

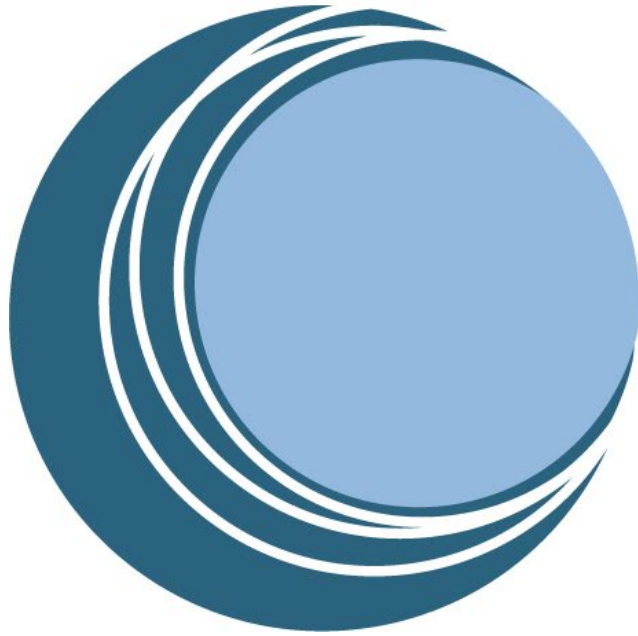


## COCC Board Real Estate Committee Meeting Agenda

*COCC Board of Directors: Joe Krenowicz (chair), Laura Craska Cooper, Jim Porter, Erica Skatvold (alternate for Craska Cooper)*

Tuesday, January 2, 2024  
3:30 – 5:30 p.m. Via Zoom

	<b><u>EXHIBIT</u></b>	<b><u>ACTION</u></b>
1. Call to Order – Joe Krenowicz		
2. WSPI Updates – Pete McCaffrey	2.1-15	
3. September 9, 2023 Meeting Minutes – Joe Krenowicz	3.1-8	X
4. Madras Update – Zak Boone/Jeremy Green		
5. Dish Wireless Lease – Michael LaLonde/Paul Taylor		
6. Redmond Property – Michael LaLonde		
7. Dates: Next Meeting: April 2, 2024, 3:30 – 5:30 p.m. – Joe Krenowicz		
8. Adjourn – Joe Krenowicz		



**CENTRAL OREGON**  
community college

# COCC / WSPI

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COCC RE Committee Update – January 2, 2024

# Agenda

## Neighboring Ventures

- 180+ Unit Campus Village Apartments
- 3-Acre RH Land

## Outcrop Subdivision

## Village Core & Commercial Development



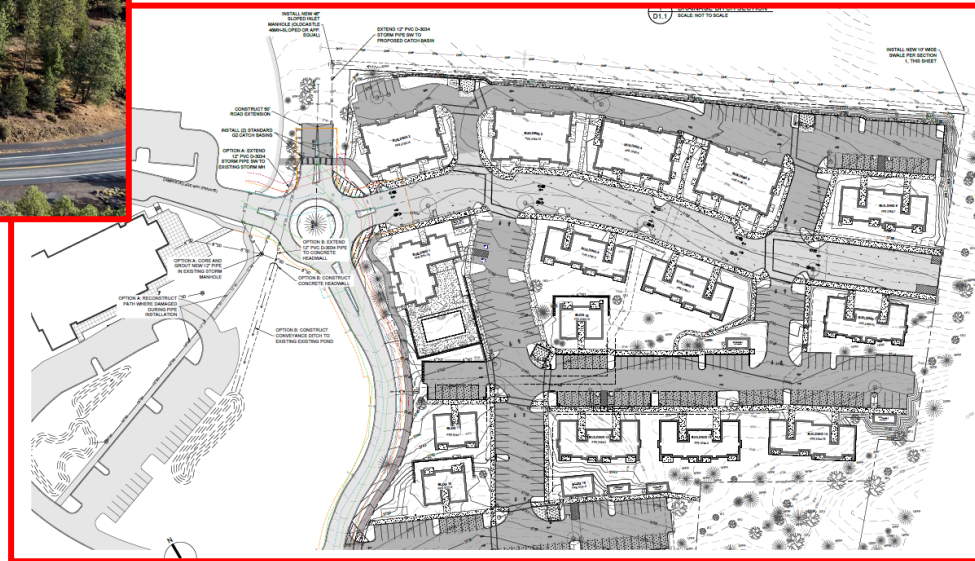


# The Veridian – 186-unit Apartment Development



## Construction Updates

- Community Manager has been hired
- Website is live  
<https://www.theveridianbend.com/>
- Clubhouse to turnover in January
- First residential building to turnover in February
- Stormwater infrastructure upgraded Q3

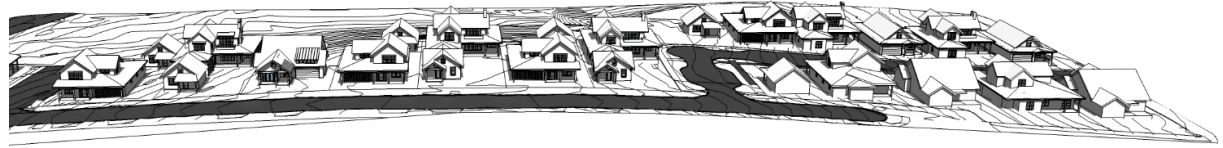


# Phase 2: 3-Acre RH Land

- Land Use Approval – Complete
- Working w/ City to extend and align permits w/ February 2025 construction start
- Submitting \$30K consideration payment early February

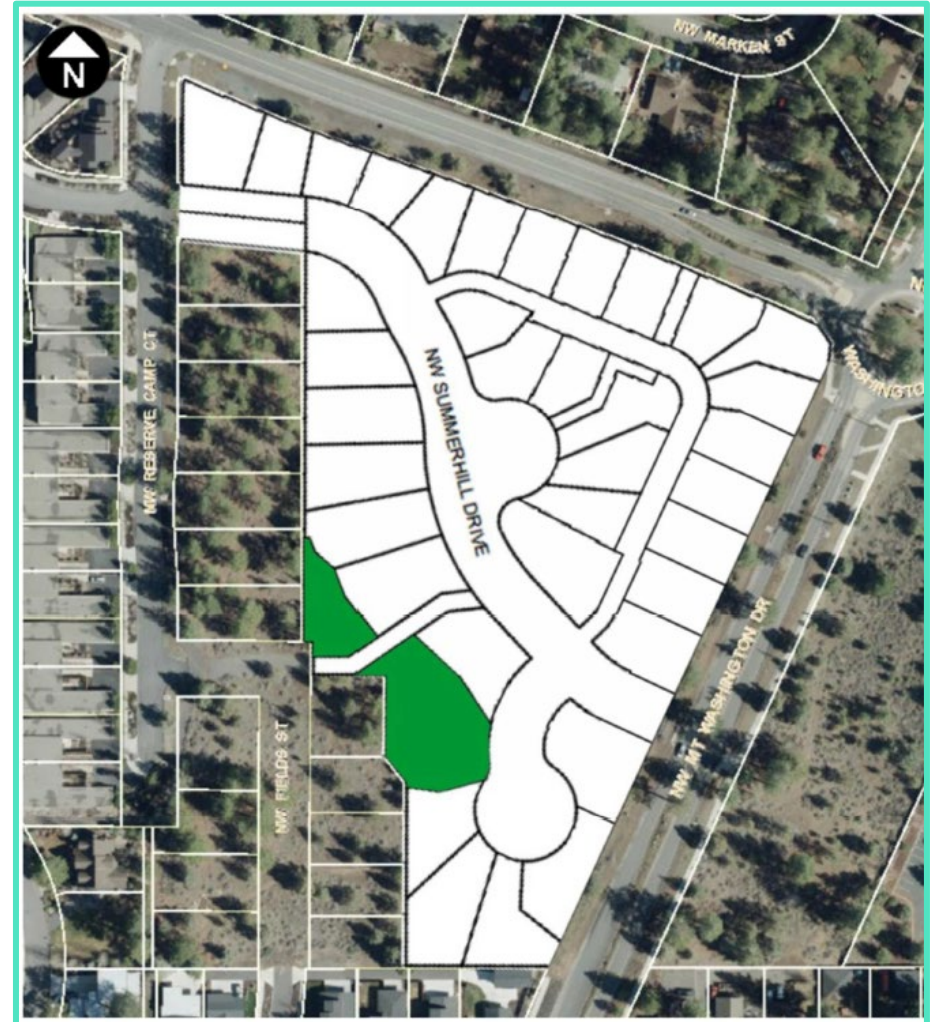






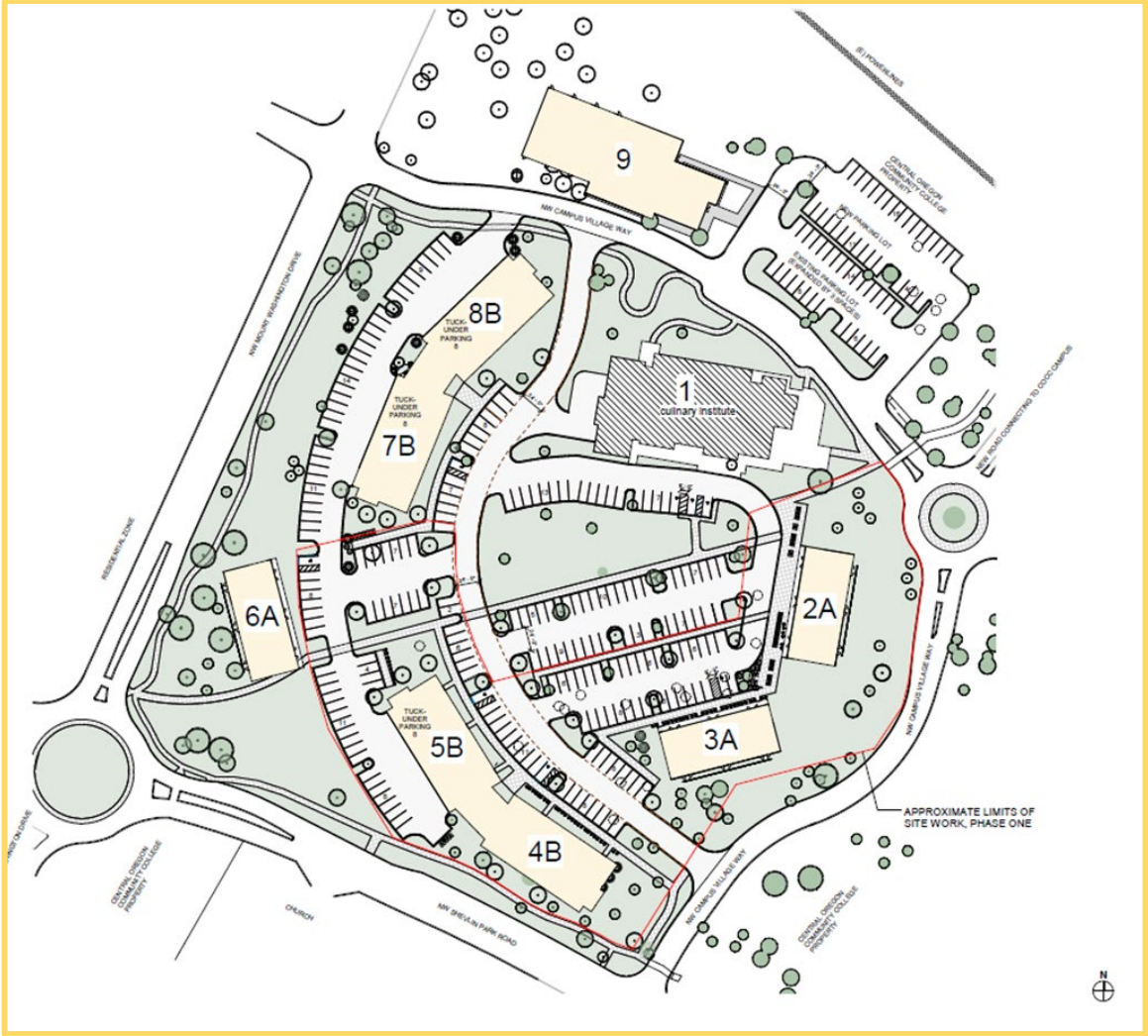
## Phase II Updates

- **Lots 17-51**
- **Preliminary Plat Approval**
- **Engineering: Waiting for INFR Permit**
  - City has requested mid-block crosswalk
- **Cost Estimating:** To be obtained after engineering is complete



# Village Core & Commercial District

- High-end hotel prospect – Developer deemed building cost prohibitive for concept
- Actively meeting prospect developers and business owners



# Reference Slides



# Progress Pictures

















**SITE INFORMATION**

CITY OF BEND DEVELOPMENT CODE  
CENTRAL PLANNED DISTRICT OVERLAY (C.P. 1000)  
CAMPUS VILLAGE AREA  
SETBACKS: NONE EXCEPT ADJACENT TO A RESIDENTIAL ZONE:  
25' FROM THE BOUNDARY WHERE IT ABUTS A RESIDENTIAL ZONE  
ALL BUILDINGS WITHIN 100 FEET OF THE CAMPUS BOUNDARY  
WHERE THE BOUNDARY LINE ABUTS A RESIDENTIAL ZONING  
DISTRICT ARE SUBJECT TO THE APPLICABLE DESIGN STANDARDS  
OF BDC2 1.900 AND 2.1.1000  
LANDSCAPE REQUIREMENTS: APPLY 25' BEYOND THE PERIMETER  
OF THE FOOTPRINT OF PROPOSED NEW DEVELOPMENTS SITES  
FOR BUILDINGS AND OR PARKING LOTS.  
LANDSCAPE BUFFER REQUIREMENTS: 25' LANDSCAPE  
PRESERVATION BUFFER REQUIRED ADJUTING STREETS ALONG  
THE EXTERNAL BOUNDARY OF THE CAMPUS.  
100' LANDSCAPE PRESERVATION BUFFER IS REQUIRED ADJUTING  
RESIDENTIAL ZONED PROPERTY (EXCLUDING RIGHTS OF WAY)  
ALONG THE EXTERNAL CAMPUS BOUNDARY OF THE CORE  
CAMPUS AREA.

**BUILDING AREAS**

RETAIL	APARTMENT
1. 16,000 SF	
2A. 5,378 SF	
3A. 5,378 SF	
4B. 5,070 SF	14,000 SF - 20 1-BED UNITS
5B. 5,070 SF	14,000 SF - 20 1-BED UNITS
6A. 5,378 SF	
7B. 5,070 SF	14,000 SF - 20 1-BED UNITS
8B. 5,070 SF	14,000 SF - 20 1-BED UNITS
9. 15,696 SF	
<b>GROSS SF: 81,303 SF</b>	<b>62,000 SF - 80 UNITS</b>

**PARKING**

PARKING REQUIRED	PARKING PROVIDED
PLANNING ESTIMATE: 4 SPACES/1000 SF 274 SPACES	

CITY OF BEND ZONING (TABLE 5.3.300):  
AUTO, STANDARD;  
RETAIL (GENERAL TRADE) AND OFFICE  
AT 1 SPACE PER 300 SF  
MULTI-FAMILY RESIDENTIAL AT:  
STUDIO+1-BED: 1 SPACE/UNIT

STANDARD AUTO SPACES REQUIRED:	AUTO SPACES PROVIDED:
RETAIL	MAIN LOT
28,300 * 196 SPACES REQUIRED	EXISTING NORTH LOT
300	NEW NORTH LOT # SPANDED
	313

MULTI-FAMILY RESIDENTIAL  
80 UNITS: 80 SPACES  
**TOTAL: 278 SPACES**  
**ACCESSIBLE AUTO PARKING  
REQUIRED (OSBO TABLE 119.6.1)**  
313 SPACES PROVIDED  
7 ADA SPACES REQUIRED  
(WITH 2 WHEELCHAIR ONLY OF THE 7)  
**BICYCLE PARKING REQUIRED:**  
MULTIPLE USE (COMMERCIAL OR  
MIXED USE CENTER) 1 FOR EVERY 10  
REQUIRED AUTO SPACES

ACCESSIBLE PARKING PROVIDED:	BICYCLE PARKING PROVIDED:
8 PROVIDED WITH 2 WHEELCHAIR ONLY (WC) DESIGNATED SPACES	NEAR BUILDING 7: 8
	NEAR BUILDING 7: 12
	BETWEEN BUILDINGS 4&5&6: 8

- 205 \* 25.5 = 526 SPACES REQUIRED TO
- TREE TO BE REMOVED
- EXISTING TREE
- PROPOSED NEW TREE



WSP Village Center  
Bend Oregon

Revisions  
No. Date Description

**CONCEPTUAL PRICING**

SITE PLAN  
OVERALL  
Project # 18007  
**A1.00**





### SOUTH SITE DATA:

SITE AREA: 3.02 ACRES; 131,494 SQUARE FEET

ZONING: RH (HIGH DENSITY RESIDENTIAL)

DENSITY = 21.7 UNITS / AC. MIN., 43 UNITS/ AC. MAX.  
= 65 UNITS MIN.; 129 UNITS MAX.

**PROPOSED LIVING UNITS:**

ONE BEDROOM UNITS= (18) UNITS

TWO BEDROOM UNITS= (51) UNITS

TOTAL APARTMENT UNITS = 69 UNITS

PROPOSED DENSITY = 22.85 UNITS / ACRE.

**PARKING REQUIRED:**

1 BR = (18) X 1.0 STALLS / UNIT = 18 STALLS REQ'D.

2 BR = (51) X 1.5 STALLS / UNIT = 77 STALLS REQ'D.

TOTAL PARKING REQ'D. 95 STALLS MIN.

PROPOSED PARKING: 90 STANDARD STALLS

28 COMPACT STALLS

5 HANDICAP STALLS

TOTAL PARKING : 123 TOTAL STALLS PROVIDED

TOTAL PARKING RATIO= 1.78 STALLS / UNIT

BICYCLE PARKING: (69) SPACES MINIMUM REQUIRED



**PROPOSED SITE DESIGN:**  
 (186) LIVING UNITS  
 (348) PARKING STALLS  
 PARKING RATIO=  
 1.87 STALLS PER UNIT

PARCEL MODIFIED DUE TO BEND PLANNING REQUIREMENT FOR ALL PARALLEL PARKING ALONG MAIN EAST-WEST DRIVE AISLE.

**ORIGINAL SITE DESIGN:**  
 (180) LIVING UNITS  
 (346) PARKING STALLS  
 PARKING RATIO=  
 1.90 STALLS PER UNIT

PRIOR TO REQUIREMENT FOR ALL PARALLEL PARKING ALONG MAIN EAST-WEST DRIVE AISLE.



PROPOSED NATURE RESERVE  
 AREA= 0.75 ACRES +/-

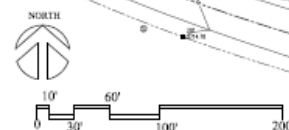
ORIGINAL NATURE RESERVE  
 AREA= 0.60 ACRES +/-

PROPOSED SITE  
 BOUNDARY= 412,080 s.f. +/-  
 9.46 ACRES +/-

ORIGINAL SITE  
 BOUNDARY= 409,028 s.f. +/-  
 9.39 ACRES +/-

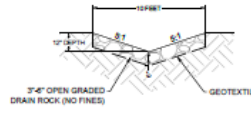
**REVISED SITE PLAN**

scale: 1"=50'

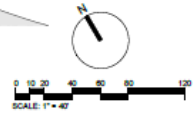
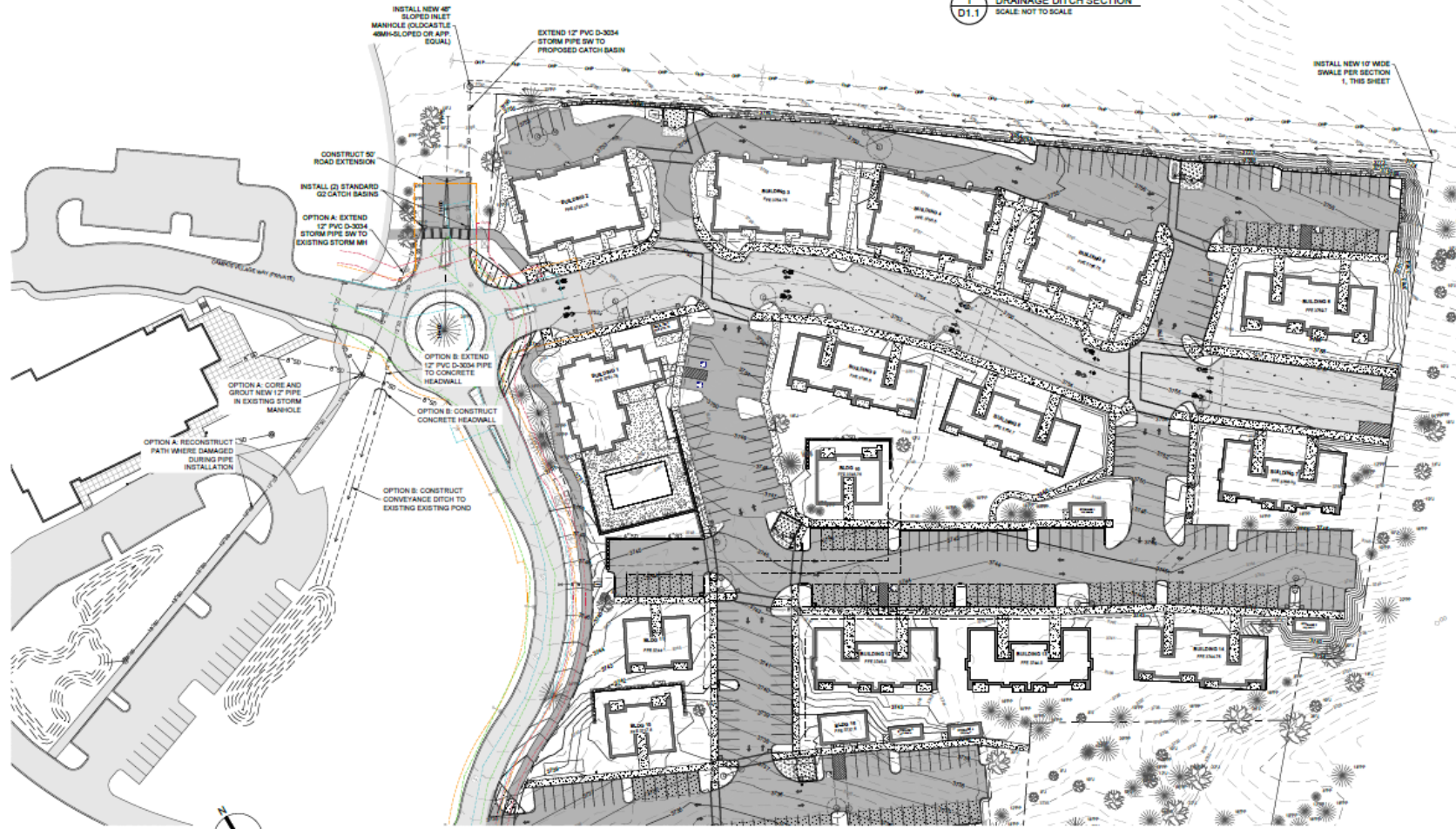


**GRADING LEGEND**

	DRAINAGE BASIN BOUNDARY		PROPOSED HMAC PAVEMENT
	PROPOSED 12" CONCRETE CURB		PROPOSED LIGHT-DUTY PCC PAVEMENT
	EXISTING 1' GROUND SURFACE CONTOUR		PROPOSED HEAVY-DUTY PCC PAVEMENT
	EXISTING 5' GROUND SURFACE CONTOUR		
	PROPOSED 1' GROUND SURFACE CONTOUR		
	PROPOSED 5' GROUND SURFACE CONTOUR		



CITY OF BEND APPROVAL



CAMPUS VILLAGE APARTMENTS  
SITE IMPROVEMENT PLANS  
GRADING & DRAINAGE PLAN  
CITY OF BEND, OR



DESIGNED BY: SCAL  
DRAWN BY: SCAL  
CHECKED BY: OAH  
SCALE: AS NOTED  
DATE: 11/15/2022  
JOB # PRSIMP202202348

VERIFY SCALES  
0 1'  
BAR SCALES ONE INCH ON ORIGINAL DRAWING  
SHEET:  
**D1.1**  
HWA # 210203  
JOB # PRSIMP202202348

100% CONSTRUCTION DOCUMENTS



Central Oregon Community College  
Board Real Estate Committee Meeting

**MINUTES**

Wednesday, September 6, 2023

3:30 - 5:30 p.m.

Via Zoom

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**COCC BOARD OF DIRECTORS:** Joe Krenowicz (Chair), Laura Craska Cooper, Jim Porter

**INTRODUCTION OF GUESTS:**

**Community Guests:** Peter Baer and Katy Byers (Pinnacle Architecture), Glenn Kotara (local property owner), Zach Bass (Redmond Municipal Airport), Peter McCaffrey and Courtney Hofstetter (William Smith Properties, Inc.), Kenady Wilson (Children’s Museum of Central Oregon)

**COCC Staff:** Laurie Chesley (President), Michael LaLonde (Vice President of Finance and Operations), Zak Boone (Chief Advancement Officer/Executive Director of the COCC Foundation), Kyle Matthews (Executive Assistant)

**COCC Legal Counsel:** Paul Taylor (Bryant, Lovlien & Jarvis)

**CALL TO ORDER:** Joe Krenowicz called the meeting to order.

**CHILDREN’S MUSEUM OF CENTRAL OREGON (CMCO):**

Kenady Wilson gave a presentation of CMCO’s developmental plans. The COCC Real Estate Committee is considering a lease for a three-acre plot on the southwest side of the Bend campus where CMCO could potentially construct and operate a permanent facility. CMCO’s vision is to provide informal STEAM (science, technology, engineering, art and math) learning opportunities to children and their families in Central Oregon. Similar museums exist throughout the state, but not Central Oregon. The facility would offer summer camps, afterschool programs, permanent and rotating exhibits, STEAM classes and workshops for children and their families, and community building events. CMCO has received feedback on their plans from members of the community.

The facility would be divided into various “zones” with different areas of focus, some of which are themed after local geographical features. Many of the museum’s exhibits would be interactive and give children an opportunity to learn through play.

Wilson shared CMCO’s fundraising timeline, which began in the winter of 2022. Their intention is to hire “core” staff and launch STEAM programs and pop-up events at local schools and community centers in the winter of 2023. They would then aim to continue these events and restart summer programs in 2024, break ground on a permanent facility location in 2025 or 2026 and open the completed facility in 2027.



The next step for CMCO is finding a location for their proposed facility. They are seeking a letter of commitment from a local property owner to show their funders they have a site committed for construction. This letter may include a fundraising contingency.

Michael LaLonde asked for more information on CMCO's fundraising goals and timeline. Wilson said "Phase One" would be \$3 million for hiring "core" staff for the first three or four years and securing a location. "Phase Two" would be \$19 million to cover 80% of construction costs. "Phase Three" would be \$6 million to cover the remaining construction costs and 50% of operational costs for three years. The facility could delay its grand opening to 2030 if necessary, depending on fundraising. CMCO is working with Oregon state representatives to request lottery bonds for development, including Rep. Emerson Levy.

LaLonde asked if there is still a loan component to the fundraising timeline. Wilson said CMCO prefers to raise all of its funds, but she has communicated with First Interstate Bank and Chase Bank about financing options if it becomes necessary. While neither have given specific requirements, both have said they are willing to loan the remaining half if CMCO can raise 50% of their desired funds.

Peter McCaffrey asked for details on hiring full-time staff. Wilson said one local donor has committed \$90,000 to hire an Executive Director. CMCO has also submitted a grant proposal to the M.J. Murdock Charitable Trust for three years of salary support for an Executive Director and will hire a Director of Education and Programming if those funds are awarded.

Laurie Chesley asked if CMCO sees The High Desert Museum (HDM) as competition. Wilson said she does not see them as competition because HDM focuses on natural history, wildlife, local history and environmental science of Central Oregon, while CMCO's exhibits would be more "hands-on," interactive and STEAM focused than HDM's. CMCO has been communicating with the directors of HDM, who have been supportive of CMCO's mission. CMCO's capital campaign will create competition for donations for educational and children's causes, but Wilson doesn't not think there will be much competition between CMCO and HDM for resources or memberships once the new facility is opened.

McCaffrey brought up the Campus Village development plans and asked how CMCO could harmonize. Wilson said that CMCO's Board likes how COCC's campus is full of natural features, as well as an abundance of parking spaces. COCC also has early childhood education programs that could collaborate with CMCO, even if the facility is built somewhere else. McCaffrey asked what an ideal co-tenant might be, such as a restaurant. Wilson said it might be ideal for families for a restaurant or coffee house to be adjacent to the museum.

McCaffrey asked about planned outdoor exhibits. Wilson said CMCO plans to build an outdoor "play village" with a forest theme. It would feature a "mud play kitchen," a small stage for performances, fort building with logs and fabric, and parking spaces for food trucks. This space could also be used afterhours for adult/community events.

Dr. Chesley asked if CMCO had a chance to speak with COCC's early childhood education faculty/staff. Wilson said that CMCO has participated in COCC's STEAM nights in the past and their Board Secretary

has communicated with the coordinators of those events. CMCO is waiting until it appears more likely they will partner with COCC before continuing those conversations.

Wilson asked how soon CMCO could expect a letter of commitment from COCC if the college decided to move forward with leasing land to the museum. Joe Krenowicz said there was some concern on the backend. This is a large commitment of real estate that the Committee would need to bring to COCC's Board of Directors and convince them to move forward with the commitment as a financial investment. Will the project be sustainable? Is the location central enough for its desired region of influence? Wilson acknowledged that the one drawback that CMCO sees with building on COCC's campus is its distance from Bend's downtown area. Other locations they are considering are along U.S. Highway 97 or more centrally located in Bend. However, they are confident in the support from the community and the lack of resources in Central Oregon that CMCO could provide. She pointed out that HDM is not conveniently located either, yet they receive over 150,000 visitors per year, partially due to the lack of other museums in Central Oregon. CMCO also plans to host exhibits aimed at children under the age of five, unlike HDM. And while there are many outdoor activities in Central Oregon for families with young children, there are not very many indoor activities for them. Dr. Chesley added that, as a public entity, it might take a while for COCC's Board to make a decision on CMCO's proposal; two or three months at the earliest.

LaLonde pointed out the difficulty of COCC's desire to see CMCO's ability to fundraise versus CMCO's need for a letter of commitment before fundraising, which Wilson acknowledged. Dr. Chesley did not see how CMCO could benefit COCC's early childhood education programs. LaLonde expressed concern with potentially negative publicity if CMCO could not maintain its operational costs and COCC had to ask them to vacate the land. While Zak Boone wanted to see more resources made available to families with young children in Central Oregon, he shared LaLonde's concern for the lack of financial benefit for COCC. Based on everyone's comments, McCaffrey said he did not think a partnership between COCC and CMCO was worth pursuing any further. Krenowicz suggested following LaLonde's and Boone's leadership on the matter.

#### **NEIGHBORLY VENTURES (NV) AT THE CAMPUS VILLAGE:**

Courtney Hofstetter shared an update on The Veridian, a 186-unit apartment complex that is currently under construction on the southwest side of COCC's Bend campus. The development's Clubhouse is expected to be completed by the end of 2023. The first units are expected to be completed by February 2024. The development's INFR permit has been issued. "Rough-in" mechanical, electrical and plumbing work has also begun on several buildings.

McCaffrey presented "Phase 2" of NV development. This would be 65-70 apartment units on the southeast corner of COCC's Bend campus. Since the last quarterly Committee meeting (April 2023), NV has obtained their land use approval. They were aiming to break ground in the first quarter of 2024, but the anticipated financing has been delayed. NV has offered COCC \$30,000 for a one-year extension for the project's due diligence period. This would also help them determine compelling lease rates based on developments across the street. William Smith Properties (WSPI) believes it would be a good idea to proceed with the extension. Denying the extension could cause NV to abandon the project.



LaLonde asked if the \$30,000 extension was at market rate. McCaffrey said it felt fair to WSPI, though they did ask NV if they had worked on option payments recently. It translates to 25-30% of what the ground lease would be and the income wouldn't come in for 18-24 months anyway. This accelerates some money toward COCC in the meantime.

LaLonde pointed out that this is a fairly small piece of land and one of the reasons why NV can build so many units on it is because most of the amenities will be completed in Phase 1, which is why he believes COCC should consider the extension. McCaffrey also pointed out that it might be difficult for COCC to find another developer to build the minimum number of units required by the city, along with parking and other necessary facilities, on the site if NV pulled out.

Krenowicz moved to grant NV the extension based on McCaffrey's judgement and the costs of the current real estate market.

Paul Taylor was reading NV's lease and asked if they said anything about their proposed rent commencement date. McCaffrey said they are not moving that to a later date, so it keeps their overall timeline intact, as well as inflationary adjustments to the ground lease amount.

#### **OUTCROP SUBDIVISION ON THE BEND CAMPUS:**

Hofstetter spoke with an engineer from Dowel regarding "Phase 2" of the project. The City of Bend approved the preliminary plans and gave feedback, most of which should not be difficult to adjust to. Dowel asked for a three-week turnaround time to make these adjustments, which will conclude in the middle of September. Hofstetter will follow-up with them at that time. Once the City has seen these revisions and given their approval, WSPI can begin estimating costs.

Dr. Chesley offered to set-up a meeting between Jim Porter and WSPI to learn more about COCC's ongoing projects with WSPI.

#### **REDMOND REGIONAL AIRPORT:**

Zach Bass gave an overview of the Redmond Airport's 2,700-acre property. COCC's Redmond campus is adjacent to three lots (8 acres) of airport's property. The idea is for the Airport to swap Deschutes County land South of the airport for the lots. The airport would then own land closer to the airport and COCC would ask the County to donate the three lots to COCC. Dr. Chesley explained to the Committee that LaLonde had been in contact with Redmond Mayor Ed Fitch, City Manager Keith Witcosky and Zach Bass about this idea. Dr. Chesley wanted to present the idea to the Committee, and later the entire Board, before moving forward. COCC is not in immediate or short-term need of additional land in Redmond. This is for long-term planning. The existing Redmond campus has room for enrollment growth but this would add land to campus without significant expense. The officials from Redmond said there is currently no deadline for a proposal from COCC. Bass pointed out that working with the Federal Aviation Administration (FAA) will also make these plans move slowly. The airport would like to hear COCC's plans before developing the three lots or creating a long-term lease with another business. The businesses that currently exist on the property generate about \$100,000 per year for the airport, but if another profitable business made a competitive offer, it could prevent COCC from making an arrangement with the airport.

Krenowicz asked about the existing businesses on the property. There is a concrete manufacturer, a logging company and a retrofitting business. Krenowicz expressed concern about negative publicity toward COCC if the existing businesses were evicted in order for COCC to move in without any plans to develop. Bass suggested deferring to Mayor Finch and his staff to handle public relations regarding the proposal. He also pointed out that the existing businesses' leases will end between 2024 and 2026 and they can legally be evicted. If this plan went along successfully, COCC would own the eight-acre property.

While Laura Craska Cooper said it is always a good idea to acquire land near COCC's existing campuses if there is no cost, she did not want to do so without an existing plan for use of said land. It was her opinion that further discussion was necessary for the Committee and the Board as a whole. Dr. Chesley concurred.

Krenowicz suggested sending the Committee's questions to the City of Redmond and Deschutes County and inviting their representatives to a future Committee meeting. Dr. Chesley said she and LaLonde would keep an eye on what's happening with the property in case another entity expresses interest.

**COCC OWNED PROPERTY ON AWBREY BUTTE:**

COCC owns 6.03 acres of property on Awbrey Butte and is in contact with a buyer. LaLonde said the buyer has begun their 90-day due diligence period. There is an easement near a road on the property that the buyer would like surveyed to see exactly where the easement is. The buyer's due diligence period will end on October 17.

**CITY OF BEND WATERLINE EASEMENT:**

LaLonde said COCC is in the final legal documentation of this project. Taylor estimated it could be completed within the week. Craska Cooper said she had a chance to see the legal documents before the meeting as was satisfied with what she read.

**AWBREY BUTTE PROPERTY FOR SALE:**

Glenn Kotara owns 7.5 acres of land on Awbrey Butte, adjacent to the northeast side of COCC's Bend campus. He has owned the property for two years and has worked with the city to acquire traffic, water and sewer permits. He would prefer to sell the property, rather than develop it. Brian Fratzke recommended he reach out to COCC for consideration. COCC has a paved road that leads to the property. Ground could be broken as soon as the second quarter of 2024.

Krenowicz was hesitant to get COCC into the real estate development and speculation business, especially with existing projects already underway on the Bend and Madras campuses.

Porter asked if it was necessary for COCC to begin development by 2024. Kotara said the permits last longer so it would not need to happen that soon. The Committee decided not to purchase the \$7.5 acres and to have LaLonde communicate that decision to Kotara.

**MADRAS CAMPUS EXPANSION:**



Zak Boone gave updates on the proposed new building for COCC's Madras campus. The building would be 24,000 square feet and two stories high. The lower level would house a childcare center operated by the The Learning Center. The upper floor would house Health Careers and Science laboratories and classrooms for COCC faculty and students.

An additional road access point would be added next to the new building. A walkway will be built to connect the existing building to the new building's upper floor. The child care facilities on the lower floor would be kept separate from the other facilities.

Construction for the new building is budgeted at \$18 million, including contingency. So far, COCC has a commitment of \$6 million in capital from the college, the State of Oregon, the COCC Foundation and various grants; \$525,000 from NeighborImpact for capital; and \$468,000 for academic equipment and supplies from the State of Oregon. Other funding that is still pending includes \$3 million in Congressionally Delegated Spending, \$1 million from Future Ready Oregon, \$2.5-3.5 million in various grant requests, and a \$2.5-3.5 million capital campaign. Craska Cooper asked if the desired amount in the capital campaign depending on the funds acquired from the requested grants, which Boone confirmed.

Schematic designs are projected to be finished by October 2023. The budget and approval from The Bean Foundation were completed in July. The permit process and site preparation are projected to conclude by December. Guaranteed maximum price and a resolution from the Board are being prepared for October. The formal groundbreaking is projected for winter in 2024 with major construction completed later in the fall. The facility is projected to be opened in the winter or spring of 2025.

Fundraising is ongoing, including a capital campaign that will begin in January 2024. COCC's Marketing and Public Relations department is driving fundraising as well. The academic programs housed in the facility are being planned and designed.

Dr. Chesley said that everyone involved anticipated the total cost would increase due to inflation. (The original total budget was \$12 million.) She commended Boone and his team on making difficult decisions to keep the budget from inflating any further. Boone shared further details on the increased costs.

Krenowicz asked if any funding came from Jefferson County. Boone said the County Commissioner's Office helped bring in \$4.2 million in lottery dollars. The County's original plan was to use about \$1 million in ARPA dollars that they were holding, but when they saw the impact that the new building could have for the County, they worked with State Rep. Smith and State Rep. Breese-Iverson to acquire lottery dollars for the project.

Dr. Chesley asked about the guaranteed maximum price. Boone explained that the Contractor will complete the project for that price unless there are change orders.

Dr. Chesley mentioned that it is possible for her and Boone to ask if COCC can make any further contributions to the construction capital and asked Boone to explain what questions the project's

major funders might ask. Boone used the Murdock Trust as an example, who requested a certain percentage of funds committed before entertaining a proposal. And they wanted as much information as COCC could give. They asked why COCC isn't contributing more with its healthy financial reserves. If the total budget increases, why should funders contribute more? And if one funder pulls out, would there be enough funding to keep the project going?

Boone showed the Committee a preview of the Madras fundraising campaign website. The website will go live at the start of the campaign. It features information that will also be available in the campaign's printed promotional materials.

Taylor expressed concern regarding revisions that had been made to the Madras construction timeline. Boone said he would follow-up with Madras Campus Director Jeremy Green, who was unable to attend the meeting.

LaLonde felt the contingency was low because there are always change orders on projects of this size. Boone asked for LaLonde's opinion on a best practice for creating a change order to present to the Board. Craska Cooper asked if the current rate is 5%, which Boone and LaLonde confirmed. Taylor asked who controls how the funds are spent. LaLonde and Boone said COCC controls those funds.

#### **MEETING MINUTES FOR 4/11, 5/25 & 6/27/23:**

**ACTION:** Krenowicz motioned to approve the minutes for all three meetings. Craska Cooper seconded the motion. The motion was approved unanimously.

**DATES:** One final meeting will be scheduled for 2023 in October or November. If nothing needs to be discussed, the meeting will be cancelled. The first meeting of 2024 is scheduled for Tuesday, January 2 at 3:30 p.m. via Zoom.

#### **CLOSING COMMENTS:**

After further discussion regarding CMCO, the Committee recommended that COCC not move forward with the potential partnership. LaLonde said he would ask McCaffrey to pass the decision along to CMCO. Krenowicz offered to sign a formal letter if necessary.

LaLonde suggested the College should continue discussions with the City of Redmond and the County to pursue the land swap. The Committee agreed to move forward with discussions led by President Chelsey and VP LaLonde.

LaLonde also shared an arial view of a small tax lot, roughly 0.14 acres, owned by COCC across from the Bend campus on NW Shevlin Park Road. Alicia Moore, Vice President of Student Affairs, and Josh Clawson, Director of Campus Services, brought this to LaLonde's attention when he began working at COCC earlier in the year. The County's website did not list COCC as owner of the lot, so Taylor worked with the County to correct it. Taylor said the lot is most likely unusable as most of it would need to be used for a right of way for the city.

**ADJOURN:** Krenowicz declared the meeting adjourned at 6:09 p.m.



Approved:

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Joe Krenowicz, 2023-24 Committee Chair

Attested:

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Dr. Laurie Chesley, President