

August 18, 2022

23-038

DELEGATE AUTHORITY TO COLLEGE PRESIDENT OR  
DESIGNEE TO NEGOTIATE A LEASE AGREEMENT WITH  
MULTNOMAH COUNTY AT THE PORTLAND  
METROPOLITAN WORKFORCE TRAINING CENTER

PREPARED BY: John MacLean, Finance & Procurement Manager, Planning  
& Capital Construction  
Michael Mathews, College Purchasing Manager, Finance

FINANCIAL  
RESPONSIBILITY: Rebecca Ocken, Interim Director, Planning & Capital  
Construction

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration  
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational  
delivery to create a more learner-centric ecosystem;  
Enterprise: Cultivate a long-term sustainable college  
enterprise

REPORT: The College has been negotiating with Multnomah County to  
provide a 10,000 square foot health clinic as part of the  
Portland Metropolitan Workforce and Training Center  
(PMWTC) project. Both parties are in agreement that  
provision of a County operated health clinic on this site  
would be of benefit to those using the services provided by  
PCC and the State Department of Human Services (DHS) at  
the new center.

Key provisions in the proposed lease include:

- PCC to provide a \$1 million tenant Improvement allowance towards the buildout of the clinic
- Lease rate of \$18 per square foot
- Lease term of 10 years with options for four further renewals of five years
- County to provide internships, training, clinical rotations, and support to PCC students.

P&CC and College Purchasing staff are working with the County to finalize the lease which will also be approved by the Multnomah County Board of Commissioners.

RECOMMENDATION: That the Board of Directors delegates to the College President or designee the authority to enter into a lease agreement for approximately 10,000 square feet of space at the new Portland Metropolitan Workforce and Training Center for the creation of a Multnomah County health clinic. The College tenant improvement contribution will come from the 2017 Bond.