

TIME**	ITEM	ENC.*	ACTION	PRESENTER
5:45pm	I. Call to Order			Abernethy
	II. Native Lands Acknowledgement	2a.1*		Abernethy
	III. Roll Call			Kovitz
	A. Board Members & Guests			
	B. Introduction			Babst
	IV. Agenda Changes			Abernethy
	V. Public Comment			Abernethy
	VI. Consent Agenda***			Abernethy
	1. Regular Meeting Minutes (9.12.22)	6a.1*	X	Chesley ^A
	2. Madras Campus Architect RFP	6b.1*	X	Boone ^A
	VII. Information Items			
	1. Financial Statements	7a.1*		Syrell ^A
	2. New Hire Reports	7b.1*		Boehme ^A
	3. Redmond Campus Update			Ward ^P
	4. Residence Hall Financials			Moore ^P
	5. Sabbatical Report			Chaput ^P
	VIII. Board of Directors' Operations			Abernethy
	1. Board Member Activities			
	IX. President's Report			Chesley
	X. Dates			
	1. Wednesday, October 19 - Anthony's at the Old Mill @5:30			
	2. Wednesday, November 9 – Board of Directors' Meeting @5:45			
	3. Wednesday, December 14 – Board of Directors' Meeting @5:45			
	XI. Adjourn to Executive Session			Abernethy
	ORS 192.660 section 2, subsection d, Labor Negotiations			
	XII. Adjourn to Open Session			Abernethy
	XIII. Open Session			Abernethy
	XIV. Adjourn			Abernethy

* Material to be distributed via e-mail & USPS (as necessary)

** Times listed on the agenda are approximate to assist the Chair of the Board.

*** Confirmation of Consent Agenda items submitted by the President. Any item may be moved from the Consent Agenda to Old/New Business by a Board Member asking the Chair to consider the item separately.

P - indicates a Presentation will be provided.

A - indicates the presenter is Available for background information if requested.

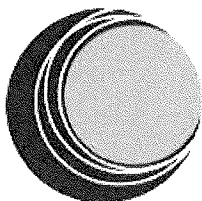
Za.1*

Purpose: To acknowledge someone is to say, “I see you. You are significant.” The purpose of a land acknowledgement is to recognize and pay respect to the original inhabitants of a specific region. It is an opportunity to express gratitude and appreciation to those whose territory you exist in.

COCC Land Acknowledgement

(Condensed Version)

COCC would like to acknowledge that the beautiful land our campuses reside on, are the original homelands of the **Wasq’ú** (Wasco), and the **Wana Lama** (Warm Springs) people. They ceded this land to the US government in the Treaty of 1855. The **Numu** (Paiute) people were forcibly moved to the Warm Springs Indian Reservation starting in 1879. It is also important to note that the Klamath Trail ran north through this region to the great Celilo Falls trading grounds and the Klamath Tribes claim it as their own. Descendants of these original people are thriving members of our communities today. We acknowledge and thank the original stewards of this land.



CENTRAL OREGON
community college

6 a. 1 *

CENTRAL OREGON
COMMUNITY COLLEGE
Board of Directors' Meeting – MINUTES
Wednesday, September 13, 2022 – 5:45 PM
Boyle Education Center / YouTube

TIME**	ITEM	ENC.*	ACTION	PRESENTER
5:45pm	I. Call to Order			Abernethy
	II. Native Lands Acknowledgement Bruce Abernethy read the COCC Native Lands Acknowledgement.	2a.1*		Abernethy
	III. Roll Call <u>Board Members & Guests</u> Bruce Abernethy (Chair), Alan Unger, Erica Skatvold, Oliver Tatom, Jim Clinton, Laura Craska Cooper, Joe Krenowicz (Vice Chair), Laurie Chesley (COCC President), Alicia Moore, Annemarie Hamlin, Laura Boehme, Zak Boone, Jenn Kovitz, Adrian Syrell, Christy Chaung, Stephanie Goetsch, Elizabeth Allison, Michael Fisher, Cindy Lenhart, Erin Foote Morgan, Scot Brees, Paul Taylor, Ken Betschart, and Peter McCaffrey.			Kovitz
	IV. Agenda Changes None.			Abernethy
	V. Public Comment Scot Brees from Connect Central Oregon expressed concerns that COCC was not as collaborative as it should be when dealing with his organization.			Kovitz
	VI. Board Committee Appointments Bruce Abernethy presented the Board Committee appointments for 2022-23. Those appointments are appended to these Minutes.			Abernethy
	VII. Consent Agenda*** 1. Regular Meeting Minutes (9.14.22) Motion to approve Consent Agenda • 1 st Alan Unger			Abernethy Chesley ^A

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- 2nd Oliver Tatom
- Motion Approved Unanimously with one change: AGENDA should be MINUTES.

VIII. Information Items

- | | | |
|--|-------|----------------------|
| 1. Financial Statement | 9a.1* | Knutson ^A |
| 2. New Hire Reports | 9c.1* | Boehme ^A |
| 3. Community Education Marketing Update | | Kovitz/Goetsch |
| Jennifer Kovitz and Stephanie Goetsch presented an update on the work of Community Education, with an emphasis on marketing, which has moved to multiple methods, print and digital, to reach potential community members | | |
| 4. Center for Business, Industry and Professional Development | | Betschart |
| Ken Betschart presented an overview of the services offered through COCC's newly created CBIPD, which was created to make our workforce training and professional development offerings more easily accessible to the community. | | |

IX. New Business

- | | | | |
|---|-------|---|------------------|
| | | | Abernethy |
| 1. Neighborly Ventures Phase 2 | 9a.1* | X | McCaffery/Taylor |
| The College approved a second long-term lease for the construction of a second phase of apartment buildings by Neighborly Ventures. | | | |
| Motion to approve Neighborly Ventures Phase 2 | | | |
| <ul style="list-style-type: none"> • 1st Joe Krenowicz • 2nd Oliver Tatom • Motion approved unanimously. | | | |

X. Board of Directors' Operations

Abernethy

Board Member Activities

Alan Unger	Attended OCCA Executive Cmte mtg and Retreat, as well as OCCA DEI Cmte mtg. Attended COCC Audit and Finance Cmte mtg.
Jim Clinton	Attended Real Estate Cmte and Audit and Finance Cmte mtgs.
Oliver Tatom	Nothing to report this month.
Bruce Abernethy	Calls/mtgs with Joe Krenowicz and the President. Worked on President's Contract.
Joe Krenowicz	Attended Real Estate Cmte and Audit and Finance Cmte mtgs.
Laura Craska Cooper	Real Estate Cmte mtg. Participated in calls regarding Awbrey Butte property. Worked with a constituent on questions regarding Community Education catalog.
Erica Skatvold	Nothing to report this month.

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XI. President's Report

Chesley

The President shared that she will be signing the President's Climate Commitment in the next several weeks. She also announced that the beginning of the Fall Term was Monday, September 19. She noted that next week there were two Strategic Plan community listening sessions, one in Prineville (Monday 12-1) and one in Bend (Tuesday 2-3).

XII. Dates

1. Friday, October 7 – Board Retreat @8:30 – 5:00
2. Tuesday, October 11 – Real Estate Committee Meeting @3:30 – 5:30
3. Wednesday, October 12 – Redmond – Board of Directors' Meeting @5:45
4. Wednesday, October 18 – Anthony's at the Old Mill @5:30
5. Wednesday, November 9 – Board of Directors' Meeting @5:45

XIII. Adjourn to Executive Session

Abernethy

ORS 192.660 section 2, subsection d, Labor Negotiations

XIV. Adjourn to Open Session

Abernethy

XV. Open Session

Abernethy

XVI. Adjourn

Abernethy

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COCC BOARD OF DIRECTORS - ASSIGNMENTS

Board Committee Appointments: 2022-23

GP 6: COMMITTEE STRUCTURE

Revised: December 9, 2015

The COCC Board of Directors will have six standing committees and one ad hoc committee with members appointed at the annual July meeting.

Standing Committees (6)

➤ **Board Self-Evaluation**

(GP 6: consisting of three members of the Board who will review the process of evaluation, gather any necessary information, and facilitate the evaluation discussion)

2022-23 Abernethy (Chair), Krenowicz, Tatom

2021-22 Abernethy (Chair), Krenowicz, Tatom

2020-21 Abernethy (Chair), Krenowicz, Tatom

2019-20 Abernethy (Chair), Craska Cooper, Krenowicz

2018-19 Skatvold (Chair), Abernethy, Craska-Cooper

➤ **President's Evaluation**

(GP 6 & BPR 3: The President Evaluation Committee, comprised of three members, including the chair of the Board, shall annually prepare a draft Presidential evaluation for consideration by the full Board. In preparing its draft, the Committee shall consult with all Board members, the President and such other individuals, as the Committee deems relevant)

2022-23 Craska Cooper (Chair), Unger, Abernethy,

2021-22 Unger (Chair), Abernethy, Craska Cooper

2020-21 Skatvold (Chair), Unger, Abernethy

2019-20 Skatvold (Chair), Craska Cooper, Abernethy

2018-19 Mundy (Chair), Craska Cooper, Abernethy

➤ **COCC Memorial Education, (Keyes Trust)** – 2 year term

(GP 6: consisting of one Board member and the President who will comply with the instructions of the Keyes Trust)

2021-23 Abernethy

2019-21 Abernethy

2017-19 Abernethy

➤ **Audit and Finance** (GP 6: 3 Board Members, 2 Budget Committee Members –

2022-23 Krenowicz (Chair), Clinton, Unger, TBD, TBD

2021-22 Krenowicz (Chair), Clinton, Unger, TBD, TBD

2020-21 Krenowicz (Chair), Clinton, Unger, TBD, TBD

2017-20 Krenowicz (Chair), Abernethy, Skatvold, Kearney, Ertner

➤ **Real Estate Committee** (GP 6: consisting of three members of the Board. The President (or designee) and other staff may serve as ex-officio members)

2022-23 Krenowicz (Chair), Clinton, Craska Cooper

2021-22 Krenowicz (Chair), Clinton, Craska Cooper
2020-21 Krenowicz (Chair), Clinton, Craska Cooper
2019-20 Abernethy (Chair), Clinton, Unger
2018-19 Abernethy (Chair), Mundy, Unger

- **Student Success** *(GP 6: consisting of three members of the Board who help to monitor all elements of Student Success initiatives at the college)*
 - 2022-23 Skatvold (Chair), Clinton, Tatom
 - 2021-22 Skatvold (Chair), Clinton, Tatom
 - 2020-21 Skatvold (Chair), Clinton, Tatom
 - 2019-20 Skatvold (Chair), Clinton, Tatom
 - 2018-19 Ricks (Chair), Krenowicz, Skatvold

All other Board committees will be established on a designated or ad hoc basis, with a specific charge, and timeline for completion.

Consultative Committee

- **Sub Committee on Policy Review** *(Board of Directors' appointment)*
 - 2022-23 Tatom (Chair), Craska Cooper, Skatvold
 - 2021-22 Tatom (Chair), Craska Cooper, Skatvold
 - 2020-21 Tatom (Chair), Craska Cooper, Skatvold
 - 2019-20 Krenowicz (Chair), Tatom, Craska Cooper
 - 2018-19 Abernethy (Chair), Craska Cooper, Skatvold

Internal Liaisons (2)

- **College Affairs**
G-6-2 College Affairs Committee (CAC) - CHARGE: The purpose of the College Affairs Committee is to function as a forum for College-wide issues and to manage the consensus-building process for key issues and functions of the College. The committee acts as a sounding board for the COCC president, helping both to stay abreast of current campus issues and to get input from a cross-section of the campus. All members of the Committee (except the Board member) are voting members and recommendations of the Committee are recommendations to the President. Membership includes one COCC Board Member, appointed by the COCC Board of Directors. Term – two years – Meetings are set and notification is given by the committee chair
 - 2022-23 Unger
 - 2021-22 Unger
 - 2020-21 Unger
 - 2019-20 Tatom
 - 2018-19 Unger

- **COCC Foundation** – *(Board of Directors' appointment)*
 2022-23 Krenowicz
 2021-22 Craska Cooper
 2020-21 Craska Cooper
 2019-20 Clinton
 2018-19 Skatvold
 2017-18 Skatvold

External Liaisons (3)

- **Oregon Community College Association** – *OCCA (Board of Directors appointment)*
 2022-23 Unger
 2021-22 Unger
 2020-21 Unger
 2019-20 Unger
 2018-19 Unger
 2017-18 Ricks

- **OSU-Cascades Advisory Board** – *(Board of Directors' recommendation and then Official Appointment made by OSU President)*
- **2022-23 Skatvold**
2021-22 Skatvold
 2020-21 Unger
 2019-20 Unger
 2018-19 Unger
 2017-18 Unger

- **ACCT Voting Delegate** *(Association of Community Colleges & Trustees) (board member who attends the conference)*
- 2022-23 Craska Cooper
 2021-22 Unger
 2020-21 Skatvold
 2019-20 Craska Cooper
 2018-19 Mundy and Krenowicz
 2017-18 Krenowicz

Central Oregon Community College
Board of Directors

RESOLUTION

Prepared by: Zak Boone, Sharla Andresen, Jeremy Green

A. Action Under Consideration

Award Bid #1592-22 for conceptual drawings of the Madras Campus Building 2, to OPSIS Architecture LLP of Portland, Oregon.

B. Discussion/History

In August 2022, COCC opened RFP #1592-22 to accept proposals for Phase 1 – Conceptual Drawings, for the COCC Madras Campus Expansion Project Building 2. The building will be approximately 15,000 square feet and include programming for health careers, early childhood education, a science laboratory classroom, and include space for a third-party childcare provider.

Five architect proposals were received for the project. The evaluation committee scored each proposal, and subsequently interviewed all five firms. At the conclusion, the evaluation committee ranked OPSIS Architecture LLP of Portland, Oregon as the best responsive proposal.

C. Options/Analysis

Authorize President Chesley or her designee to negotiate a contract for Architectural Services with OPSIS Architecture LLP.

Do not authorize President Chesley or her designee to negotiate a contract for Architectural Services with OPSIS Architecture LLP.

D. Timing

Approval at this time will enable OPSIS to begin work as soon as possible in order to adhere to our goal of a fall 2024 opening. Work will begin immediately following the negotiation of the contract.

E. Recommendation

Be it resolved that the Board of Directors do hereby authorize President Chesley or her designee to negotiate a contract for Conceptual Drawings Architectural Services for the Madras Campus Building 2 with OPSIS Architecture LLP.

F. Budget Impact

Funding will come from a mix of existing institutional resources, grant funds and private donations.

09.19.2022

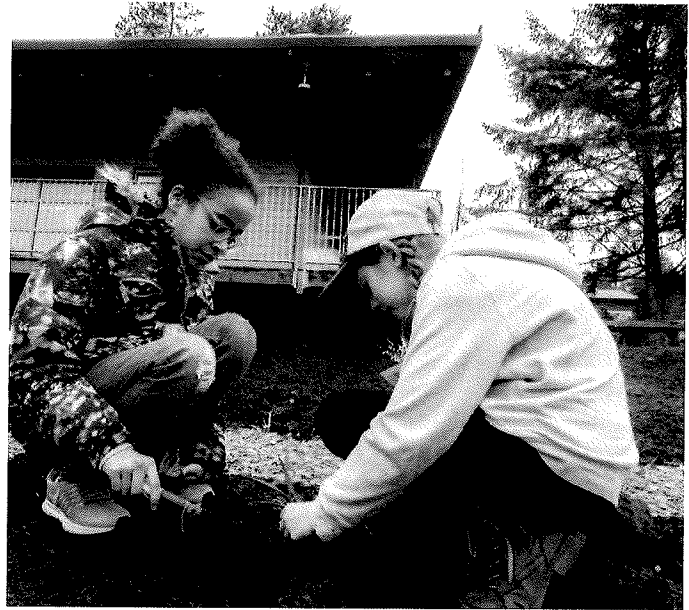
RFP #1592-22

CENTRAL OREGON COMMUNITY COLLEGE
MADRAS EXPANSION - BLDG 2 - ECE & HEALTH
CAREERS (PHASE 1: CONCEPTUAL DRAWINGS)



SECTION TABLE OF CONTENTS

Opsis brings more than 20 years of regional and national leadership in planning for innovative, student-centered, inquiry-based, sustainable learning environments that promote academic success and lifelong learning. Our experience and processes are ideally suited to meet your goals for the Madras Campus expansion.



OREGON ZOO EDUCATION CENTER

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September 19, 2022

Sharla Andresen,
Director of Contracts &
Risk Management
Central Oregon
Community College
2600 NW College Way
Bend, OR 97701-5998

RE: COCC MADRAS EXPANSION: BUILDING 2, ECE & HEALTH CAREERS (PHASE 1: CONCEPTUAL DRAWINGS), RFP#1592-22

Dear Ms. Andresen & Members of the Selection Committee

Opsis Architecture is delighted to submit our proposal for this project and looks forward to supporting the Central Oregon community by providing health science, childcare and educational programs that will serve your students and build a strong foundation of skills for Madras and the wider region.

We bring a combination of skills and experiences attuned to the needs of this project:

Design solutions informed by analysis of programmatic and campus needs – Opsis’s work across seven Oregon community college campuses (including for the Madras Campus Master Plan) involves programming and concept designs that incorporate analysis of site options, space utilization, program adjacencies and other factors to find integrated, cost-effective delivery of programs in long-lasting and flexible facilities.

Design expertise in Health Professions programs – Opsis brings a portfolio of education projects steeped in ideas directly relevant to COCC’s ECE & Health Careers Building. Our work encompasses contemporary teaching and learning environments, workforce and professional development programs where local employer’s input is integral to the design response, and student support and collaboration spaces that engage and nurture students throughout their educational journey.

Fundraising Support – Our work across community college campuses has included outreach to donors, grant funding applications, partnering opportunities and community outreach. We understand the importance of creating a thorough and reliable program and cost estimate that your team and your funders can rely on. We also bring the design and presentation skills foundational to generating excitement and support for your building’s funding campaign.

Opsis Architecture LLP
Architecture, Interiors & Planning

920 NW 17th Avenue, Portland, OR 97209
o 503.525.9511 e info@opsisarch.com
www.opsisarch.com

Focused Project Management – To achieve your goals on your timeline, our team brings discipline, collaboration and innovative problem solving. This first phase of work is crucial to getting all other phases of work positioned for success. Careful consideration of site and program analysis, and your confidence in early decision making is key to the ability to fund the design and construction phases. Within this approach, we value teamwork and a diversity of perspectives to yield exceptional results. We utilize online platforms that allow everyone to participate, together with analog models and sketching captured on camera, that support interactive thinking and planning. Opsis Principal Mark Stoller will serve as the Educational Programmer and Project Manager, bringing 30 years of experience to help lead this process.

The Opsis team brings a holistic planning outlook, expertise in design for health professions projects, and is ready to meet the needs of your project. We look forward to the opportunity of meeting with the project selection committee to share our expertise, enthusiasm and commitment to a successful project for Central Oregon Community College, your students and community.

Sincerely,



Mark Stoller
Partner

We have no conflicts of interest or negative disclosures.

ATTACHMENT B – PROPOSAL FORM SHEET 1 OF 4

CORPORATE HEAD OFFICES

(To be used for all legal and contractual correspondence)

PROPOSER NAME: Opsis Architecture, LLP

PROPOSER ADDRESS: 920 NW 17th Avenue, Portland, OR 97209

.....

TELEPHONE: 503.525.9511

FAX NUMBER: 503.525.0440

EMAIL ADDRESS: marks@opsisarch.com

PROPOSER INFORMATION

- a) Federal ID Number (or Social Security Number if not a Corporation): 93-1272425
- b) How long has the Proposer been in business? Under which names?
..... Since 1999 - as Opsis Architecture, LLP
- c) Proposer is a subsidiary of, or is wholly owned by:
..... N/A
- d) Proposer is configured as a/an (circle one, describe as necessary):
..... Individual (Sole Proprietorship) Partnership Corporation Joint Venture Other (describe)
..... Limited Liability Partnership

ADDENDA ACKNOWLEDGMENT

The Proposer hereby acknowledges receipt of the following Addenda related to the subject solicitation documents (circle all received):

/ NONE (1) 2 / 3 / 4 / 5 / 6 / 7 / 8 / 9 / 10 /

PROPOSAL FORM

RFP #1592-22 ARCHITECTURAL SERVICES FOR COCC MADRAS EXPANSION – BLDG. 2 – ECE & HEALTH CAREERS PHASE 1 –
 CONCEPTUAL DRAWINGS
 CENTRAL OREGON COMMUNITY COLLEGE ♦ 2600 NW College Way ♦ Bend, Oregon 97703 ♦ Telephone (541) 383-7700

ATTACHMENT B – PROPOSAL FORM – SHEET 2 OF 4

GENERAL INFORMATION

- a) If a corporation, list the date, state and type of incorporation.
N/A

- b) If a partnership, list names of all partners and declare which have general or limited status.
All partners have limited status: Alec Holser, Jim Kalvelage, Mark Stoller, John Shorb, Paul Kinley, Joe Baldwin, Carol Long

- c) Has the Proposer or any of its members ever had a license or permit revoked or suspended or sustained any form of bankruptcy including receivership during the last ten years? If yes, describe action and outcome.
N/A

- d) Has the Proposer, or any of its current associates, members, partners, been involved in any lawsuits (including presently pending lawsuits) related to a building design contract, either as plaintiff or defendant, during the period of July 1, 2007 to the present? If the answer is yes, please identify each legal action on a separate sheet. For each legal action identify the plaintiff(s) and defendant(s), the contract that was the subject of the litigation, the amount in question (as originally demanded by the Complainant), the amount of the eventual disposition of the lawsuit (whether by settlement or trial), and a general description of the claims made in the litigation.
See page 7 for detailed information

- e) Has the Proposer or any of its current associates been involved in arbitration or mediation (including presently pending arbitration or mediation) related to a building design contract during the period of July 1, 2007 to the present? If the answer is yes, please identify each arbitration or mediation in which your firm was involved during the relevant period. On a separate sheet, include for each arbitration or mediation the identity of the parties to the arbitration or mediation, the name of the arbitrator or mediator, the contract that was the subject of the arbitration or mediation, the amount of the eventual disposition of the arbitration or mediation, (whether by settlement or by binding arbitration), and a general description of the claims made in the arbitration or mediation.
See page 8 for detailed information

ATTACHMENT B – PROPOSAL FORM – SHEET 3 OF 4

CERTIFICATIONS

a.) Non-Collusion

The undersigned Proposer hereby certifies that it, its officers, partners, Colleges, providers, representatives, employees and parties in interest, including the affiant, has not in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Proposer, potential Proposer, firm or person, in connection with this solicitation, to submit a collusive or sham bid, to refrain from bidding, to manipulate or ascertain the price(s) of other Proposers or potential Proposers, or to secure through any unlawful act an advantage over other Proposers or the College. The fees and prices submitted herein have been arrived at in an entirely independent and lawful manner by the Proposer without consultation with other Proposers or potential Proposers or foreknowledge of the prices to be submitted in response to this solicitation by other Proposers or potential Proposers on the part of the Proposer, its officers, partners, Colleges, providers, representatives, employees or parties in interest, including the affiant.

b.) Conflict of Interest

The undersigned Proposer and each person signing on behalf of the Proposer certifies, and in the case of a sole proprietorship, partnership or corporation, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of their knowledge and belief, no member of the Central Oregon Community College Board of Directors or College officer, employee, or person, whose salary is payable in whole or in part by Central Oregon Community College, has a direct or indirect financial interest in the award of this Proposal, or in the services to which this Proposal relates, or in any of the profits, real or potential, thereof, except as noted otherwise herein.

c.) Certification of Inclusions

The undersigned hereby submits this **Proposal** to furnish all work, services, systems, materials and labor as indicated herein and agrees to be bound by the following documents: Request for Proposals, Instructions to Proposers, Master Contract Agreement and associated inclusions and references, specifications, Proposal Form, Proposer's response, mutually agreed clarifications, appropriately priced change orders, exceptions which are acceptable to the College and all other Proposer's submittals.

d.) Certification of Provisions and Exceptions

I, the undersigned, and representative of the firm named below ("Proposer"), have read and thoroughly understand the specifications, the special provisions, the proposal instructions and all other conditions of the Request For Proposal #1159-22 Architectural Services For COCC Madras Expansion – Building 2 – ECE & Health Careers (phase 1: Conceptual Drawings) ("RFP"), issued by Central Oregon Community College for the provision of Architectural Services. Acting on behalf of my firm which is listed directly below, I do attest that the services offered by us meets Central Oregon Community College's specifications in every respect except those described on the attached list of "Exceptions." If such a list is not attached, it is understood that my firm takes no exceptions to the specifications and requirements of the RFP. We therefore offer, and make this proposal to furnish, FOB Central Oregon Community College, the Architectural Services described herein in fulfillment of the attached requirements and specifications of Central Oregon Community College.

RFP #1592-22 ARCHITECTURAL SERVICES FOR COCC MADRAS EXPANSION – BLDG. 2 – ECE & HEALTH CAREERS PHASE 1 –
CONCEPTUAL DRAWINGS

CENTRAL OREGON COMMUNITY COLLEGE ♦ 2600 NW College Way ♦ Bend, Oregon 97703 ♦ Telephone (541) 383-7700

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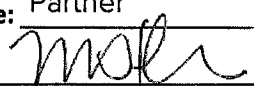
ATTACHMENT B – PROPOSAL FORM – SHEET 4 OF 4

PROPOSER'S CURRENT STRENGTH AT OFFICE OF RECORD
 (Office which will be performing the work; Full time staff only)

Discipline	Quantity of Staff (do not duplicate) *
Registered Architects	30
Registered Engineers.....	_____
Registered Land Surveyors.....	_____
Draftspersons and Designers	12
Construction Managers/Coordinators.....	_____
Specification Staff	_____
Business Managers/Coordinators.....	10
Contract and Project Managers/Coordinators.....	_____
Information Technology / Computer Staff	1
Other Office and Clerical Staff (not listed above).....	5
	Interior Design Staff
Total Strength (sum of all above).....	58

*Where one person meets two categories, use the higher-listed category; for example, if one person is a registered architect but serves primarily as a contract manager, show that person as a registered architect.

SIGNATURE BLOCK

Company or Firm Name: Opsis Architecture, LLP
Signer's Mailing Address: 920 NW 17th Avenue, Portland, OR 97209
Signer's Telephone Number: 503.525.9511
Signer's Email Address: marks@opsisarch.com
Signer's Name (Printed): Mark Stoller
Signer's Title: Partner
Signature:  **Date:** September 19, 2022

d) *Has the Proposer, or any of its current associates, members, partners, been involved in any lawsuits (including presently pending lawsuits) related to a building design contract, either as plaintiff or defendant, during the period of July 1, 2007 to the present?*

If the answer is yes, please identify each legal action on a separate sheet.

For each legal action identify the plaintiff(s) and defendant(s), the contract that was the subject of the litigation, the amount in question (as originally demanded by the Complainant), the amount of the eventual disposition of the lawsuit (whether by settlement or trial), and a general description of the claims made in the litigation.

Campus Services Building

Owner: Portland Community College

Opsis was the prime architect for the Campus Services Building (CSB) constructed in 2006. PCC reported that they were experiencing excessive deflection and cracks in the CSB building several years ago. The dispute concerned alleged construction defects and involves the owner, architect (Opsis), engineer and general contractor.

PCC, recognizing through third party analysis and depositions that the case facts indicate the problem to be the result of either structural engineering or construction methods, has settled with Opsis.

Project: Campus Services Building
Date of Claim: Oct. 31, 2013
Claimant: PCC
Court: Circuit Court of the State of Oregon for County of Multnomah
Parties: PCC (owner), Opsis (architect), Group Mackenzie (engineer), Emerick Construction Company (contractor)
Dispute Amount: \$100,000

e) *Has the Proposer or any of its current associates been involved in arbitration or mediation (including presently pending arbitration or mediation) related to a building design contract during the period of July 1, 2007 to the present?*

If the answer is yes, please identify each arbitration or mediation in which your firm was involved during the relevant period.

Madras Aquatic Center, Madras, Oregon

Owner: City of Madras

The Madras Aquatic Center project for the City of Madras completed in 2008. In February 2017, the City made a claim for rust damage on interior wall framing around the pool locker rooms. The original design called for a tile wainscot for these walls, however, this was deleted by the owner as a cost savings. According to the client documentation, the maintenance operations had power washed the spaces, including the wall surfaces, over a period of many years, resulting in significant water intrusion into the wall cavity. Opsis settled with the City of Madras for \$18,000 in June 2017.

Tebeau Hall | Corvallis, Oregon

Owner: Oregon State University

The Oregon State University campus facility standards required a high level of acoustic separation between floors in the Tebeau Hall student housing project completed in 2014. Opsis specified an acoustical mat designed for placement under tile floors for the bathrooms. The tile mortar cracked in the first year of use and the University elected to remove the existing tile and acoustical mat and replace with new tile without a mat. The total cost of the repair was \$170,946. The University asserted a claim against the general contractor, Fortis Construction and Opsis architecture. The three parties amicably resolved the issue without admission of fault and have continued to work together on new campus projects.

This expansion will help address three of the largest workforce and community needs in Central Oregon and the state as a whole: the need for well-trained **early childhood educators**, the shortage of **health care workers** and the shortage of **affordable child care** slots.

PHASE ONE ACTIVITIES

Project Kick-Off

Establish Goals, Vision, Final Product
Project Approach and Finalize Schedule

Task 1 - Program Development

Workshop 1 - Establish Preliminary Program
Site and Building Requirements

Task 2 - Concept Development

Workshop 2 - Review Site and Bldg Concepts

Task 3 - Concept Refinement

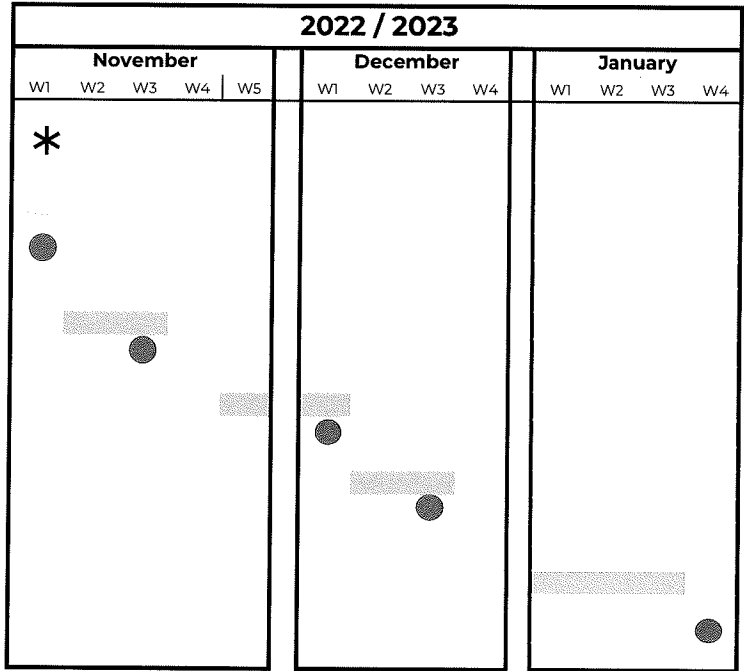
Workshop 3 - Review Revised Concepts

Task 4 - Finalize Concepts

Workshop 4 - Finalize Concepts
Outline Fundraising Materials

Task 5 - Fund Raising Material

Material Development
Workshop 5 - Review and Finalize Material



**EXECUTIVE SUMMARY /
APPROACH**

APPROACH

PROJECT APPROACH

Opsis' core team of Mark Stoller and Laura Grover will lead this initial phase of your Madras Campus expansion and are committed and available to delivering the project approach outline below. We have developed a very effective interactive process utilizing both in-person and virtual workshops.

PROJECT KICK-OFF

Partnering with COCC will begin on day one. A kick-off meeting will introduce our full team to the College's team and set the tone for the project with an open attitude to create a highly inclusive, energetic and fun atmosphere. This meeting will be key for defining the project's vision, goals and process.

TASK ONE – PROGRAM DEVELOPMENT

Task One will assess and establish the programmatic needs and requirements for the new building and the site development to support it. Workshop 1 will include the review of precedent program spaces, assessment of site conditions and a detailed review of required program spaces.

Deliverables:

- Meeting minutes from Workshop 1
- Preliminary Building Program
- Room data sheets (layouts) for specialty program areas

TASK TWO – CONCEPT DEVELOPMENT

Using the preliminary program from Workshop 1, preliminary conceptual building and site plans will be developed and then reviewed during Workshop 2.

Deliverables:

- Initial development of preliminary conceptual building and site plan options
- Meeting minutes from Workshop 2

TASK THREE – CONCEPTUAL PLAN REFINEMENT

Workshop 3 will involve the review of the building and site options resulting in the selection of a conceptual design approach that is then refined during step 4.

Deliverables:

- Refinement of conceptual building and site plan options
- Meeting minutes from Workshop 3

TASK FOUR – FINALIZE CONCEPTUAL PLANS

Final plans will be refined to reflect detailed space needs and requirements. Building massing and character will be expressed with preliminary renderings and sample material boards.

Deliverables:

- Final conceptual building and site plans
- Building massing and perspectives
- Exterior material boards
- Meeting minutes from Workshop 4

TASK FIVE – FUND RAISING MATERIAL

Plans, perspectives and fly-throughs will be finalized and rendered for both print and digital media.

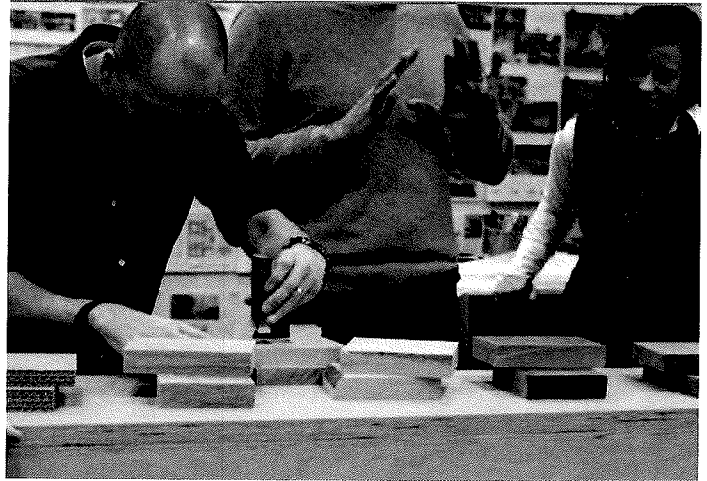
Deliverables:

- All fundraising materials
- Meeting minutes from Workshop 5



True to the mission of Umpqua Community College, the Bonnie J. Ford Health, Nursing & Science Center transforms lives and enriches the community by providing much-needed regional technical training. The state-of-the-art center for allied health houses nursing, dental assisting/hygiene, EMT and other health-related programs.

Our architecture formulates our client’s goals and aspirations into a compelling concept that is **derived from the unique qualities of the program, site and context. We aspire to realize buildings that work, inspire and express beauty** through construction, composition and form, materiality and craftsmanship with attention to detail.



SUMMARY OF QUALIFICATIONS

FIRM HISTORY

Opsis is a full service 58-person architecture studio established to realize design excellence through collaboration in an open studio environment. Our mission is to advance our clients’ vision through an inclusive and inspired design that elevates the human experience and nurtures our environment through the enduring art of architecture. We affirm our commitment to diversity, celebrate cultural and intellectual richness and are unwavering in our advancement of inclusion and equity honoring all people. In pursuit of these goals, we embrace the challenges of sustainability, climate change and the responsibility to improve our environment. We are a collaborative practice committed to employing and working with a diverse workforce.

Higher education student life and learning environment projects have been a primary focus of the Opsis practice for the last 20 years. We have successfully planned, designed and completed over 105 higher education projects on 42 campuses across the Western States, **including the COCC Madras Campus Master Plan**. Our commitment to hands-on, comprehensive service has resulted in many long-term relationships with our clients, from the smallest renovations to large new facilities.

Nationally recognized as a leader in the design of award-winning higher education environments, our work is frequently published and presented at national ACUI, IFLI, and SCUP conferences.

The Opsis team brings a depth of expertise across higher education and student life projects, with our core design team committed to successful delivery from the initial kick-off meeting, through successful fundraising, to the grand opening.

LOCATION

Opsis Architecture LLP
920 NW 17th Avenue
Portland, OR 97209

NO. OF YEARS IN BUSINESS

22

TYPE OF OPERATION

Limited Liability Partnership

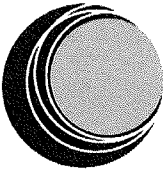

NO. OF EMPLOYEES

58, with 30 registered architects


SERVICE AREAS

Architecture
Planning
Interior Design


Our goal is to engage the **best minds and resources to deliver the right solution for you.** We accomplish this by combining proven processes, systems and resources to create a cohesive project team.




CENTRAL OREGON
community college



EDUCATIONAL PROGRAMMER / PROJECT MANAGER
Mark Stoller - Full Time Employee at Opsis



HEALTHCARE PROGRAMMER / INTERIOR DESIGNER
Laura Grover - Full Time Employee at Opsis



PROJECT ARCHITECT / CHIEF FIELD ADMINISTRATOR
Sina Meier - Full Time Employee at Opsis

PROJECT TEAM

Our team for the Central Oregon Community College Madras Expansion project offers a long history of educational planning, design for health careers and early childhood education.

We bring expertise in higher education design with a focus on cost-effective design solutions that provide welcoming environments for teaching and learning - providing the right technical experts to address each component of the project with a team COCC can count on.

Opsis Partner Mark Stoller brings over 35 years of experience working with educational clients and has a deep understanding of their ever-changing campus needs. Mark will serve as the Educational Planner and Project Manager and will bring his past planning and design experience with COCC to the project.

Laura Grover has over 20 years of experience in higher education, with extensive work in the healthcare profession. As Healthcare Programmer and Interior Designer, she will lead the planning and design of the health science program spaces.

Sina Meier brings 11 years of K-12 experience, and as the Project Architect and Chief Field Administrator she will be responsible for the implementation of the concept design in the future phases of the project.

EDUCATIONAL PROGRAMMER / PROJECT MANAGER



MARK STOLLER AIA, NCARB, LEED AP BD+C

An Opsis Partner with over 35 years of experience, Mark has spent the majority of his career working with community college clients throughout Oregon. While a Principal at Yost Grube Hall Architecture, Mark led the planning and design of dental programs for both Clackamas Community College and Central Oregon Community College. With a strong background in Career and Technical Education Facilities, Mark will lead an interactive programming and design process with faculty, students and industry partners in the development of their instructional vision. Mark excels at leading design efforts that challenge faculty and staff to explore new teaching pedagogies and how they can be applied to classroom, laboratory and facility design. Complimenting Mark’s facility programming and design is his ability to integrate every building into its unique campus setting, utilizing his campus master planning background.

EDUCATION

M. Architecture,
Pratt Institute

BA Architecture,
Washington State
University

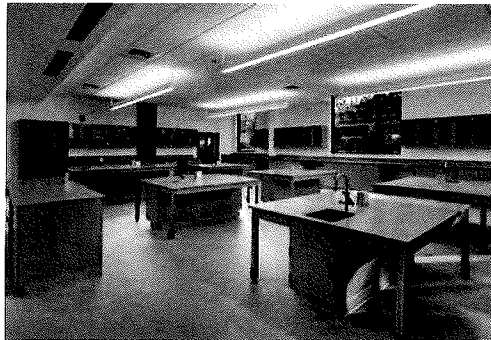
CREDENTIALS

Licensed Architect in:
OR #3374
WA #6793
NV # 8181
ID #2552

Certified, National
Council of Architectural
Registration Boards
(NCARB)

AFFILIATIONS

American Institute of
Architects, (AIA)



**Umpqua Hall Health & Science Building,
Southwestern Oregon Community College, 2021**

As the leading provider of job training on Oregon’s south coast, SWOCC’s Umpqua Health & Science Building will serve the community’s urgent need for healthcare professionals. With renovated spaces to support the nursing and EMT programs and an addition to provide science labs and teaching spaces for chemistry, biology, physics, and geology courses, the project will help attract top-notch faculty and engage students through modern, technology-rich simulation labs and classrooms.

ADDITIONAL EXPERIENCE

Central Oregon Community College

- Campus Master Plan, 2019
- Junger Culinary Center, 2012*
- Science Center, 2012*
- Health Careers Building, 2012*

A new facility to foster the growing health science fields in Central Oregon, supporting industry partnerships through the nursing, dental and licensed massage therapy programs. Instructional spaces included nursing assistant lab, nursing simulation lab, medical assistant lab, dental lab and licensed massage therapy lab (LMT). General purpose spaces included multi-media classrooms, conference rooms, faculty offices and public lobby. Both the dental and LMT labs functioned as public clinics on a weekly basis.

Southwestern Oregon Community College

- Coaledo & Sumner Hall Renovations (Forestry and Paramedicine), 2023
- Campus Master Plan, 2019

Rogue Community College

- Science Center, 2022
- Campus Master Plan, 2019

Klamath Community College

- Apprenticeship Training Center, 2023

Clackamas Community College

- Family Resource Center Renovation, 2000*
- Campus Master Plan, 2022
- Health Education Center, 2009*

A new facility to foster the growing health science fields in Clackamas County, supporting industry partnerships through nursing and dental programs. Designed to accommodate change as the new campus grows, instructional spaces served multiple functions with flexible infrastructure and furnishings. The spaces include a nursing assistant lab, nursing simulation lab, medical assistant lab and a dental lab. The 6-chair dental assist lab was design to be converted into a future public clinic. The nursing simulation lab was modeled after an actual hospital floor, giving students a real world feel for the profession.

Oregon Institute of Technology

- Boivin Hall Renovation (Science), 2023

North Clackamas School District

- New Urban High School, 2021
- El Puente Elementary School Renovation, 2020
- Lot Whitcomb Elementary School Renovation, 2018

* with YGH Architecture

HEALTHCARE PROGRAMMER / INTERIOR DESIGNER



LAURA GROVER AIA, LEED AP

Laura is a Senior Interior Designer at Opsis. Her previous experience focuses on higher education and government work, with extensive work in health professions. With more than 20 years’ experience, she specializes in full-service interior design, space planning, furniture and finishes selection and ground-up building interior design. Laura places high value on working and collaborating with clients to develop spaces that reflect their character and identity, in addition to their needs. She is adept at balancing functional requirements, budget and schedule, while seeking excellence in design, and frequently works with multiple user groups and steering committees to build consensus among various stakeholders.



Umpqua Hall Health & Science Building, Southwestern Oregon Community College

The project extensively renovates the existing building and integrates a new wing featuring a lecture hall to provide a high-quality teaching space. Umpqua Hall expands the science, nursing, and the EMT degree programs. Working with the client and project team, Laura selected interior finishes and carried the effort through contract administration to ensure a continuity of service and design vision.

EDUCATION

BA Architecture
University of Oregon

CREDENTIALS

Professional Member, IIDA
(Commercial Interior Design
Association)

LEED AP

AFFILIATIONS

American Institute of Architects,
(AIA)

ADDITIONAL EXPERIENCE

Southwestern Oregon Community College

- Coaledo & Sumner Hall Renovations (Forestry, Dental Assisting, Paramedicine), 2023

Chemeketa Community College

- Health Professions and Science Complex, 2011*

Pacific University

- Hillsboro Health Professions Complex, 2006*

Oregon Institute of Technology

- Boivin Hall Renovation (Science), 2023
- Dow Center for Health Professions, 2009*

Lane Community College

- Health and Wellness Building, 2010*
- Downtown Campus, 2012*

Bioskills Training Facility, Acumed, 2011*

Shriner’s Hospital

- Renovation - Portland, OR, 2011*
- New Hospital - Honolulu, HI, 2011*

Klamath Community College

- Apprenticeship Training Center, 2023

Columbia Gorge Community College

- Regional Skills Center, 2021 (CET, Construction Technology)
- Chinook Residence Hall, 2021

College of Eastern Idaho

- Future Tech Classroom Complex (CTE), *date TBD*

Clackamas Community College

- Rook Hall Tenant Improvement, 2022
- Wacheno Welcome Center, 2021

Hood River School District

- Hood River Middle School New Entry, 2022
- Hood River High School CTE Classrooms, 2021

Salem-Keizer School District

- Sumpter Elementary School Addition and Renovation, 2022
- Pringle Elementary School Addition and Renovation, 2023

* with SRG

PROJECT ARCHITECT / CHIEF FIELD ADMINISTRATOR



SINA MEIER AIA, LEED AP BD+C

Over the past 11 years Sina has been involved in public and education projects, assisting during all phases of design, and is currently the project architect for the Gladstone Library project. She is involved with the Architecture Foundation of Oregon’s (AFO) Architects in Schools program, introducing third graders to architectural concepts, history and design. She is also an AFO board member and serves as the co-chair for the organization’s K-5 committee, and serves on the program’s steering and advisory committees. Sina has also been teaching a series of architecture classes through Saturday Academy, a program offering classes and camps for students in grades 2–12 in science, technology, engineering, math and the arts (STEAM). She co-leads the Opsi JEDI focus group, a social justice initiative in the firm.

EDUCATION

M. Architecture
University of Oregon

BA Fine Arts
Portland State University

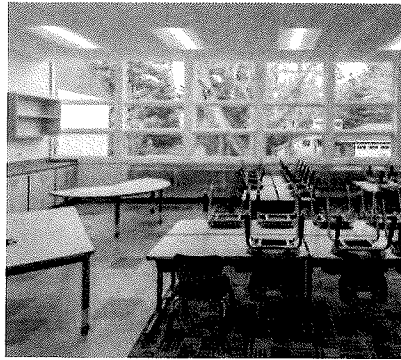
CREDENTIALS

Registered Architect in OR #11941

LEED AP BD+C

AFFILIATIONS

American Institute of Architects,
(AIA)



Milwaukie El Puente Bilingual School, North Clackamas School District, 2020

A main goal of this renovation project was to create a cohesive, fresh interior to allow a neighborhood elementary school and a Spanish language immersion school to continue to thrive in their existing facilities. Renovations throughout the building provide modern flexible teaching spaces; a relocated main entry provides secure and safe access. A taller, more functional covered play area was rebuilt to allow year-round use of outdoor space. Sina served as project architect for this work.

ADDITIONAL EXPERIENCE

Woodburn School District

- Success High School, 2021

Hood River County School District

- Hood River Middle School New Entry, 2022
- Hood River High School CTE Classrooms, 2021
- Westside Elementary School Building Modernization, 2019
- Mid Valley Elementary School, 2019
- Parkdale Elementary Building Improvements, 2018

North Clackamas School District

- Milwaukie El Puente Elementary School, 2020

David Douglas School District

- Alice Ott Middle School, 2014
- Floyd Light Middle School, 2014

North Clackamas Parks and Recreation

- Gladstone Library, *est. Fall 2022*

Master Site Planning, Willamette View

With an unparalleled dedication to the design effort, the Opsis team is prepared with experienced staff and the resources necessary to meet your needs and exceed your highest expectations. **You can rely on us to successfully deliver this project.**



Completed just before Fall 2021, New Urban High School features a media center, art room, commons (which doubles as cafeteria and exhibit space), Career Technical Education (CTE) classroom and traditional classrooms. Opsis designed the building to serve an inclusive community. The building is also home to the Oak Grove Center (a self-contained expulsion alternative program for middle and high school students) as well as Twilight, an after-hours degree completion program. Driven by the unique needs of the student population, the new building features a robust counseling suite and administrative support.

CURRENT PROJECTS

STAFFING & AVAILABLE RESOURCES

The capacity to accomplish work in a strict time frame requires strong and experienced leaders backed by skilled team members. Our team is dedicated to providing sufficient time and effort to produce a quality product. With this in mind, our team members were carefully selected not only for their expertise, but also for their availability for the project's duration.

We follow well-established and time-proven procedures to manage our project work and Mark and Laura are available to begin work upon Notice-to-Proceed.

SECTION 13.1.5 HOURLY BILLING RATES

A central component in realizing an outstanding facility is an experienced team with a deep understanding of how to meet your goals. **We bring expertise, availability and commitment to the COCC Madras Expansion.**

OP SIS ARCHITECTURE - HOURLY BILLING RATES

Principal	\$200/hour
Project Manager	\$180/hour
Project Architect	\$165/hour
Interior Designer	\$150/hour
Architect	\$135/hour

HOURLY BILLING RATES

Over the last 20 years, Opsis has focused on educational design, **completing more than 150 projects for clients in the Pacific Northwest, ranging from Pre-K-12 schools to community colleges and universities.** Our broad experience has allowed us to weave new teaching and learning paradigms across all project types. Our commitment to hands-on, comprehensive service has resulted in many long-term relationships with our clients, from the smallest renovations to large new facilities.

105

Higher Education Projects Planned,
Designed or Completed

9

Oregon Community College Clients

EXPERIENCE

Our depth of higher education experience combined with open, active listening allows Opsis and our clients an ability to think, plan, and build facilities together that are relevant to the challenges faced by today's institutions.

We seek integrated and cost-effective solutions that maximize energy efficiency, resource management and human comfort. Our team's understanding of the interdependent relationships within budget, schedule, design, documentation and construction allows us to consistently realize responsive and appropriate solutions.

We structure our design process to encourage the greatest degree of input and participation. In an environment of rapid change, we work from a process open to new ideas, valuing contributions from wherever they arise. Our work is crafted with an understanding that successful buildings and spaces reflect the ideas, values, and character that make each context unique.

Our approach to Building 2 is centered on an open design process, working collaboratively and inclusively with COCC's project leadership, diverse campus user groups and the selected consultant teams to find innovative design and delivery solutions. Our design approach to facilitates a decision-making process that integrates the costs and benefits of various design options within the context of the overall cost of ownership and within the larger framework of campus resources. For

projects of this scale, we also design with the builder in mind, using materials and construction techniques that are familiar within the local market – this encourages bidding, subs participation and cost control during construction phases.

PHILOSOPHY

Opsis approaches every project with the primary goal of maximizing program and minimizing cost for our clients to realize their complete vision, goals and objectives. The College's funding for this building is contingent on all project participants embracing the vision.

Opsis's responsibility lies not only in delivering on the promise of the ECE & Health Careers building, but continually striving to maintain the public's goodwill, helping foster the community's trust in COCC as stewards of public funds and worthy recipients of continuing public support. We'll work with COCC to provide updates and project transparency to COCC Leadership, Board Members, members of the COCC Foundation, local business partners and the public whenever deemed appropriate.

We recognize that every public dollar must be carefully spent to achieve the highest return for COCC and the community's investment to support successful student learning outcomes and long-term environmental and fiscal sustainability. Opsis' integrated design approach will facilitate a decision-making process that analyses and balances the first cost, life-cycle cost, and long-term maintenance serviceability requirements of

OP SIS K-12 AND HIGHER EDUCATION CLIENTS

Beaverton School District	Oregon Health and Science University
Boise State University	Oregon State University
California Polytechnic University, San Luis Obispo	Pacific University
Central Oregon Community College	Pierce College, Fort Steilacoom
Central Washington University	Pierce College, Puyallup
Chandler-Gilbert Community College	Portland Community College
Chemeketa Community College	Portland Public Schools
Clackamas Community College	Portland State University
Clark College	Reed College
College of Western Idaho	Rogue Community College
David Douglas School District	Shoreline Community College
Eastern Washington University	Saint Martin's College
Estacada School District	Salem-Keizer School District
Eugene School District 4J	Southern Oregon University
Gonzaga University	The Evergreen State College
Gresham-Barlow School District	Umpqua Community College
Highline Community College	University of Idaho
Hood River County School District	University of New Mexico
Jesuit High School	University of Oregon
Lane Community College	University of Portland
Lewis & Clark College	University of Washington
Lower Columbia College	University of Wyoming
McMinnville School District	Victory Academy (K-8 School)
Medford School District 549C	Washington State University
Milton-Freewater School District	Weber State University
Montana State University	Western Oregon University
North Clackamas School District	Western Washington University
North Idaho College	Woodburn School District

every potential design solution within the context of the projects overall budget, while meeting the community's needs. The design will be driven by implementing efficient, cost-effective solutions where every square foot, material, surface and building system component is scrutinized to maximize value, functionality and efficiency.

PROJECT MANAGEMENT

Principal-Lead Management: Our approach to managing this project is the 100% commitment of experienced firm principals and senior staff combined with proven management strategies to achieve the highest quality. We are committed to intensive principal involvement, bringing a

wealth of experience and leadership to all phases of the project. Opsis Principal Mark Stoller brings an unparalleled depth of health science expertise, creative solutions and the ability to commit the full resources of the Opsis staff. **Mark also brings extensive knowledge of COCC and the Madras campus through his work on the COCC Master Plan and through multiple COCC projects.**

EFFECTIVE MANAGEMENT/ COMMUNICATION SYSTEM

As Educational Programmer and Project Manager, Mark Stoller will be the main point of contact for COCC. He will be responsible for coordinating the flow of information within the design

team and to all client constituents. By establishing regular information distributions in the form of weekly updates, we keep all team members informed. For each phase of the project we will develop a detailed workplan identifying meetings and activities critical to the phase. We will track all decisions and outcomes in a master document developed in Smartsheet with assigned tasks, deliverables and deadlines.

Planning Committee Workshops:

Using a variety of interactive group facilitation tools – from gaming boards to 3-D model building – together we organically build the participants' understanding and consensus. Our process of building the project budget together through real-time cost modeling allows the committee to find common ground and maximize resources.

Weekly E-mail Updates: Our team issues weekly project e-mail updates that keep all of the team participants on track with the wide range of issues that arise in complex projects. These updates are organized for easy use with key action items highlighted. Through the use of e-mail the updates are distributed to the owner and design team participants so that everyone is seeing the same information.

Virtual Engagement: Kicking off the concept design phase of the project in October with completion by January will require an agile team ready to work together across a range of formats. We anticipate conducting meetings and reviews both in person and virtually. To support our online work, we bring tested platforms and methodologies to discuss and participate in design concept generation. Opsis recently completed the design of the Rogue Community College Science Center in Grants Pass, where the entire design process was conducted virtually.

DESIGN EXPERTISE IN HEALTH PROFESSIONS PROGRAMS

Opsis brings a portfolio of education projects steeped in ideas directly relevant to COCC's ECE & Health Careers building. Our work encompasses contemporary teaching and learning environments, workforce and professional development programs – where local employer's input is integral to the design response, and student support and collaboration spaces that engage and nurture students throughout their educational journey.

Laura Grover, our Healthcare Programmer and Interior Designer, brings over 20 years of experience in higher education, with a focus in healthcare profession programs. Both at Opsis and during her time at SRG, Laura has been involved in the programming and design of health profession projects for Chemeketa Community College, Pacific University, Oregon Institute of Technology, Lane Community College and currently at Southwestern Oregon Community College.

For the past 20 years, our Educational Programmer and Project Manager Mark Stoller has immersed himself in the regional community college culture, having assisted nine colleges in Oregon and Washington with the planning of their campuses and expansion of academic programs. Mark has developed a special interest and expertise in career and technical education and the special connections these programs have with their students and regional industry partners. While a partner at Opsis and previous efforts as a principal at Yost Grube Hall Architects, Mark led the planning and design of health and science projects for Clackamas Community College, Central Oregon Community College, Rogue Community

College, Skagit Valley College and most recently Southwestern Oregon Community College.

Complimenting Mark's CTE expertise, his campus planning background provides him with the ability to integrate new programs and facilities into the existing campus context while understanding the near- and far-term impacts and outcomes. Quite often CTE programs have a public interface aspect that requires special consideration for welcoming the public into the facility, requiring careful planning and placement in the campus

context. Mark's previous efforts with Clackamas Community College and Central Oregon Community College both involved dental teaching labs that were also used as public clinics. The majority of Mark's experience with Oregon Community Colleges has been bond-funded campus expansions involving the planning and design of multiple facilities simultaneously. These efforts also utilized the CMGC delivery process, requiring close collaboration in the development and management of college workshops and reviews, permit submissions and project bid packages.

SCIENCE TEACHING & LEARNING PROJECTS

- Health and Science Technology Building, Southwest Oregon Community College
- Health Education Center, Pierce College, Fort Steilacoom Campus
- Rainier Science and Technology Building, Pierce College, Fort Steilacoom
- Bonnie J. Ford Health, Nursing & Science Center, Umpqua Community College
- Allied Health and Performing Arts Building, Pierce College Puyallup Campus
- Academic Instructional Center, Western Washington University
- Shiley Engineering & Innovation Center Phase 2, University of Portland Community College
- Academic Science/Technology Building, College of Western Idaho
- Price Science Commons, University of Oregon
- Straub Hall Renovation, University of Oregon
- TESC Lab I Renovation, Evergreen State College
- Science and Engineering Building Planning, Saint Martin's University

OREGON COMMUNITY COLLEGE WORK

- Clackamas Community College; three iterations of Master Plans over 22 years; eight projects
- Chemeketa Community College; 2024 bond planning; one project
- Columbia Gorge Community College; master planning and two projects
- Rogue Community College; two Master Plans, one project
- Southwestern Oregon Community College, 2019 Master Plan and two projects
- Central Oregon Community College; two Master Plans and one project
- Umpqua Community College, Master Plan and one project
- Portland Community College, Two Master Plans and 10 projects
- Klamath Community College; Apprenticeship Center

K-12 EXPERIENCE

Over the last five years Opsis has completed the design of nearly \$450 million of K–12 projects. As a firm dedicated to equity and building strong communities, we bring a unique depth of education design experience from early childhood development and K-12, through four-year research institutions. For us, it is about inclusive, equitable access to learning, regardless of age, grade or institution. The best designs provide agile, flexible and adaptable spaces, support educational change and work well with changes in technology. The education of the whole child happens best when that child is educated in comfortable conditions that help their specific learning style, whether auditory, visual, tactile or kinesthetic. Our past K–12 experience—coupled with our ability to work closely with and learn from stakeholders—contributes to Opsis’s depth and breadth of knowledge. A list of K-12 clients is on page 19, and following are some examples of our team’s recent K-12 experience.



El Puente Elementary School - Two conditioned corridors now connect the previously detached kindergarten classrooms and a taller, more functional covered play area was built in between the corridors.

EL PUENTE BILINGUAL SCHOOL, NORTH CLACKAMAS SCHOOL DISTRICT (NCS D)

Milwaukie Elementary, a neighborhood school, and El Puente, a Spanish immersion school, coexist in the same building and a main goal of the project was to create a cohesive, fresh interior to allow these programs to continue to thrive in the existing school and provide district-wide equity. The project consisted of a major renovation and addressed multiple unfunded maintenance, accessibility, and safety issues. New access to major public spaces, including the gym and enlarged media center streamlines student circulation. A new transitional learning suite was created in former administration space. Throughout the school new conference and small group meeting rooms provide flexible learning spaces for staff and students.



Lot Whitcomb Elementary School - Public spaces such as the library, after school programs and parents’ groups were relocated near the main entry, creating better opportunities for public and after-hours use.

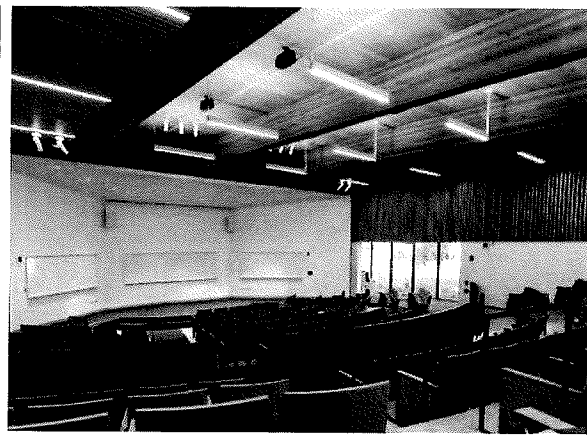
LOT WHITCOMB ELEMENTARY SCHOOL, NCS D

Opsis worked with the CM/GC to execute a phased, occupied renovation, completing this modernization project in ten months, ahead of schedule. A reconfigured front parking lot with protected parent drop-off allows for safer site circulation of students, buses and cars. New landscaping and a community garden reinvigorate the site for the surrounding neighborhood. The reconfigured administration area allows staff to monitor visitors and provides functional work space for administrative staff. A new lobby links a free-standing gym to the main school building and new corridors provide access to classrooms that were previously disconnected from the main school. A refreshed courtyard doubles as a cafeteria extension and outdoor learning space and the cafeteria has been modified with new clerestories and large openings to become a functional school commons.

SUMPTER ELEMENTARY SCHOOL, SALEM-KEIZER SCHOOL DISTRICT

The existing Sumpter Elementary School is a single story building constructed in 1978. Designed and built as one of multiple prototype elementary schools built by the school district, only minor modifications to the building have been performed since its original construction. As part of the current bond improvements, Opsis designed a four-classroom addition to address enrollment and ensure all students are housed within the facility. To address core service and programmatic functions, the design also includes the addition of a 4,000 sf kitchen, and a 2,500 sf Multi-purpose addition.

The existing facility currently has no dedicated location for students to each lunch, so one of the existing covered play structures will be enclosed to provide a new 3500 sf cafeteria / commons space which will centralize the food service function, while enhancing after school programs and activities. Two new covered play structures along with minor site improvements are included providing improved supervision and access for emergency services. In addition to these modifications, safety and security at the main entry, as well as minor deferred maintenance projects will be provided to bring the building up to district standard.



Opsis worked with SWOCC's Foundation Director Elise Hamner on the inclusion of locally sourced wood products into the buildings structure and interior finishes, including a significant amount of donated wood materials. Opsis collaborated with 9Wood, a Springfield, Oregon based manufacturer of wood ceiling systems on the design and development of custom acoustic wood ceiling systems for the buildings lecture hall and public spaces.

PRIVATE FUND RAISING FACILITIES EXPERIENCE

FUNDRAISING EXPERIENCE

Our portfolio of work includes significant experience in early planning, programming and developing engaging materials for project fundraising that tells our clients' unique story. This concept study phase will be a significant step in defining the future of the Madras campus programs and result in a report that describes the goals, objectives, opportunities, constraints, characteristics and vision for these facilities. The report will include the architectural program, cost estimates and graphic materials for project fundraising.

We have worked with our clients to create customized development materials that help tell your story to build the support needed to realize your goals. These include a range of renderings, 3-D fly throughs, physical models and in-person presentations. We invite you to review some of fundraising presentations we developed for other clients at:

The John J. Hemmingson Center at Gonzaga University:

https://www.youtube.com/watch?v=_OLWGRG7W4

The Jesuit High School Smith Gym Sacred Space:

<https://www.youtube.com/watch?v=iu-rDBF96N4>

The renovation of Umpqua Hall into a state-of-the-art health science facility was the result of a significant donor and grant campaign by the SWOCC Leadership that was supported by the Opsis led Design Team.

GRANT SUPPORT

A grant from the Economic Development Administration was secured SWOCC that Opsis helped administer, requiring compliance documents during design and construction. The initial grant request required multiple revisions due to program scope changes and budgetary limitations.

DONATED MATERIAL COORDINATION

From project inception, Opsis worked hand-in-hand with SWOCC's Foundation Director Elise Hamner on the inclusion of locally sourced wood products into the buildings structure and interior finishes. Partnering with Roseburg Forest Products and mass timber fabricator DR Johnson in Riddle, Oregon, a significant amount of the buildings structure was designed and constructed with donated wood materials.

Wood finish materials were also integrated into the building's interior. Opsis collaborated with 9Wood, a Springfield, Oregon based manufacturer of wood ceiling systems on the design and development of custom acoustic wood ceiling systems for the buildings lecture hall and public spaces.

DONOR-DRIVEN PROJECTS/ DESIGNING TO FIXED BUDGET

Opsis has supported many of our clients in securing funding for projects, through a wide range of means including government, student fee, grant, corporate and private donors. Our involvement in fundraising has included presentations to potential donors; development of supporting written and graphic materials (models, sketches, plans, 3D fly-through visualizations, virtual reality); and interior/exterior renderings. **We have a long and positive track record of working with donor-driven projects, designing to a fixed budget.**

University of Idaho Arena: Opsis developed renderings, plans, collateral and other media to support their capital campaign and major gift solicitation fundraising efforts. The arena was 100% privately funded, and for the University to meet their fundraising goals they received in-kind donations for materials. For example, the timber was given to Boise Cascade for use as raw material in the production of glu-laminated columns and beams. Opsis designed the Arena structure around the production capabilities of the Boise Cascade manufacturing facility. All the structural timber was then donated to the university as a gift from Boise Cascade. The net result was a cost savings to the project that resulted in the university meeting their fundraising goals.

Opsis brings 15 years of designing facilities in Central Oregon, including for COCC, Bend Parks and Recreation District and OSU Cascades. Through these experiences we have developed a **thorough understanding of successful design solutions to accommodate the unique conditions of the high desert climate.**

All of our design work is site and climate sensitive, taking into consideration the unique geography, context and climate conditions such as temperature extremes, driving rain, and wind. For example, our work at the Washakie Dining Center in Wyoming included a careful evaluation of winter conditions to inform the placement and design of windows and doors to prevent excessive wind from entering the building and to prevent snow from falling off sloped roofs, while still maximizing daylight in the facility's interior. Conversely, summer conditions influenced the use of natural ventilation strategies, overhangs and outdoor shaded areas, and water conservation techniques for site plantings. In addition, we incorporated local materials such as sandstone to reflect and embrace the local resources and craftsmanship that make Wyoming unique.

We have found the following design strategies to be extremely effective in high desert climates where long periods of dry heat, extreme temperature fluctuations, and high wind speeds are prevalent:

Resilient Materials – because the climate of the COCC campus is subject to a wide range of temperatures, long periods of dry heat and long periods of moderate wind speeds, the selection of resilient materials will be essential. Because dust is also a concern on the campus, the materials selected for the project also need to be easily cleaned and maintained.

Vestibule Entries – incorporating vestibules with walk-off mats into the design of building entries creates an airlock and an added insulative buffer to transition building users from the outdoor environment to the building interior.



Design for high desert inclement weather encompasses consideration of durable systems and designs that address summer heat and sun, strong winds, fire season smoke, and winter snow loads.

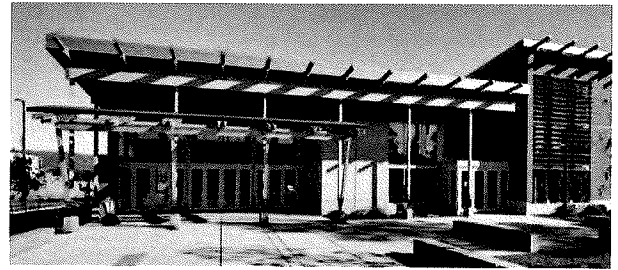
Rooftop Equipment – to protect equipment from winter snow and summer dust and wind, equipment located on building roofs should be either enclosed in penthouse structures or protected with canopies. Penthouses are preferred for their ability to isolate equipment from with both snow and dust. More recently we are also adding filtration systems to accommodate fire season and the smoke it brings.

Creating Shade – building orientation and protective canopies can provide valuable opportunities for the creation of shaded outdoor gathering spaces. Locating public outdoor spaces on the north side of buildings can take advantage of the building shadow during the hot summer months.

ADA Redundancy – in hilly terrain it is recommended that multiple methods of vertical ADA accessible circulation are designed into a structure. For example, the design of the Campus Center Building on the COCC campus incorporates numerous ramps and walkways in addition to elevators.

INCLEMENT WEATHER DESIGN EXPERIENCE

We embrace our responsibility as designers to improve the environment through the well-considered intervention of our architecture. **The interconnection of sustainable practices in our buildings and studio environment is a core value of the Opsis culture.**



As one of the most sustainable projects constructed in Central Oregon at the time, the LEED Gold® Bend Metro Park and Recreation District Administration building demonstrated how to integrate a building into its environmental context with an emphasis on the high desert site and climate.

SUSTAINABILITY LEADERS

Opsis and COCC share a commitment to sustainability and dedication to creating innovative and efficient ways to preserve our natural resources and create a healthy, equitable and resilient campus for all.

As the consultants chosen to support your 2018-2028 Facilities Master Plan, we bring a deep understanding of how sustainability goals have been envisioned for the development of COCC's campuses and facilities.

Opsis is nationally recognized with many "firsts" in sustainable technologies and LEED ratings, including two COTE Top 10 award winning projects. We publish case-studies of our innovative projects and our partners and staff present our work and ideas at national sustainable design conferences.

Regardless of whether a project is seeking LEED certification, our intent for every project is to advance integrated design strategies and performance-based solutions.

Our commitment to sustainability includes 25 LEED certified projects and many others pursuing certification, numerous publications and presentations at national conferences, as well as developing the Opsis Sustainability Action Plan (SAP). An aspirational document that guides our studio's operational policies and informs how we practice architecture.

The design of the **Oregon Zoo Education Center** – 2019 national COTE Top 10 award – responds to the Zoo's mission to inspire respect for wildlife and action on behalf of the natural world. The LEED Platinum and Net Zero certified building uses passive ventilation cooling strategies,

ample daylighting, and aggressive energy efficiency targets, as well as bird-friendly glazing and lighting.

The LEED Gold **Bend Metro Parks and Recreation District Administration Building** houses staff in open workspaces to encourage interaction, while large south-facing glazing provides extensive daylighting and views of the river. The facility's design, utilizing exposed wood and steel, is a humble and honest expression of the structure, while a high level of craft and detail give the building a civic quality. Native regional materials were locally sourced as much as possible to lower the building's environmental impact.

The Opsis LEED Platinum Hood River Middle School Music and Science Wing project was the first certified Net Zero energy public school in the country. Ten years later, the project continues to perform exceptionally both technically in balancing energy use and production, but more importantly, as a real-life teaching tool for middle school students to easily understand their own direct effect on the consumption of energy.



At the Net Zero Oregon Zoo Education Center, small things matter. This guiding principle is on full display from the expansive rooftop photovoltaic array, rain gardens that clean stormwater before reuse in restrooms, and bird-friendly lighting and fritted glass windows.

ENERGY-EFFICIENT DESIGN EXPERIENCE

Our extensive experience working on higher education facilities, and more specifically, within Oregon's Community College system, means we understand how to work with campus leadership, state oversight boards and local jurisdictions to make sure projects gain approvals with no surprises.



Opsis's previous work in Madras includes the Madras Aquatic Center

STATE & LOCAL AGENCY EXPERIENCE

WORKING RELATIONSHIPS WITH STATE AGENCIES

Our working relationships with state and local jurisdictions are informed by the idea of partnering and the principle that early and regular communication is the best tool for facilitating a successful planning review and a cooperative working relationship. We will meet early in the process with each reviewing agency to establish key issues, review timelines and communication pathways. We will also ask each jurisdiction for their areas of concern and example case studies of successful (and unsuccessful) projects in order to best understand the area's unique permitting, review, building and construction issues.

Our previous efforts have allowed us to develop strong working relationships with the COCC Facilities Department, the City of Madras, the Deschutes County Health Department and Jefferson County Planning and Community Development Departments.

ACCESS TO CENTRAL OREGON COMMUNITY COLLEGE

Located in Portland, Opsis can be on campus within a half-day notice. Opsis Educational Programmer and Project Manager Mark Stoller has been a resident of both Portland and Sisters for the past seven years, serving clients in Bend, Redmond and Klamath Falls. Opsis would also recommend local consultants from ColeBreit Engineering (mechanical/electrical/tech) and Hickman Williams (civil engineering), both located in Bend.

A foundation of our practice has been our in-person effort with committees and campus workshops, but recently we have been able to expand our ability to serve our clients with the use of virtual communication. We find this new-found flexibility provides our clients the opportunity to expand staff and faculty participation throughout the design and construction process.

Working with COCC's target budget within a highly volatile market means our team's emphasis on budget control will be critical to establishing reliable project expectations for project funders. Our cost management process has proven effective and flexible in today's climate of increasing construction costs and limited construction trade labor.

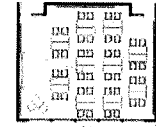
COST CONTROL METHODS

PROJECT CONTROL - BUDGET MANAGEMENT

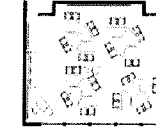
In publicly-funded projects, we know that every dollar is precious—and as a public body—Central Oregon Community College must be a wise steward of donor, grant and bond funds. Our cost control process incorporates:

- **Detailed Programming:** We work closely with your faculty and staff to define specific space needs and test together shared-space use opportunities—the most effective cost control is developing a lean program that meets your needs.
- **Real-Time Cost Modeling:** At the start of programming, we employ an interactive cost modeling workshop that allows your core team to evaluate where and how costs are distributed by space and collaboratively adjust the program to meet your budget.
- **Independent Cost Estimating:** At the end of each phase, our jointly selected cost consultant will perform a full take-off cost estimate. Working with your core team, we will reconcile these estimates with your budget before moving to the next phase.
- **FFE Budget Development:** The soft costs for technical buildings can be a significant portion of the project budget. We have developed a Furniture, Fixtures and Equipment (FFE) tracking program that allows stakeholders and our consultants to review and comment on what would be expected in the completed building.
- **Fully-Integrated 3D REVIT Modeling:** Our team—including all design and engineering disciplines—will work in our REVIT (cloud-based Building Information Modeling (BIM)) drawing set, where all aspects of the design will be continuously updated and coordinated to reduce system conflicts.
- **Phased Quality Control:** At each design phase, a member of Opsis's in-house QA/QC team will review every document page for constructibility

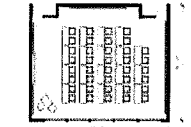
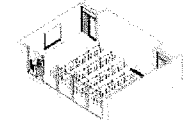
42-Seat Classroom



Group 32 Seats



(9) 1,100sf



Lecture 42 Seats

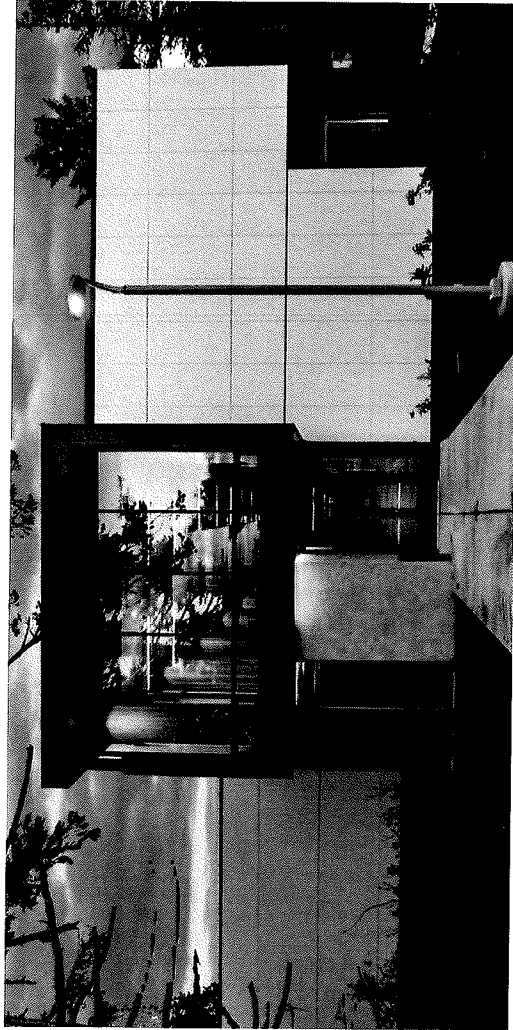
Detailed room data sheets and systems specifications developed in the concept phase will set a strong foundation for cost estimating and minimize "scope creep."

and accuracy. Complete, high-quality documents lead to lower bids and minimize change orders during construction.

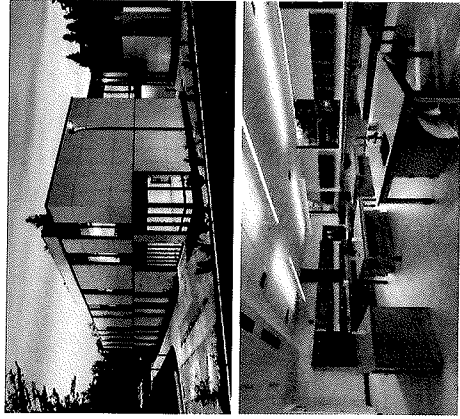
- **Team-Focused Approach:** On every project we develop mutually respectful, collaborative relationships with our clients and the building contractors on-site—this fosters a team approach to problem solving that can avoid costly change orders.
- **Long-Term Cost Control:** With limited maintenance budgets and staffing to support your facilities, we will work to find systems that are efficient, durable and long-lasting.

During the last five years, Opsis has designed more than a billion dollars of higher education and K-12 school projects throughout the Northwest. On each of those projects we worked with the owner and stakeholders to determine the best delivery methods appropriate, based on a range of factors including project size, location, occupied/unoccupied sites and contractor/subcontractor availability. In today's volatile construction market, we have developed several strategies to ensure that your project can be delivered on budget:

- **Project Contingency:** Advocate for greater project contingencies to address a rapidly-changing bid climate.
- **Alternates:** Include add/deduct alternates that can be utilized to adjust the project scope during the bid process and meet the budget.
- **Materials/Systems Selection:** Identify building systems and materials that minimize the impact of subcontractor labor shortages in certain trades.



SECTION 13.1.11 BUILDING REFERENCES



UMPQUA HEALTH & SCIENCE TECHNOLOGY BUILDING

SOUTHWEST OREGON COMMUNITY COLLEGE

This project serves the community's urgent need for healthcare professionals. With renovated spaces to support the nursing and EMT programs and an addition to provide science labs and teaching spaces for chemistry, biology, physics, and geology courses, the project will help attract top-notch faculty and engage students through modern, technology-rich simulation labs and classrooms.

The renovation sets a new standard for innovative, locally sourced materials in its use of Oregon cross-laminated timber (CLT). To maximize the budget, the design team sought solutions that provided multiple benefits, including CLT that provides a warm finish without ceilings. Floor openings connect spaces vertically, allowing natural light into classrooms, corridors and offices below.

The project will perform 70% better than contemporary buildings of similar scale and use. The building is passively heated and ventilated using an efficient and comfortable radiant floor system throughout. Windows connect to the building's direct digital control system and are set to ventilate the space when necessary and to flush the building during the night. Opsis served as design lead with local architect HGE acting as associate architect.

Contact

Patty Scott, President at SWOCC
541.886.7401

Type & Scope of Project

Renovation / Addition: Health Science Programs, Workforce Training

Firm's Role & Responsibility

Opsis: Design Lead
Mark Spiller: Project Manager
Laura Grover: Interior Designer

URL of Project or College

<https://www.swocc.edu/foundation/four-projects-facts/>

Size (sqft)

36,200 sf

Project Construction Cost

\$20M

Design & Contract Admin Fees

\$1,709,655

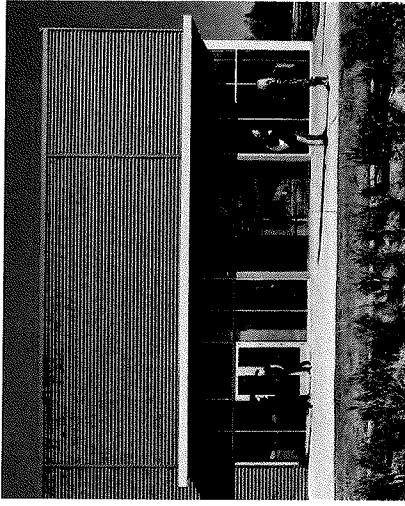
Start/End Dates

May 2017 - Oct 2020



BUILDING REFERENCES





INDUSTRIAL TECHNOLOGY CENTER CLACKAMAS COMMUNITY COLLEGE

The Industrial Technology Center provides a state-of-the-art facility to prepare current and future students to join the highly trained technical workforce in manufacturing, computer operated machining and sustainable technologies. Opus worked with CCC administrators, faculty and industry partners to create a facility that addresses the rapid advancements in industrial technology programs and provides one the region's strongest career technical education (CTE) programs.

Completed in 2018 and totaling nearly 45,000 sf on two floors, the building features a large, flexible high-bay space to accommodate any industrial technology, including regional partner programs that train students with the latest Computer Numerically Controlled (CNC) machines. In addition to machining space, the facility offers two computer labs, five classrooms, a flexible lab/maker space and the Renewable Energy Technology Lab.

The new building addresses the need for a skilled workforce for machining and automated manufacturing, while creating a new "active" campus entry addressing the College's Master Plan long-term goals.

Contact

Bob Cochran, Dean of Campus Services at CCC
503.594.6790

Type & Scope of Project
New Building, Classroom and CTE Training Space

Firm's Role & Responsibility
Opus: Design and CA Lead

URL of Project or College
<https://www.clackamas.edu/about-us/mision-initiatives/bond-initiatives/holden-industrial-technology-center>

Size (sqft)
44,523 sf

Project Construction Cost
\$20,371,220

Design & Contract Admin Fees
\$1,450,038

Start/End Dates
Feb 2016 - Aug 2018





SECTION 13.1.11 BUILDING REFERENCES



BONNIE J. FORD HEALTH, NURSING & SCIENCE CENTER

UMPQUA COMMUNITY COLLEGE

The 39,500 sf Center brings together the departments of allied health and physical sciences, previously dispersed throughout campus in outdated and undersized facilities. The state-of-the-art regional training center for allied health houses nursing, dental assisting/hygiene and other health related programs. The science program includes laboratories for biology, anatomy/physiology, chemistry, general science, geology, and physics.

A variety of classrooms serve the allied health and science departments and general campus use. Classrooms on the second floor have large windows looking out on the Swanson Amphitheatre Common Space. With the help of a surge of community donations, a medical/legal, resolutions lab was created to provide a unique classroom space to help facilitate this important new program.

The Allied Health and Science Center was designed to achieve LEED Silver certification. The central atrium space brings daylight into the heart of the facility to reduce energy consumption and operational costs. Existing trees and site features on the oak knoll were preserved and the landscape features drought resistant plants to help reduce overall water consumption for maintenance.

Contact

Jess Miller, Director of Facilities
at UCC
541.440.4698

Type & Scope of Project

New Building, Allied Health Training, Physical Sciences

Firm's Role & Responsibility

Opis: Design and CA Lead

URL of Project or College

<https://www.umpqua.edu/college-news/795-ucc-board-of-directors-approves-naming-of-new-building>

Size (sqf)

39,500 sf

Project Construction Cost

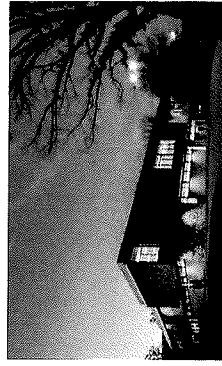
\$13,942,481

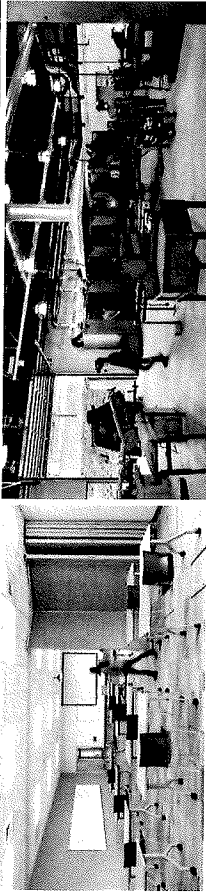
Design & Contract Admin Fees

\$1,550,000

Start/End Dates

Originally started in 2010 with SD, bond failed in May 2012. Project started again in 8/2014 when funding was gained through private fundraising.





REGIONAL SKILLS CENTER COLUMBIA GORGE COMMUNITY COLLEGE

The Regional Skills Center serves students, local businesses and community partners through the provision of hands-on training to meet the region's workforce development needs. Located at the main entry to the campus, overlooking the Columbia River Gorge, the gateway location announces the importance of skills training as core to the College's educational mission. The main entry is marked by a glass covered bi-facial photovoltaic array that opens to an informal learning space with views into the Construction Skills Lab and the high-tech Flex Clean Lab. An adjacent divisible multi-purpose room with dramatic views of the Gorge provides a venue for local and regional skills partner meetings, conferences and recruitment fairs.

The new building, made possible through state legislative funding and the financial commitment of community partners, supports training in Career Technical Education (CTE) programs like welding and metals fabrication, construction and other trades, helping to fill the significant skills gap that has limited local employers from hiring trained employees to help their companies grow in a competitive marketplace. The metals shop has 15 welding booths and a wide array of digital and manual machining equipment. A Digital Design Lab supports the increasing use of CNC and other digital machining technologies. The bright, light-filled spaces reframe the common perceptions of CTE shop spaces toward well-paying technology-supported careers. The Center is also a connector to the North Wasco County School District, supporting regular advanced high school skills classes and supporting the transition to post-secondary education.

Contact

Dan Spatz, Executive Director
of Institutional Advancement at
CGCC
541.340.9883

Type & Scope of Project

New Buildings: CTE Training and
Housing

Firm's Role & Responsibility

Opis, Design and CA Lead;
Mark Stoller: Partner-in-Charge
Laura Grover: Interior Designer

URL of project or College

<https://www.cgcc.edu/about>

Size (sqft)

30,703 (Project data is for
the skills center and student
housing building)

Project Construction Cost

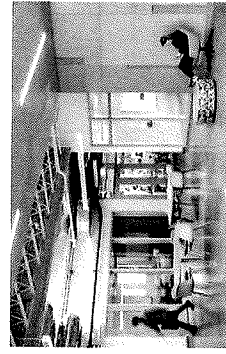
\$12,956,700

Design & Contract Admin Fees

\$1,528,614.25

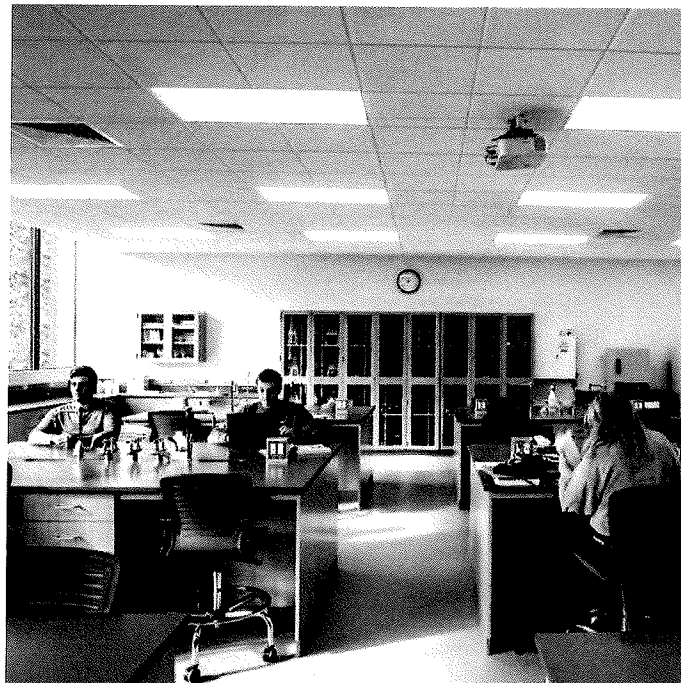
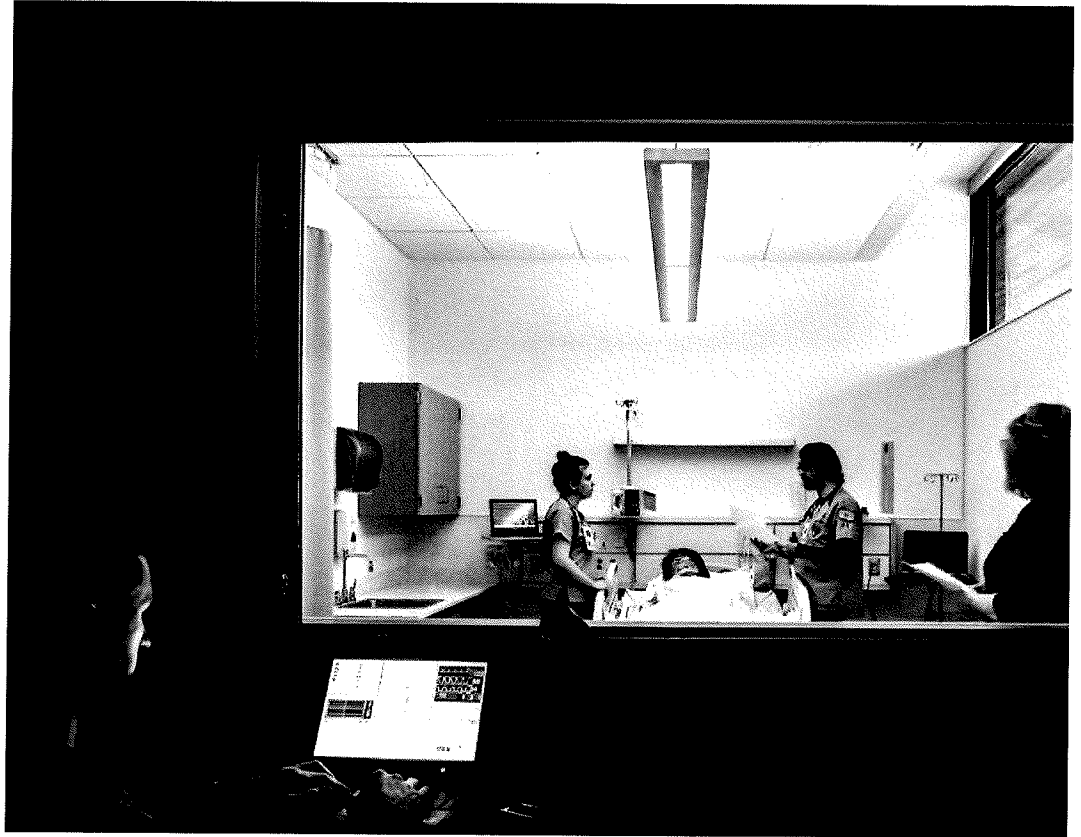
Start/End Dates

August, 2019 - August 2021



We find the College Terms and Conditions acceptable and have no comments to provide.

COMMENTS ON COLLEGE TERMS & CONDITIONS



Opsis Architecture LLP
Architecture, Interiors & Planning

920 NW 17th Avenue Portland, OR 97209
503.525.9511
opsisarch.com

Central Oregon Community College
Monthly Budget Status
Highlights of August 2022 Financial Statements

Cash and Investments

The College's operating cash balances currently total \$31.4 million. The August average yield for the Local Government Investment Pool is up to 1.58 percent from last report of 1.25 percent.

General Fund Revenues

Tuition and fee revenues represent fall term enrollment as of the end of August. The College received the first quarter State Aid payment for the fiscal year. The budgeted transfers-in have been posted for the year.

General Fund Expenses

The expenses include the required budgeted inter-fund transfers-out for the fiscal year.

Budget Compliance

All general fund appropriation categories are within budget.

Central Oregon Community College
Monthly Budget Status
 August 2022

12-Oct-22

<u>General Fund</u>	<u>Adopted Budget</u>	<u>Year to Date Activity</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget Current Year</u>	<u>Percent of Budget Prior Year</u>
Revenues					
District Property Taxes:					
Current Taxes	\$ 20,718,000	\$ -	\$ (20,718,000)	0.0%	0.0%
Prior Taxes	464,000	126,253	(337,747)	27.2%	51.5%
Tuition and fees	15,570,000	4,885,666	(10,684,334)	31.4%	28.8%
State Aid	9,388,000	2,347,065	(7,040,935)	25.0%	27.4%
Program and Fee Income	41,200		(41,200)	0.0%	0.0%
Interest & Misc. Income	206,000	12,152	(193,848)	5.9%	5.8%
Transfers-In	4,860,000	2,360,000	(2,500,000)	48.6%	100.0%
Total Revenues	\$ 51,247,200	\$ 9,731,136	\$ (41,516,064)		
Expenses by Function					
Instruction	\$ 23,184,227	\$ 975,951	\$ 22,208,276	4.2%	4.2%
Academic Support	4,725,247	722,585	4,002,662	15.3%	12.3%
Student Services	6,091,460	644,315	5,447,145	10.6%	12.0%
College Support	5,754,800	822,819	4,931,981	14.3%	14.9%
Plant Operations and Maintenance	4,849,080	620,573	4,228,507	12.8%	11.5%
Information Technology	5,255,781	961,400	4,294,381	18.3%	16.5%
Financial Aid	112,897	1,221	111,676	1.1%	2.1%
Contingency	800,000		800,000	0.0%	0.0%
Transfers-Out	2,331,800	2,291,800	40,000	98.3%	100.0%
Total Expenses	\$ 53,105,292	\$ 7,040,664	\$ 46,064,628		
Revenues Over/(Under) Expenses	\$ (1,858,092)	\$ 2,690,472	\$ 4,548,564		

Central Oregon Community College
Monthly Budget Status
 August 2022

12-Oct-22

	Adopted Budget	Year to Date Activity	Variance Favorable (Unfavorable)	Percent of Budget Current Year	Percent of Budget Prior Year
<u>Non General Funds</u>					
Debt Service Fund					
Revenues	\$ 5,351,906	\$ 1,178,802	\$ (4,173,104)	22.0%	21.6%
Expenses	5,543,685	470,483	5,073,202	8.5%	7.3%
Revenues Over/(Under) Expenses	\$ (191,779)	\$ 708,319	\$ 900,098		
Grants and Contracts Fund					
Revenues	\$ 7,295,000	\$ 409,456	\$ (6,885,544)	5.6%	21.5%
Expenses	7,739,100	548,549	7,190,551	7.1%	22.2%
Revenues Over/(Under) Expenses	\$ (444,100)	\$ (139,093)	\$ 305,007		
Capital Projects Fund					
Revenues	\$ 3,748,505	\$ 819,490	\$ (2,929,015)	21.9%	4.0%
Expenses	8,090,948	201,624	7,889,324	2.5%	5.7%
Revenues Over/(Under) Expenses	\$ (4,342,443)	\$ 617,866	\$ 4,960,309		
Enterprise Fund					
Revenues	\$ 4,810,756	\$ 1,282,725	\$ (3,528,031)	26.7%	7.0%
Expenses	5,340,671	2,047,511	3,293,160	38.3%	29.1%
Revenues Over/(Under) Expenses	\$ (529,915)	\$ (764,786)	\$ (234,871)		
Auxiliary Fund					
Revenues	\$ 7,406,628	\$ 3,560,832	\$ (3,845,796)	48.1%	41.5%
Expenses	11,460,318	2,788,485	8,671,833	24.3%	16.9%
Revenues Over/(Under) Expenses	\$ (4,053,690)	\$ 772,347	\$ 4,826,037		
Reserve Fund					
Revenues	\$ 11,674	\$ -	\$ (11,674)	0.0%	0.0%
Expenses	455,000	428,528	26,472	94.2%	94.1%
Revenues Over/(Under) Expenses	\$ (443,326)	\$ (428,528)	\$ 14,798		
Financial Aid Fund					
Revenues	\$ 15,059,071	\$ 508,498	\$ (14,550,573)	3.4%	6.7%
Expenses	15,323,065	511,500	14,811,565	3.3%	6.5%
Revenues Over/(Under) Expenses	\$ (263,994)	\$ (3,002)	\$ 260,992		
Internal Service Fund					
Revenues	\$ 127,500	\$ 1,579	\$ (125,921)	1.2%	1.9%
Expenses	119,893	20,103	99,790	16.8%	10.6%
Revenues Over/(Under) Expenses	\$ 7,607	\$ (18,524)	\$ (26,131)		
Trust and Agency Fund					
Revenues	\$ 9,332	\$ 897	\$ (8,435)	9.6%	4.0%
Expenses	18,500	-	18,500	0.0%	0.0%
Revenues Over/(Under) Expenses	\$ (9,168)	\$ 897	\$ 10,065		

12-Oct-22

Central Oregon Community College

Cash and Investments Report

As of August 31, 2022

College Portfolio	<u>Operating Funds</u>	<u>Trust/Other Funds</u>
Cash in State Investment Pool		
4089 - General operating fund	\$ 30,791,865	
3624 - Robert Clark Trust		\$ 374,658
 August Average Yield 1.58%		
Cash in USNB	\$ 576,545	
Cash on Hand	\$ 4,600	
Total Cash	<u>\$ 31,373,010</u>	<u>\$ 374,658</u>

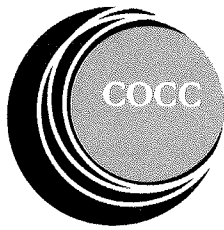


Central Oregon Community College
Board of Directors
New Hires Report
 Date of Hire: September 1-30, 2022

Name	Hire Date	Job Description	Department
Adjunct Faculty			
Griffin, Shelly Rose	9/1/2022	Adj Fac Writing Lit Bend	Writing/Literature
Classified Full-Time			
Allen, Nigel Clair	9/6/2022	Academic Lab Specialist	Manufacturing Processes
Case, Jill Marie	9/19/2022	Administrative Assistant	Regional Svcs. & R.C. Operations
Hart, Jason M	9/6/2022	Campus Custodian	Custodial Services
Jackson, Cole William	9/12/2022	Facility Spec General Trades	Maintenance of Buildings
Londborg-Burkert, Lacey M	9/1/2022	Financial Aid Specialist	Financial Aid
Classified Part-Time			
Jenness, Gregg	9/6/2022	Grounds/Landscape Specialist	Custodial Services
Matrisciano, Andreea	9/6/2022	Administrative Assistant	Emergency Medical Services
Part-Time Instructors			
Banks, Kristan	9/19/2022	LMT Instructional Assistant	Licensed Massage Therapy
Bock, Stefan	9/19/2022	Math Tutor III	Mathematics
Washburn, William	9/13/2022	Lab & Office Assistant-Art	Art
Temporary Hourly			
Arambula, Tomas Daniel	9/1/2022	Bookstore Cashier I	Bookstore
Arlie, Wyatt Richard	9/19/2022	MFG Machining Lab Assistant	Manufacturing Processes
Barajas, Miguel	9/14/2022	CFI Training	Aviation Program
Barajas, Miguel	9/14/2022	Certified Flight Instructor I	Aviation Program
Benitez, Amaya Christina	9/12/2022	Bookstore Cashier I	Bookstore
Briggs, Andrew	9/26/2022	CFI Training	Aviation Program
Briggs, Andrew	9/26/2022	Certified Flight Instructor I	Aviation Program
Chokshi, Kavi	9/26/2022	Art Model-Un clothed	Art
Cooper, Kaylene Ruth	9/19/2022	Art Model Un clothed	Art
Hansen, Jan Colette	9/9/2022	Temporary Instructional	Instructional Deans
King, Matthew Paul	9/23/2022	Accessibility Tech Support	eLearning and Academic Technology

Central Oregon Community College
New Hires Report, September

Name	Hire Date	Job Description	Department
Kline, Emily Grey	9/19/2022	EMT Lab Assistant	Emergency Medical Services
Kolker, Carlyn	9/29/2022	Writing Tutor II	Tutoring and Testing
LaCroix, Robert	9/19/2022	Art Model Unclothed	Art
Murdoch, Sy McKinley	9/21/2022	Aviation Tutor II	Tutoring and Testing
Overman, Theresa	9/26/2022	Art Model-Unclothed	Art
Poole, Stephanie Ashlyn	9/15/2022	Science Tutor I	Tutoring and Testing
Richardson, Brandy Kay	9/20/2022	LMT Instructional Assistant	Licensed Massage Therapy
Riechers, Abigail Erika	9/19/2022	Art Model Unclothed	Art
Sennette, Keith Erick	9/19/2022	MFG Welding Instructional	Manufacturing Processes
Smith, Wendy L	9/20/2022	Campus Student Commons	Regional Svcs. & R.C. Operations
Tadjiki, Cyrus D	9/15/2022	Math Tutor II	Tutoring and Testing
Thompson, Grady B	9/12/2022	Temporary Network Services	Network/Telecom & Media Services
Viles, Vickery A	9/21/2022	Interim ABS Coordinator	Office of VP of Instruction
Walter, David Frederick	9/12/2022	CFI Training	Aviation Program
Walter, David Frederick	9/12/2022	Certified Flight Instructor I	Aviation Program
Whitley, Nathan J	9/19/2022	GIS Tutor II	Tutoring and Testing
Williams, Nicole E	9/19/2022	Art Model Unclothed	Art
Temporary Salary Payment			
Rhodes, Ryan Preston	9/4/2022	ASCOCC Wickiup Hall Liaison	Dorm Operations



**Central Oregon Community College
 Board of Directors: Information Item**

Subject	Hiring of Wendi Babst as Interim Director Campus Safety and Emergency Management
Institutional Efficiency	IE-1: Improve practices and systems related to providing a supportive and productive workplace. IE-2: Develop effective and efficient policies and procedures that are applied uniformly across the College. IE-3: Define, document and practice clear operational decision-making.
Prepared By	Laura Boehme, Chief Information/Human Resources Officer

A. Background

The **Interim Director Campus Safety and Emergency Management** position is a temporary position until a permanent Director is hired.

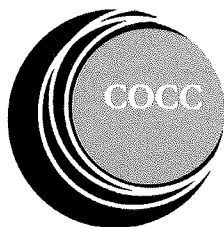
B. Timing

The **Interim Director Campus Safety and Emergency Management** position is a .75 FTE, 12-month employment contract each fiscal year. For the 2022-23 fiscal year, the initial employment contract period will be from September 26, 2022 until the hiring of a permanent Director.

C. Budget Impact

This position is in the 2022-23 budget and conforms to the current approved Administrator salary schedule.

Wendi Babst earned a bachelor's degree in Criminal Justice from Southern Oregon University and a master's degree in Public Administration from Portland State University. Wendi previously worked for the Clackamas County Sheriff's office where Wendi assumed increasingly responsible leadership roles and concluded there as a Captain. Wendi also served as the Interim Director of College Safety at Clackamas Community College and helped that team transition to a more service-oriented rather than enforcement-oriented culture. Wendi teaches Criminal Justice courses for Clackamas Community College and COCC.



Central Oregon Community College Board of Directors: Information Item

Subject	Hiring of Kathryn Brown as Early Childhood Education (ECE) Program Manager
Community Enrichment	CE-2: Build and strengthen partnerships and advance positive regional economic development with business and industry by assisting with educational and training needs of the workforce.
Prepared By	Laura Boehme, Chief Information/Human Resources Officer

A. Background

The **ECE Program Manager** position in the Small Business Development Center is a new position.

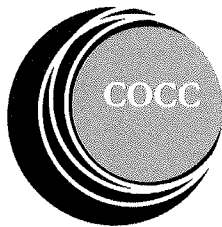
B. Timing

The **ECE Program Manager** position is a 1.0 FTE, 12-month employment contract each fiscal year. For the 2022-23 fiscal year, the initial employment contract period will be from September 12, 2022 to June 30, 2023. As with all other full-time Administrator employees, a new contract will be prepared for the next academic year that begins on July 1.

C. Budget Impact

This position is in the 2022-23 budget and conforms to the current approved Administrator salary schedule.

Kathryn Brown earned an associate's degree from Bakersfield Community College and a bachelor's degree in Biological Sciences from California Polytechnic State University. Kathryn owns and operates Ms. K's Daycare and previously taught science classes at Arroyo Grande High School.



Central Oregon Community College Board of Directors: Information Item

Subject	Hiring of Heather Mundwiler as Academic Advisor
Student Success	SS-2: Enhance and promote the resources and tools available to help students efficiently complete their academic goal. SS-3: Enhance and promote the resources and support services available to help students overcome non-academic challenges.
Prepared By	Laura Boehme, Chief Information/Human Resources Officer

A. Background

The **Academic Advisor** position is a replacement position.

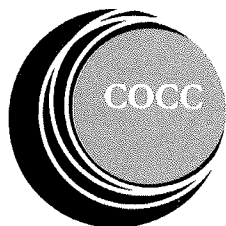
B. Timing

The **Academic Advisor** position is a 1.0 FTE, 12-month employment contract each fiscal year. For the 2022-23 fiscal year, the initial employment contract period will be from October 3, 2022 to June 30, 2023. As with all other full-time Administrator employees, a new contract will be prepared for the next academic year that begins on July 1.

C. Budget Impact

This position is in the 2022-23 budget and conforms to the current approved Administrator salary schedule.

Heather Mundwiler earned a bachelor's degree in Business from Virginia Commonwealth University and a master's degree in Art Management from George Mason University. Heather previously worked at the University of Maryland School of Music in a variety of capacities - academic advisor, student services coordinator, coordinator for administrative operations, as well as, program management specialist.



Central Oregon Community College Board of Directors: Information Item

Subject	Hiring of Anthony Rosso as Writing Center Coordinator
Student Success	SS-2: Enhance and promote the resources and tools available to help students efficiently complete their academic goal. SS-3: Enhance and promote the resources and support services available to help students overcome non-academic challenges.
Prepared By	Laura Boehme, Chief Information/Human Resources Officer

A. Background

The **Writing Center Coordinator** position is a replacement position.

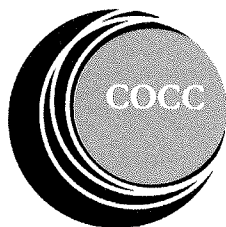
B. Timing

The **Writing Center Coordinator** position is a .6 FTE, 11-month employment contract each fiscal year. For the 2022-23 fiscal year, the initial employment contract period will be from September 15, 2022 to June 30, 2023. As with all other Administrator employees, a new contract will be prepared for the next academic year that begins on July 1.

C. Budget Impact

This position is in the 2022-23 budget and conforms to the current approved Administrator salary schedule.

Anthony Rosso earned a bachelor's degree in English from Western Washington University and a master's degree in Creative Writing from Minnesota State University. Anthony is currently an adjunct instructor of English at COCC. Anthony also developed curriculum for our revised WR 65 course, and brought with experience teaching co-requisite courses in Colorado, at several community colleges.



Central Oregon Community College Board of Directors: Information Item

Subject	Hiring of Beth Wright as Financial Aid Advisor
Student Success	SS-2: Enhance and promote the resources and tools available to help students efficiently complete their academic goal. SS-3: Enhance and promote the resources and support services available to help students overcome non-academic challenges.
Prepared By	Laura Boehme, Chief Information/Human Resources Officer

A. Background

The **Financial Aid Advisor** position is a replacement position.

B. Timing

The **Financial Aid Advisor** position is a 1.0 FTE, 12-month employment contract each fiscal year. For the 2022-23 fiscal year, the initial employment contract period will be from September 26, 2022 to June 30, 2023. As with all other full-time Administrator employees, a new contract will be prepared for the next academic year that begins on July 1.

C. Budget Impact

This position is in the 2022-23 budget and conforms to the current approved Administrator salary schedule.

Beth Wright earned an associate's degree from Central Oregon Community College. Beth previously worked in CAP (Careers, Academic and Personal Counseling) Services and the First Year Experience office as Placement Coordinator, Student Success Coach, and Administrative Assistant.