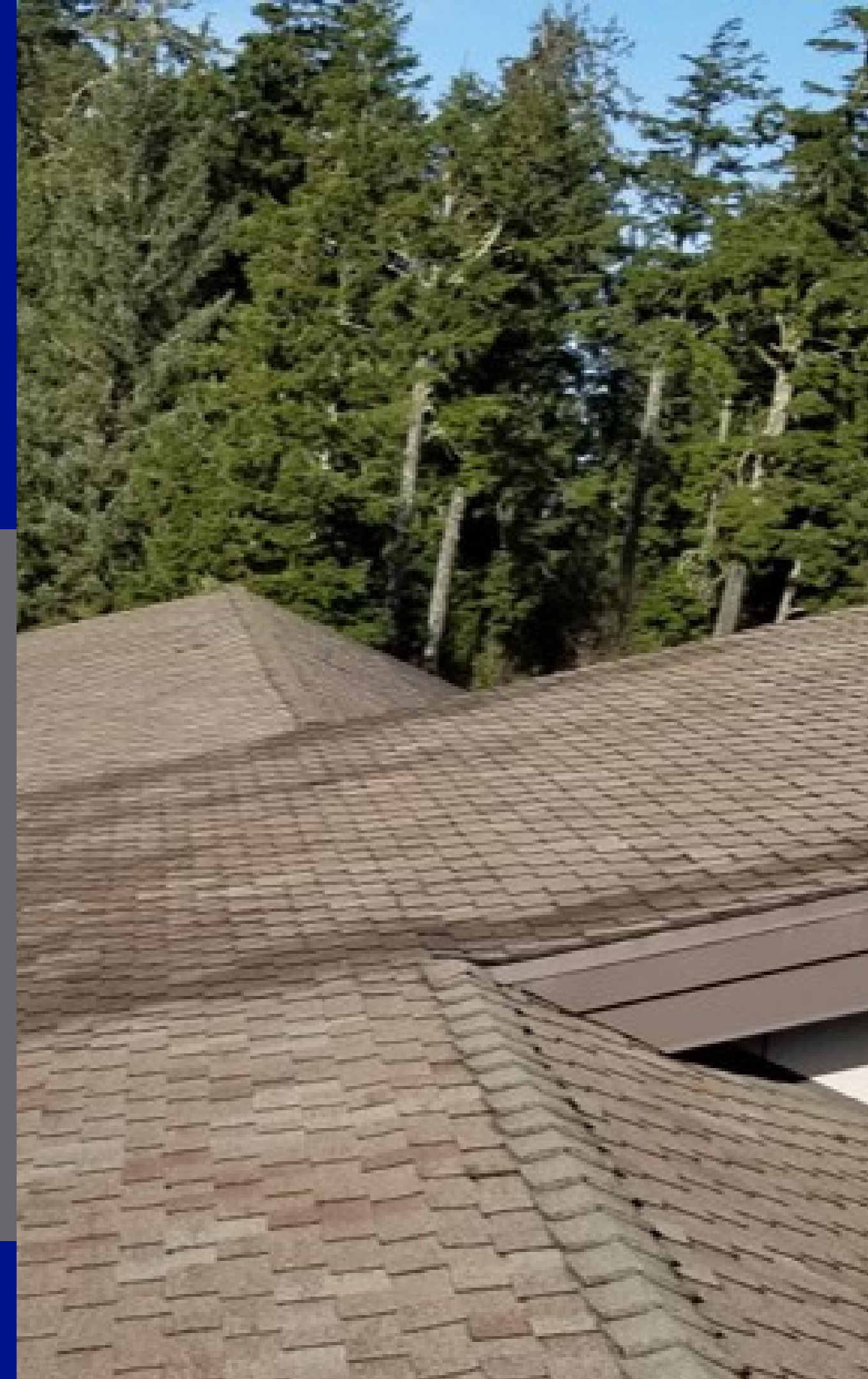




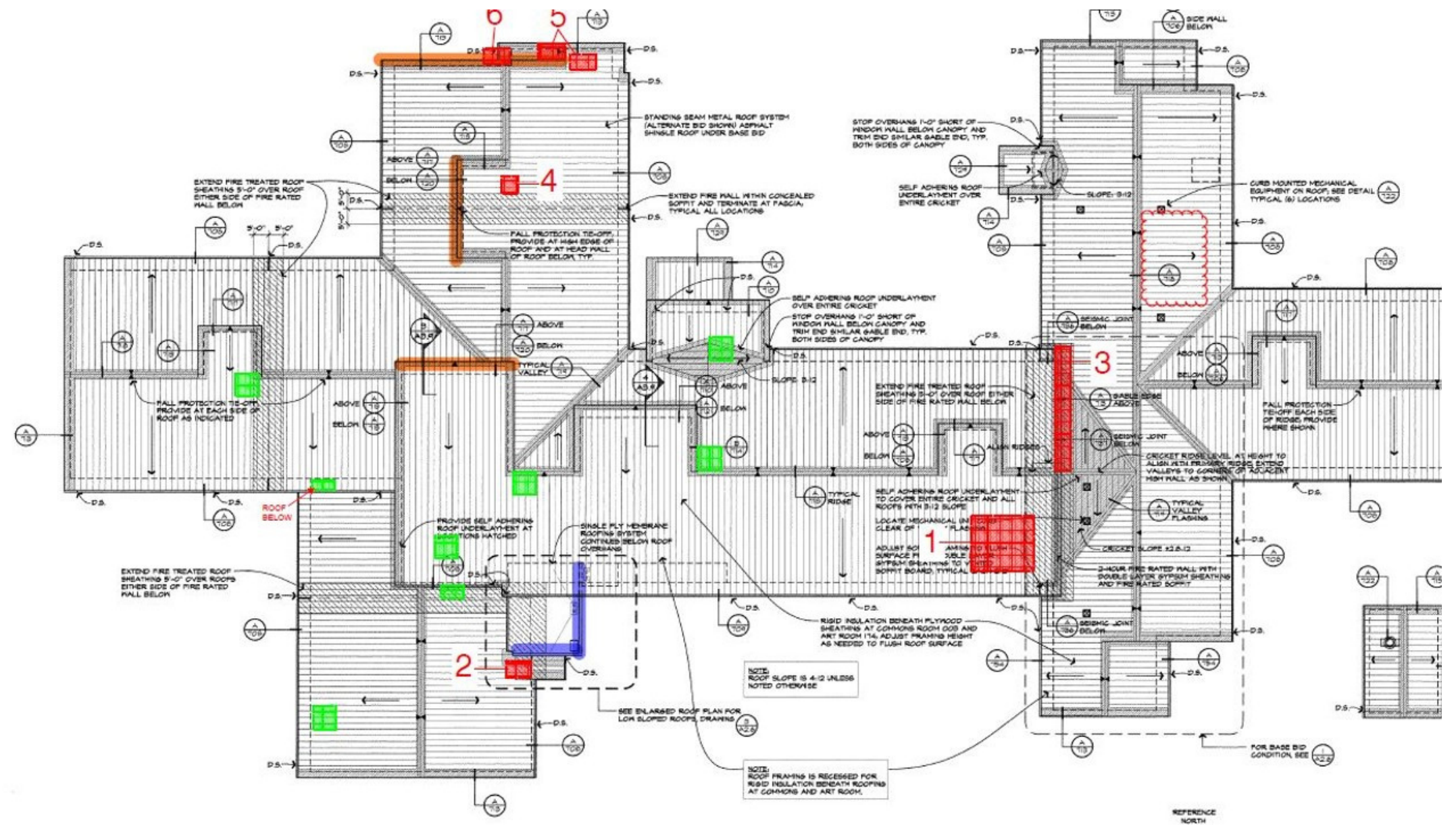
OREGON COAST
COMMUNITY COLLEGE

OCCC Central Campus Roof Update

- New and Expanding Issues
- Complex Project, Tight Timeline
- Process and Early Tentative Timeline
- Funding



CENTRAL CAMPUS ROOF UPDATE: NEW AND EXPANDING ISSUES



- The first water issue occurred in Library, confirmed to be a roof Leak in 2018. It was patched but failed again in 2021.
- By late 2022, multiple other leaks had developed – in the Commons, the Science wing, the Administration area and the doorway at the top of the ramp outside room 151.
- Experts have been consulted and attempts have been made to stop the leaks but with no permanent success.
- Now in Emergency status risking permanent damage to the roof trusses and internal damage to building

COMPLEX PROJECT, TIGHT TIMELINES

In early 2023, GLAS Architects, LLC was contracted to do a facilities assessment of all college properties. The assessment determined that the Newport roof is failing in multiple areas and advised a complete replacement as the best solution. Lesser measures have prolonged the current issues and will allow for new problems to develop.

Projected Cost: \$1.25 Million

Roof replacement is included in Bond planning, however waiting till next year for roof repair risks causing damage to trusses and building interior.

Timeline needs to be aggressive to complete by Fall 2024.

Best Case timeline to Replace:

- Design Phase: January 29th – February 19th
- Bidding Phase: February 19th – March 8th
- Construction Phase: March 18th – September 1st
- Substantial Completion: September 1st



CONSIDERATIONS AND NEXT STEPS

Outsource the RFP Process to GLAS Architects, LCC to:

- design and develop specifications for a new roof system
- manage the RFP process with OCCC to have the final decision on selection of the general contractor
- act as project manager for the construction phase



Spending & Process Authority

ORS 137-048-0200, Direct Appointment Procedure, allows for exceptions to the prescribed vendor selection process (3 bids) when contracting for architectural or engineering services.

Contracting Agencies may enter into a Contract directly with a Consultant without following the selection procedures set forth elsewhere in these rules if: (a) Emergency. Contracting Agency finds that an Emergency exists; or (b) Small Estimated Fee. The Estimated Fee to be paid under the Contract does not exceed \$100,000;

Additionally, per Board Policy 6340, Bids and Contracts, as this contract would not have an annual value of greater than \$100,000, it is within the authority of the President to enter into the contract without Board ratification.

Funding

RFP Process: approx \$90,000 FY 24-25

Within spending authority of the President,
funds are available

Roof Replacement: approximately \$1.25 Million FY 23-24, 24-25

- Ultimately, BOND (charge back)
- GAP Funding - multiple sources/options
 - Strategic Initiative Fund
 - Ending Balance (unspent budget)
 - Current maintenance budget
 - Board Reserve % Reduction
 - Operating Loan

Awarding of the roof replacement project subject to BP 6340 Bids and Contracts, Board Approval and Ratification (potentially at February Board meeting)

