits retaliation against an individual for engaging in activity protected under this policy, and interfering with rights or privileges granted under anti-discrimination laws. In addition, the College complies with 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, Americans with Disabilities Act of 1990 (as amended), Uniformed Services Employment and Reemployment Rights Act ("USERRA"), and all local and state civil rights laws. Under this policy, equal opportunity for employment, admission, and participation in the College's programs, services, and activities will be extended to all persons, and the College will promote equal opportunity and treatment through application of this policy and other College efforts designed for that purpose.