

Parkrose School District #3

Agenda Item # _____

SUBMITTED BY: (✓) Mary Larson	DATE 3/12/12
APPROVED BY:	
Building Administrator ()	
Superintendent Karen Fischer Gray (X)	3/12/12
Director of Business Services Mary Larson (X)	3/12/12

**TOPIC: RESOLUTION TO APPROVE COLLIERS INTERNATIONAL AS
CONSULTANT FOR PROPERTY VALUATION SERVICES**

PURPOSE OF AGENDA ITEM: [Why are you asking for Board review]:

Information ____ Policy Change ____ Action/Approval X Presentation/Special Request ____

BACKGROUND: Attachments: Y X N ____ **LIST:** Professional Service Agreement

RATIONALE/DISCUSSION:

Parkrose School District owns three buildings that are not used for Parkrose instructional programs. Those elementary buildings were closed due to declining enrollment over a period of years. Knott School has a long term lease agreement with Morrison Center for Children and Mt. Hood Community College for Head Start programs. Thompson School has a long term lease that was recently renewed with MESD which provides services for Birth to 5 year old programs. Sumner School houses the MESD Helensview programs with a lease that will expire June 30, 2013.

Lease income from these three buildings maintains those buildings and provides maintenance support for other district property. Income and expenditures are reported within the District Thompson Fund with an emphasis on long term projects. Through the long term lease agreements, Parkrose School District is responsible for the major infrastructure of these buildings. That includes the roof, HVAC, plumbing and electrical. Other wear and tear maintenance costs are the responsibility of the lessee along with custodial care. Additionally, the District contracts with the three agencies for the basic landscape services.

A review of records indicates that there has never been property appraisal of these buildings since they were vacated by Parkrose School District. Staff is now recommending that an appraisal be done on these three properties.

Upon investigation, attached is a proposal from Colliers International to appraise the three buildings, provide a written report of the appraisal with a total cost of \$11,000.

FINANCIAL IMPLICATIONS:

This appraisal will provide valuable information about the worth of this property. The cost of the appraisal will be paid from the Thompson Fund.

RELATION TO GOALS:

The Board will be knowledgeable stewards of public property under their direction.

ACTION REQUESTED:

Hereby resolved; approve Collier International as property consultant for appraisal services.