



CENTRAL OREGON **REVISED**
 COMMUNITY COLLEGE
 "SPECIAL" Board of Directors' Meeting – AGENDA
 Wednesday, October 23, 2013 – 9:00 AM
 Christiansen Board Room – Boyle Ed. Center

TIME**	ITEM	ENC.*	ACTION	PRESENTER
9:00 am	I. Call to Order			Abernethy
	II. Introduction of Guests			
	III. Roll Call			
	1. Bruce Abernethy			
	2. Laura Craska-Cooper			
	3. Tony Dorsch			
	4. David Ford			
	5. Joe Krenowicz			
	6. Charley Miller			
	7. Vikki Ricks			
	IV. Old Business			
	A. Student Housing	4.a	X	Middleton
		Handout: 4.a1		
	V. New Business			
	A. Approve Presidential Recruitment Criteria			
	Profile	5.a	X	Abernethy
	Characteristics	5.a1	X	Abernethy
10:30 am	VI. Adjourn			

* Material to be distributed at the meeting (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.

Central Oregon Community College
Board of Directors
RESOLUTION

Prepared by: Jim Middleton-President

A. Action Under Consideration

Decision relative to proceeding with Student Housing initiative.
Decision on appropriate pathway assuming the Board endorses proceeding.

B. Discussion/History

- 1) Staff and Board have had significant and continuing discussion of the advantages and challenges of a Student Housing initiative. The project has been based on a range of anticipated advantages for students, community and institutional future. At the same time, staff and the Board are committed to managing risk and costs.
- 2) The Board has approved a Construction Manager/General Contractor (CMGC) strategy, which selected the general contractor prior to the "after-bidding time" in a traditional Design/Build system. There are two key elements to the CMGC process:
 - a. Facilitating architect/contractor/college integration of design and costs through the early stages of the process,
 - b. Developing a **Guaranteed Maximum Price** (GMP) earlier in the process. This earlier GMP provides the college with the opportunity for an earlier decision to continue or cancel a project without incurring the full cost of Construction Documents and to have greater control over managing project costs.
- 3) As of October 2013, the targeted construction costs is "within sight" but contracted commitment at the targeted GMP construction cost is not yet possible with the given design details.
- 4) The Real Estate Committee has monitored the project and costing and will provide the full board with comments and recommendations. The full board will have the opportunity to decide on continuation of the project and best path forward if the project is to continue.

C. Options/Analysis

- 1) Accept the recommendation to authorize \$130,000 for Phase One (25%) Construction Documents and GMP presentation at the January Meeting.
- 2) Accept an October GMP above the \$16M target in anticipation of shared savings as documents become more detailed. This decision would likely entail commitment to proceeding with full Construction Documents at a cost more than \$500,000.
- 3) Delay decision at this time, which may push the project beyond the summer 2015 completion date and likely incur escalated construction costs for a summer 2016 opening.
- 4) Cancel the project

D. Timing

Options 1 or 2 can maintain a schedule, which completes Student Housing by Fall 2015.
Option 3 or 4 result in either likely full year delay or project cancellation.

E. Recommendation

Be It Resolved that the Board of Directors of Central Oregon Community College does hereby approve the Presidential recommendation to authorize \$130,000 for Phase One (25%) completion of Construction Documents and a formal GMP to be presented to the Board at the January 2014 Board Meeting.

Handout: 4.a1
1



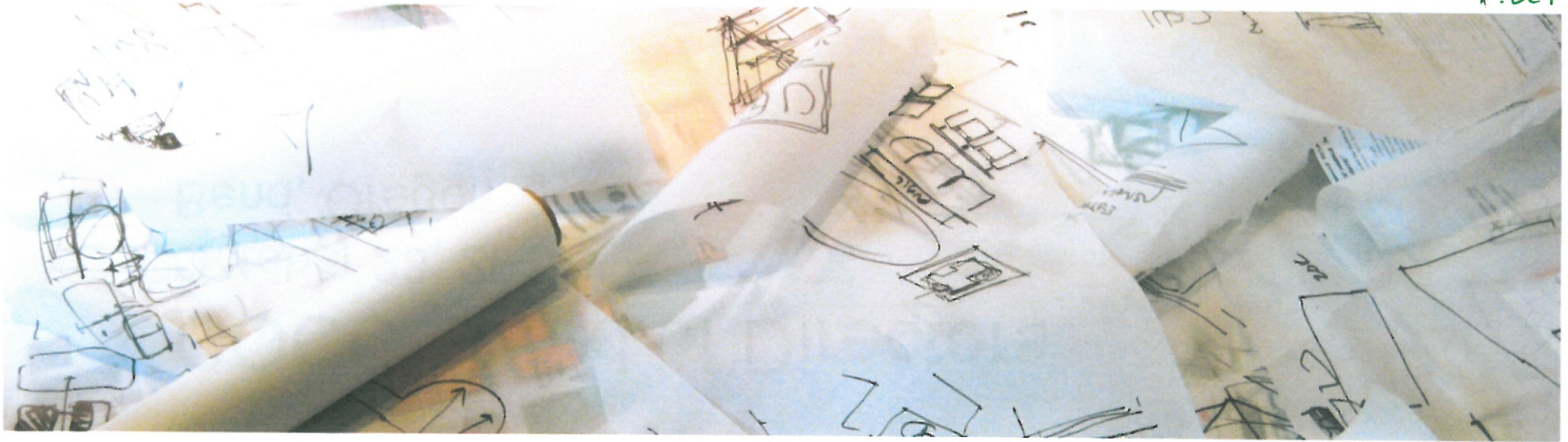
Proposed New Residence Hall Central Oregon Community College

COCC Board of Directors

October 23, 2013

Bend, Oregon

Handout: 4.a1
October 23, 2013



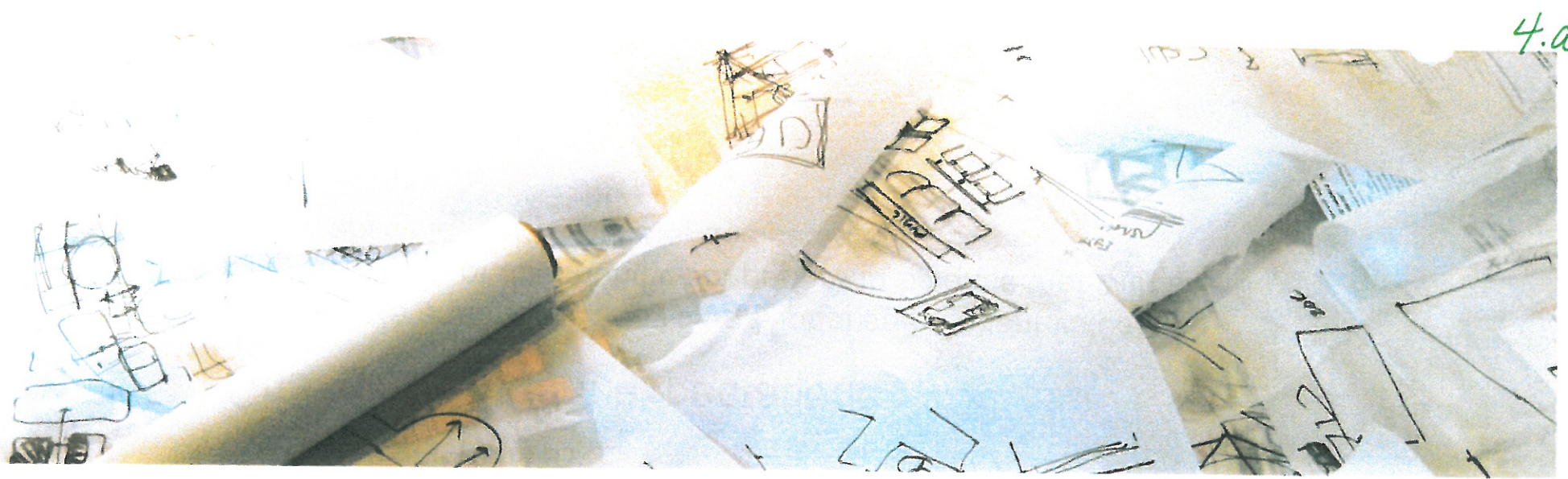
4.a1
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Agenda

Project vision

Proposed design

Next steps



mahlum

Kurt Haapala, AIA LEED AP
Principal-In-Charge

pinnacle
architecture

Peter Baer, LEED AP
Principal

LEASE CRUTCHER
Lewis

Tony Church
Senior Project Manager

Project vision

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4

COCC Community Goals

excerpts taken from "White Paper: New Student Housing Considerations" August 30, 2012

Supports Campus Master Plan

Create opportunities for student engagement

Research indicates that student learning, persistence and completion are strongly associated with activities that promote student engagement, and the more student are connected with the campus and its faculty, staff, peers and activities, the more likely they are to persist in their College studies and to achieve at higher levels.

Changing student expectations

More and more, today's traditional age student values the concept of community, but prefers to balance that with the ability to have a private, dedicated space.

Project vision

COCC Community Goals (cont'd)

excerpts taken from "White Paper: New Student Housing Considerations" August 30, 2012

- Support non-resident recruitment efforts
- Support on-campus conferences, camps and training
- Age and condition of existing facility and accessibility
- Campus culture shift
- Support international students
- Positive campus village impacts
- Food service support
- Potential revenue source



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Project Scope

330 beds comprised of :

- 1 - Resident Director apartment
- 10 - Resident Assistant rooms (single-occupancy room)
- 40 - 10 Rentable Quad Single suites (4 single-occupancy rooms)
- 280 - 70 Rentable Quad Double suites (2 double-occupancy rooms)

82,340 gross sq ft / 5 floors

150 parking stalls

Access from Mt Washington via new turn lanes

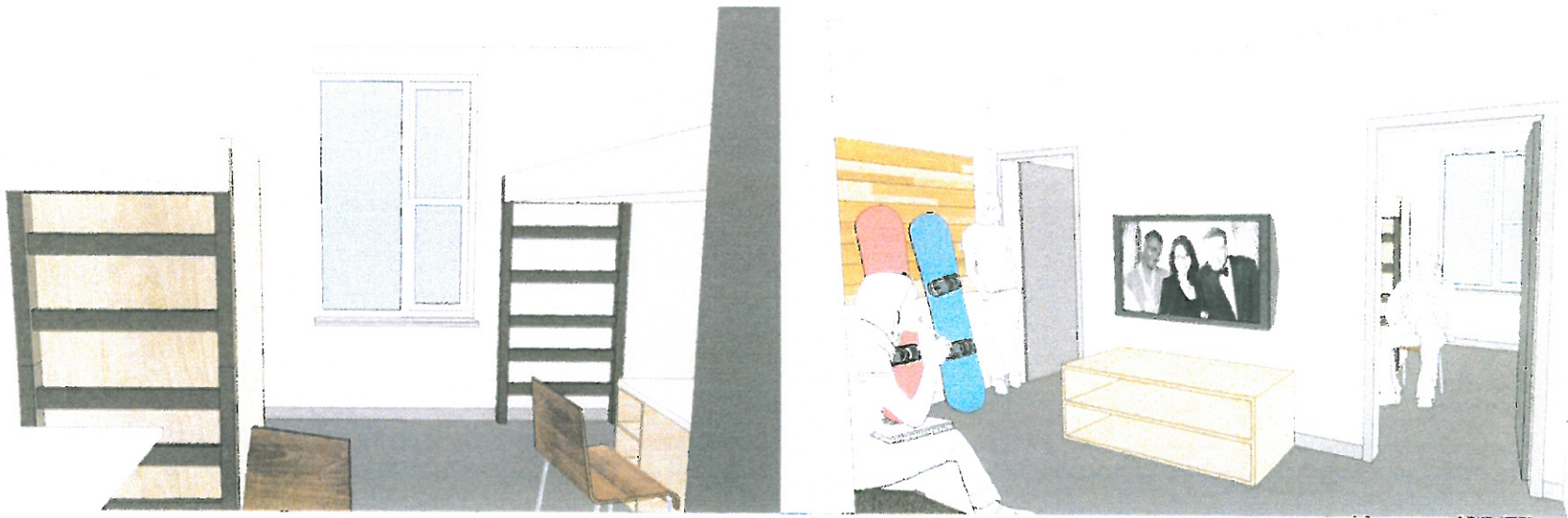
Wood-framing with a partial concrete podium

Community and public spaces for students & summer conferencing

Housing Offices

Earth Advantage – Gold Certification target

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7



Proposed Design

Unit types

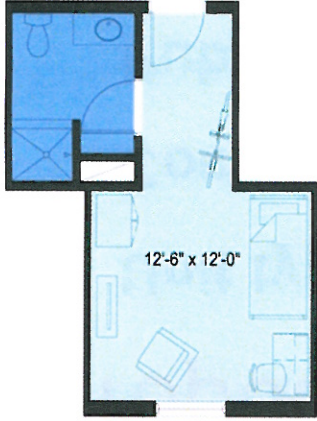
Community composition

Public space

Site design

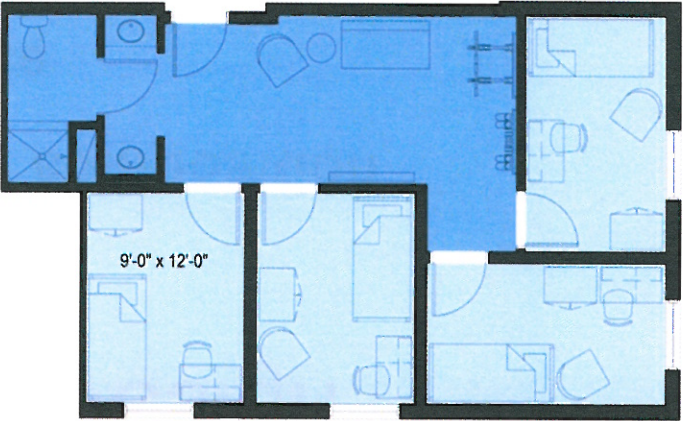
Building form, materials, and massing

Unit types



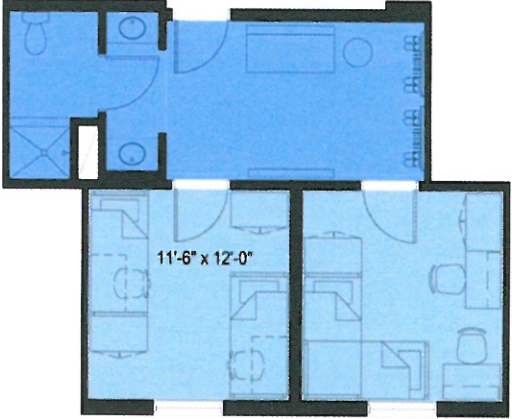
R.A. SINGLE

SINGLE BEDROOM	202 SF
BATHROOM	58 SF
TOTAL	260 SF NET
	315 SF GROSS



QUAD SINGLES

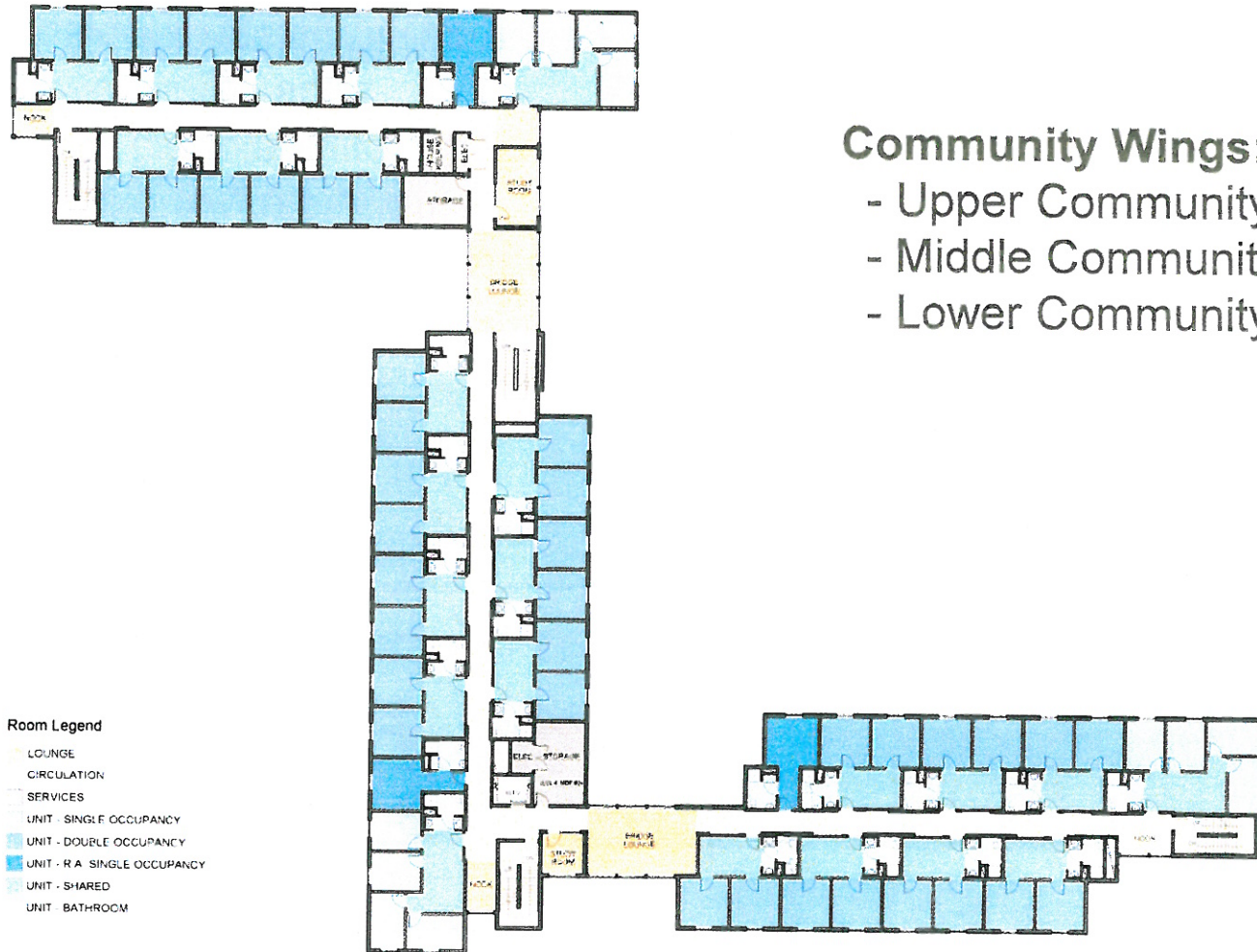
SHARED ROOM	197 SF
SINGLE BEDROOM	108 SF
SINGLE BEDROOM	108 SF
SINGLE BEDROOM	108 SF
SINGLE BEDROOM	108 SF
BATHROOM	79 SF
TOTAL	708 SF NET
	852 SF GROSS



QUAD DOUBLES

SHARED ROOM	137 SF
DOUBLE BEDROOM	138 SF
DOUBLE BEDROOM	138 SF
BATHROOM	79 SF
TOTAL	492 SF NET
	576 SF GROSS

Community composition



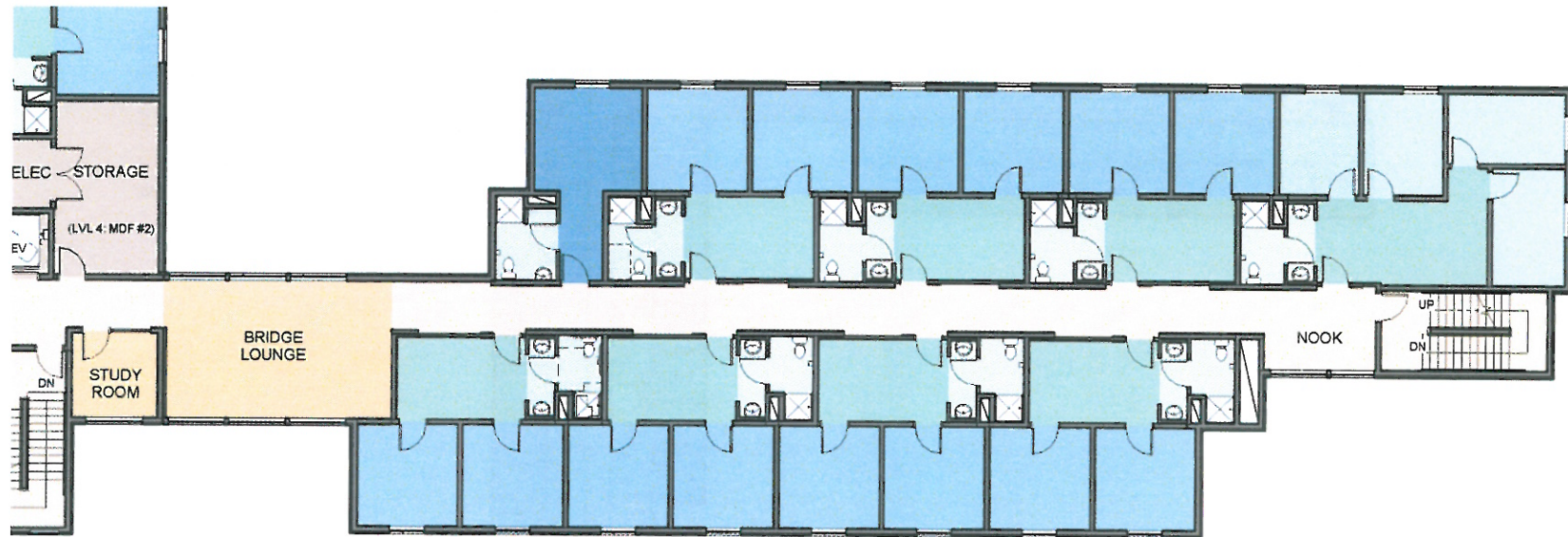
- Community Wings:**
- Upper Community Wing (3)
 - Middle Community Wing (3)
 - Lower Community Wing (4)

Room Legend

- LOUNGE
- CIRCULATION
- SERVICES
- UNIT - SINGLE OCCUPANCY
- UNIT - DOUBLE OCCUPANCY
- UNIT - R A SINGLE OCCUPANCY
- UNIT - SHARED
- UNIT - BATHROOM

① LEVEL THREE FLOOR PLAN (LEVEL FOUR SIMILAR)

Community composition



10 communities of 33 students ::

1:33 ratio RA to student

7 Quad Double suites

1 Quad Single suite

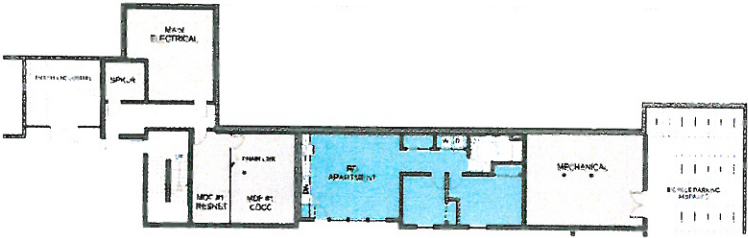
1 Resident Assistant room

Community lounge & 'nooks'

Student study rooms

Public space

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Entry (2nd) Level

Room Legend

- STAFF
- LOUNGE
- CIRCULATION
- SERVICES
- UNIT - SINGLE OCCUPANCY
- UNIT - DOUBLE OCCUPANCY
- UNIT - R.A. SINGLE OCCUPANCY
- UNIT - SHARED
- UNIT - R.D. APARTMENT
- UNIT - BATHROOM



1 LEVEL TWO FLOOR PLAN



Public space

4.01

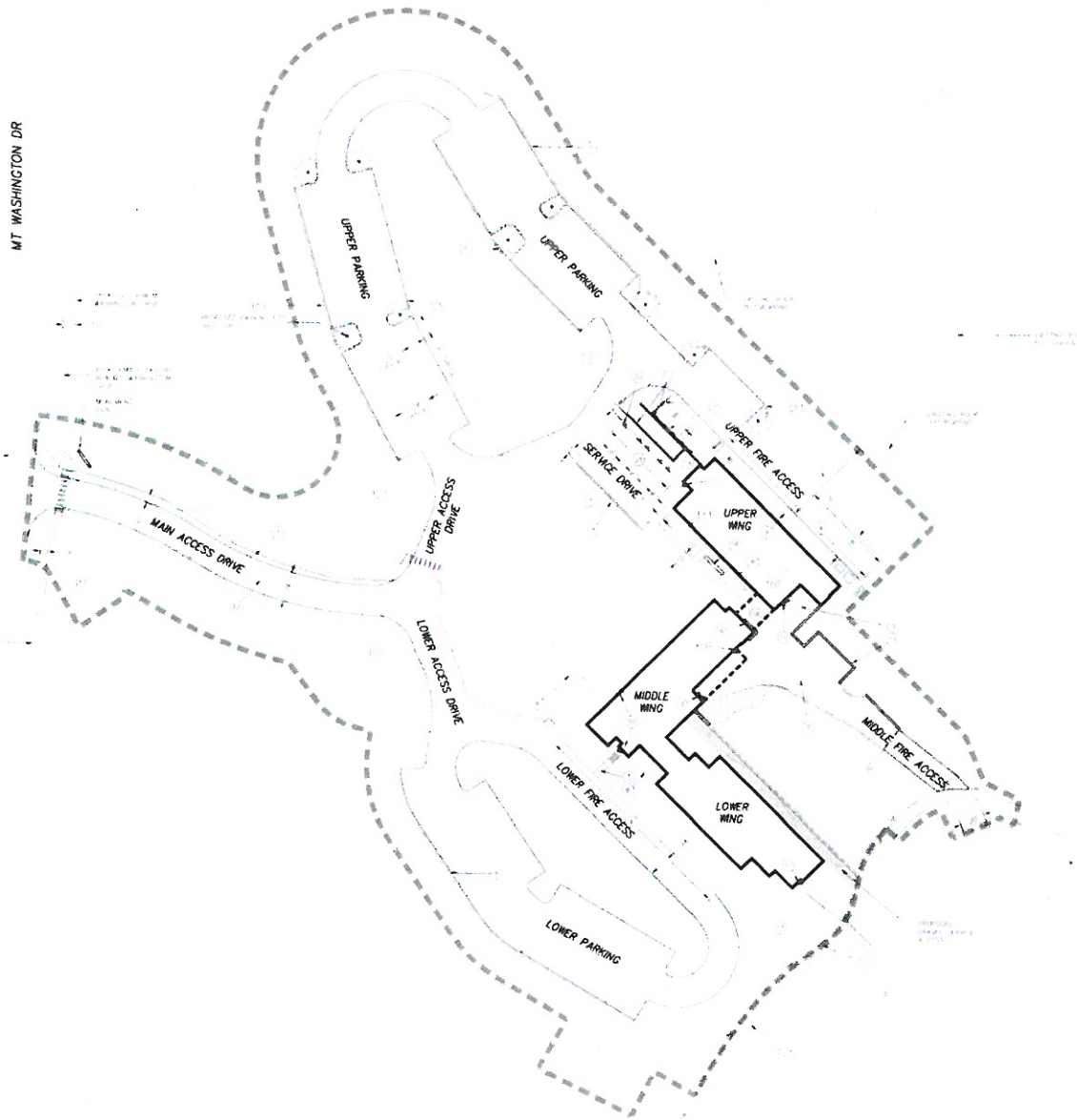
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Site

4.01

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Site – Entry Court



Campus approach

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Student parking approach



Access drive approach

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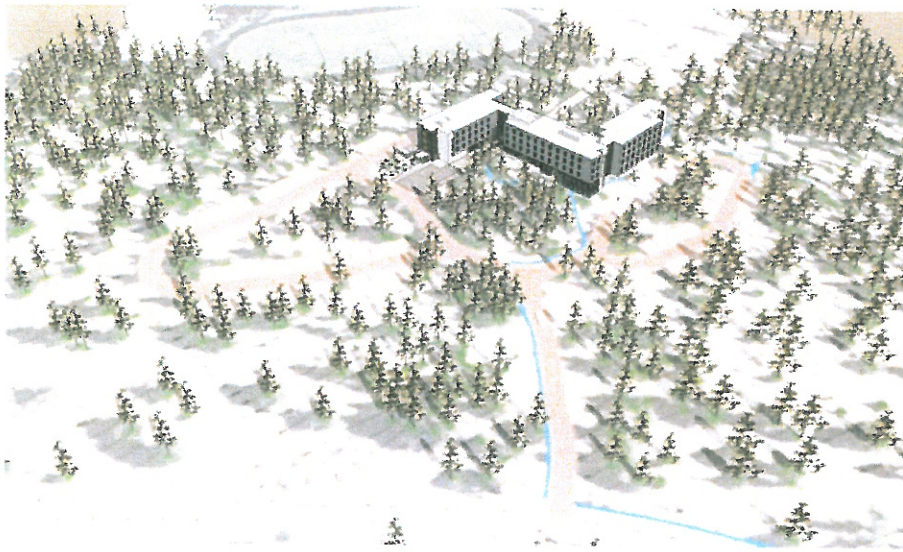
17



Interior vignettes (early DD)



* Final DD design does not include all interior finishes (additive alternates)



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Next steps

Seeking Board approval to proceed

Complete land use process with City of Bend

25% Construction Documents Phase and Bidding



Questions

Kurt Haapala, AIA LEED AP
Principal-In-Charge

Peter Baer, LEED AP
Principal

Tony Church
Senior Project Manager

DRAFT

Exhibit 5.a
October 23, 2013
Pages 1-3

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Central Oregon Community College

DRAFT Presidential Profile

October ~~14~~²¹, 2013

(Final approval expected by the Board on October 23)

OK

Central Oregon Community College is the oldest two-year college in Oregon, providing comprehensive college services to the residents of the expansive 10,000-square-mile district. The College has a main campus in Bend, a city of 80,000 residents, and additional campuses in the more rural communities of Redmond, Madras and Prineville. COCC has more than doubled its FTE enrollment in the last six years and has opened five new academic buildings. COCC has a solid history of strong board and presidential leadership and fiscally sound practices, resulting in the College being in a stable financial position.

Strong

In the College's 65-year history, COCC has had only four presidents, all serving for 10 years or longer.

The seven-member locally elected Board of Directors operates under a Policy Governance model and has recently approved the College's 2013-18 Strategic Plan, which includes mission, vision, themes, values and future directions.

The President of Central Oregon Community College will be an energetic leader committed to addressing the following:

Challenges and Opportunities

- To serve as a strong advocate for COCC and our students, to engage all constituents and to sustain our position as a leading institution of higher education.
- To identify and implement alternative methods to increase funding, diversify revenue streams and position the institution to thrive in an outcomes-based funding model.
- To continue to foster and build COCC's relationship with institutions of higher education and in particular our unique partnership with Oregon State University – Cascades.
- To capitalize on opportunities to address the needs of student groups and geographic areas which have traditionally been underserved.
- To lead strategic efforts to meet evolving workforce needs for both employers and employees in a changing and dynamic region.
- To help students set and reach their educational goals, as measured by successful transfer to a university, attainment of specific degrees and certificates and the development of job-ready skills and knowledge.

Joe moved
Laura
2nd

MCU approved

DRAFT

- To strengthen partnerships with regional K-12 districts and help create a culture of higher education and training.
- To provide leadership in delivering innovative approaches to instruction and student services in support of student success.
- To provide leadership and commitment to strengthening COCC's infrastructure and internal operating systems.

Ideal Characteristics

Central Oregon Community College seeks a visionary leader who has a genuine passion for students and their success, has a commitment to the community college mission, will make a long-term commitment to the region, and is/has:

- A proven track record as a student-centered advocate.
- A fiscally responsible manager of complex budgets and large capital investments.
- An articulate spokesperson for the College who actively engages with business, civic, industry and other community leaders.
- A savvy-strong leader with significant legislative experience and exceptional political skills.
- A team builder who values and engages students, faculty, staff and administrators and embraces life-long learning.
- Experience working at a multi-campus institution in a large geographic service area.
- A collaborator who builds and fosters strong partnerships with K-12 districts and colleges and universities.
- ~~An experienced organizational leader with a demonstrated ability to work collaboratively to build and empower highly successful teams and provide leadership to address institutional system needs. <This is redundant with the one three above>~~
- Successful experience working with collective bargaining units and negotiating teams.
- A skilled fundraiser who works successfully with college foundations and potential donors.
- A data-driven decision maker who understands how potential changes might impact students, employees-faculty, staff and the community.
- A strategic understanding of delivery systems and how to best utilize technology to provide innovative educational opportunities.
- Experience integrating student support services, including student housing, to improve student engagement and foster a sense of community.
- Experience leading programs toward self-sufficiency.
- Knowledge and experience with accreditation processes.
- An understanding of and commitment to workforce training and job development needs across a large geographic district with rural communities.
- Experience working with a locally elected governing board.
- Experience with bond measures and generating community support.
- ~~An Experienced~~ fostering leader in an environment of shared governance, open dialogue and, honest collaboration and working with shared governance.
- A strong and clear communicator who is transparent in their-his or her actions.
- The ability to create an environment where appropriate risk taking is encouraged and new ideas are seriously considered.

include OK

SW/ student + faculty staff & admins

DRAFT

- An accessible, caring, fair-minded, motivational, personable, innovative and dynamic leader who possess exceptional listening skills.
- An individual with impeccable integrity who respects COCC's history, culture and outstanding reputation.
- Demonstrated experience working effectively with culturally diverse populations.

Qualifications

- Teaching experience, preferably at a community college.
- A successful track record as a senior level administrator, preferably at a community college.
- An earned doctorate from a regionally accredited institution is highly preferred.

Exhibit 5.a1
October 23, 2013

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Proposed update of Ideal Characteristics: October 21, 2013

Ideal Characteristics

Central Oregon Community College seeks a visionary leader who has a genuine passion for students and their success, has a commitment to the community college mission, will make a long-term commitment to the region, and is/has:

Leadership:

- A proven track record as a student-centered advocate.
- An articulate spokesperson for the College who actively engages with business, civic, industry and other community leaders.
- A collaborator who builds and fosters strong partnerships with K-12 districts and colleges and universities.
- A team builder who values and engages students, faculty, staff and administrators and embraces life-long learning.
- An experienced leader in an environment of shared governance, open dialogue and honest collaboration.
- A strong and clear communicator who is transparent in his or her actions.
- The ability to create an environment where appropriate risk taking is encouraged and new ideas are seriously considered.
- A strong leader with significant legislative experience and exceptional political skills.
- A data-driven decision maker who understands how potential changes might impact students, faculty, staff and the community.
- An accessible, caring, fair-minded, motivational, personable, innovative and dynamic leader who possess exceptional listening skills.
- An individual with impeccable integrity who respects COCC's history, culture and outstanding reputation.

add

Experience:

- A fiscally responsible manager of complex budgets and large capital investments.
- A senior level administrator with a successful track record working at a multi-campus institution in a large geographic service area.
- Demonstrated expertise working with collective bargaining units and negotiating teams.
- A skilled fundraiser who works successfully with college foundations and potential donors.
- A strategic understanding of delivery systems and how to best utilize technology to provide innovative educational opportunities.

- Insight and expertise in integrating student support services, including student housing, to improve student engagement and foster a sense of community.
- A successful track record in leading programs toward self-sufficiency.
- Knowledge and expertise with accreditation processes.
- Demonstrated experience working effectively with culturally diverse populations.
- An understanding of and commitment to workforce training and job development needs across a large geographic district with rural communities.
- Knowledge and expertise working with a locally elected governing board.
- Demonstrated track record working with bond measures and generating community support.