



Board of Education

Staff Report to the Board

Board Meeting Date: July 11, 2017

RELATED POLICIES / BOARD GOALS AND PRIORITIES

8.50.100 P - Contracting and Purchasing Rules
8.70.040 P - Disposition of Surplus Real Property

PROCESS

Document Development – Planning and Asset Management Staff
Document Review and Edit - Program Director - Purchasing & Contracting
Legal Review - Miller Nash.
Presentation to Business and Operations Committee – Financial
Services Director, Purchasing & Contracting

ALIGNMENT WITH EQUITY POLICY IMPLEMENTATION PLAN

Not applicable.

BUDGET / RESOURCE IMPLICATIONS

The new policy will formalize and ratify the current practice of executing small dollar and \$0 real estate transactions under thresholds set forth in the Purchasing Rules and Purchasing & Contracting Delegation of authority. Under the new policy, only real estate transactions valued at \$150,000 or greater will be submitted to the Board for approval.

BOARD OF EDUCATION
SCHOOL DISTRICT NO. 1J, MULTNOMAH COUNTY, OREGON

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Purchases, Bids, Contracts

The Interim Superintendent RECOMMENDS adoption of the following items:

Numbers 5490 and 5491

RESOLUTION No. 5490

Revenue Contracts that Exceed \$150,000 Limit for Delegation of Authority

RECITAL

Portland Public Schools (“District”) Public Contracting Rules PPS-45-0200 (“Authority to Approve District Contracts; Delegation of Authority to Superintendent”) requires the Board of Education (“Board”) to enter into and approve all contracts, except as otherwise expressly authorized. Contracts exceeding \$150,000 per contractor are listed below.

RESOLUTION

The Superintendent recommends that the Board approve these contracts. The Board accepts this recommendation and by this resolution authorizes the Deputy Clerk to enter into the following agreements.

NEW REVENUE CONTRACTS

No New Revenue Contracts

NEW INTERGOVERNMENTAL AGREEMENTS / REVENUE (“IGA/Rs”)

Contractor	Contract Term	Contract Type	Description of Services	Contract Amount	Responsible Administrator, Funding Source
Infrastructure Finance Authority (through) TJ 12.8496 out of 579 TD Rep 5587 Agreement 3003 Authority of The Board (through)Tj .0226 -1.1504 TD .0003 TC 108/20/19 Dept. 5397	Intergovernmental 7/1/17 9/30/19	Intergovernmental IGA/R 64639	Oregon Infrastructure Finance Development Department will provide a grant to fund seismic rehabilitation in the Grant High School Auditorium.	\$1,500,000	J. Vincent Fund 438 Project J0296

RESOLUTION No. 5491

Expenditure Contracts that Exceed \$150,000 for Delegation of Authority

RECITAL

Portland Public Schools ("District") Public Contracting Rules PPS-45-0200 ("Authority to Approve District Contracts; Delegation of Authority to Superintendent") requires the Board of Education ("Board") enter into contracts and approve payment for products, materials, supplies, capital outlay, equipment, and

AMENDMENTS TO EXISTING CONTRACTS

Contractor	Contract Amendment Term	Contract Type	Description of Services	Amendment Amount, Contract Total	Responsible Administrator, Funding Source
Relay Resources	7/12/2017 through 6/30/2018	Personal Services PS 63126 Amendment 1	Provide rental, laundering and dust check treatment of mop heads and towels for District schools and offices. Qualified Rehabilitation Facility PPS-45-0410	\$76,000 \$152,000	J. Vincent Dept. 5593 Fund 101

Y. Awwad

Other Matters Requiring Board Approval

The Interim Superintendent RECOMMENDS adoption of the following items:

Numbers 5492 through 5495

RESOLUTION No. 5492

Create a Real Estate Transaction Policy.

RECITALS

- A. In 1971 the Board adopted a policy for the Disposition of Surplus Real Property that outlines the procedure for the disposal of any real property that is not essential to the District's mission now or in the future.
- B. In 1997 the Board adopted a policy to establish the Public Contracting Rules for the District, and those Rules have been updated on several occasions, most recently in March 2016.
- C. The Public Contracting Rules delegate authority to sign certain revenue and expenditure contracts, not including real estate contracts, to the Superintendent.
- D. The District requires the ongoing ability to purchase, lease, convey, permit, and dedicate real property in a timely manner to adequately and efficiently support the changing enrollment and space requirements.
- E. It has been the common practice of the District for many years to transact real estate contracts, applying the same delegation thresholds as those set out in the Public Contracting Rules:

RESOLUTION

- 1. All leases, easements, conveyance, and other real estate contracts executed prior to this date are acknowledged and approved by the Board.
- 2. Policy 8.70.041-P is adopted to provide a r

RESOLUTION No. 5493

Authorizing the Sale of the Benson Construction Technology Program House on 130 NE Skidmore Street
(formerly 4231 NE Mallory Avenue), Portland OR

RECITALS

- A. On October 27, 2008, by way of Resolution No. 3993, the Board of Education (“Board”) declared the property consisting of two lots at 4225 and 4231 NE Mallory Avenue, Portland, Oregon 97211 (“Site”) surplus for the purpose of building homes by the Benson Polytechnic High School Construction Technology Program (“Benson Program”).
- B. The Benson Program offers training in residential home construction to Benson Polytechnic HS students through the design and hands-on participation in the construction of a complete home.
- C. In June 2017, the Benson Program completed the construction of a single family residence on the second of two lots on this Site.
- D. The home was listed by the District with a licensed real estate broker June 5, 2017, for a list price of for six hundred and fifty thousand dollars (\$650,000).
- E. The District received a purchase offer of six hundred and fifty five thousand dollars (\$655,000) on June 14, 2017. The offer is subject to Board approval of the sale and final approval of the purchaser’s financing.

RESOLUTION

- 1. The Board hereby authorizes the Deputy Clerk to enter into and execute a purchase-sale agreement and other required sale documents in a form approved by District General Counsel for six hundred and fifty five thousand dollars (\$655,000) for the residence and real property located at 130 NE Skidmore Street.
- 2. The Board authorizes the payment of related home staging costs, closing costs, and realtor fees.
- 3. Four hundred thousand dollars (\$400,000) of the net proceeds from the sale will be provided to the Benson Construction Technology Program to

RESOLUTION No. 5494

Service Payments

The Board of Education approves the following service payments:

<i>Payee</i>	<i>Description</i>	<i>Period</i>	<i>Amount</i>
Oregon School Boards Association	Annual Dues	2017-2018	\$3,200.00

RESOLUTION No. 5495

Minutes

The following minutes are offered for adoption:

June 20 and 27, 2017