



OREGON COAST
COMMUNITY COLLEGE

OCCC Central Campus Roof Update

- From Asphalt Shingles to Metal
- Lowest Bidder: Exception
- Governing Process Statutes
- BOE as Contract Review Board
- Legal Counsel
- Board Process Timeline



UPDATED RECOMMENDATION FROM ARCHITECT & PREFERRED CONTRACTING PROCESS

Updated Recommendation: Metal Roof

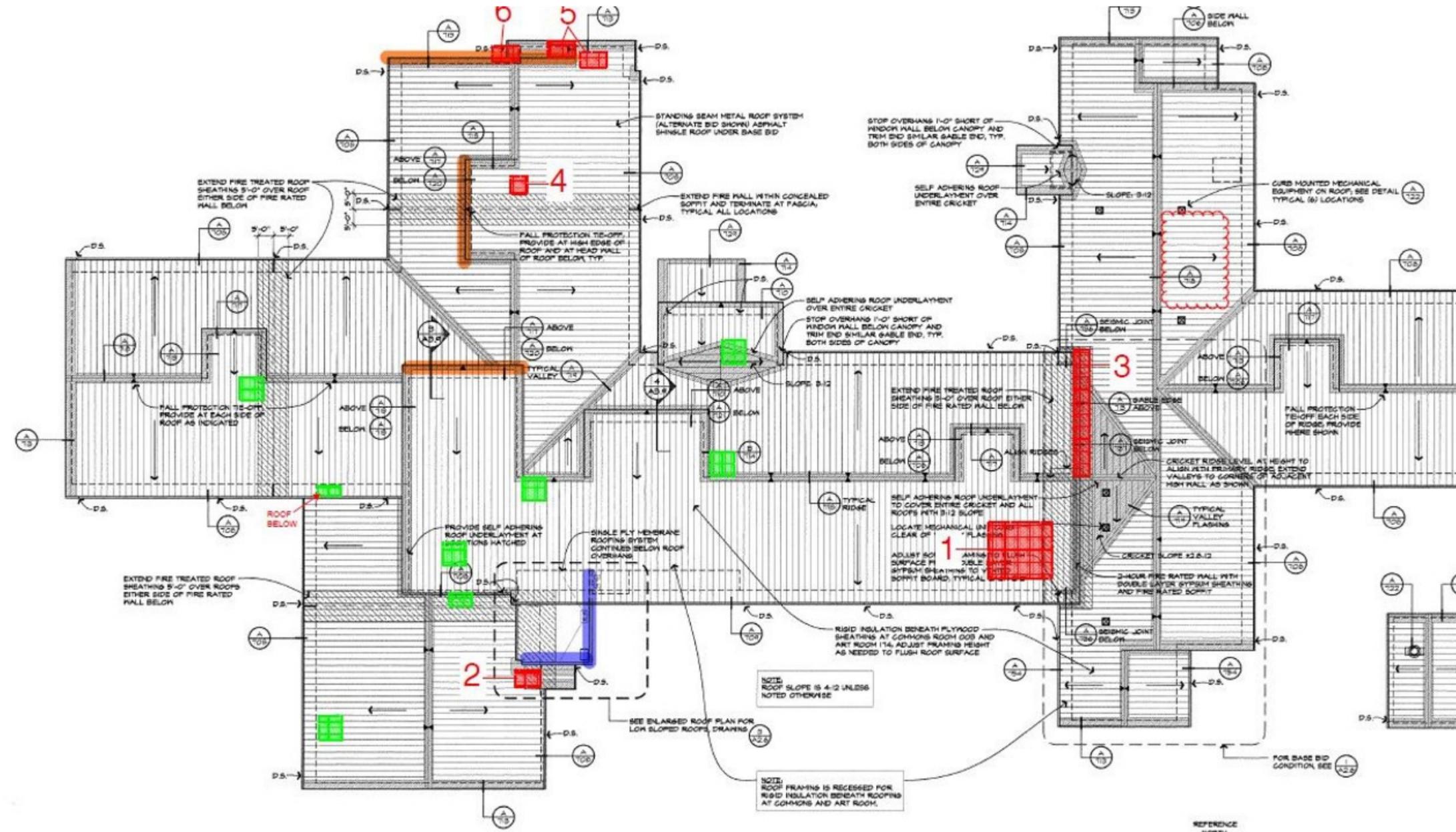
- Building is unique
 - Very large roof span, wood build
 - Original design was for metal roof, value engineering led to the asphalt shingles
- Contractor Selection: Competitive Bidding or Construction Manager/General Contractor (CM/GC)
- Recommend the CM/GC process
 - Complex process with history of technical difficulties
 - Better control over the process
 - Potential to adjust the process as we proceed
 - Tight timeline and working in an occupied building delivering instruction

Metal Roof Example, CLPUD





PROBLEM AREAS



STATUTES, COUNSEL ROLE OF BOARD OF ED

Policy and Statutes:

OCCC BP 6340: Bids and Contracts

“The OCCC Board of Education acts as the college’s local contract review board”

ORS 279C.335

Competitive bidding requirement

https://oregon.public.law/statutes/ors_279C.335

OAR 137-049-0620

Use of Alternative Contracting Methods

https://oregon.public.law/rules/oar_137-049-0620



STATUTES, COUNSEL, ROLE OF BOE

Policy and Statutes:

OAR 137-049-0690

Construction Manager/General Contractor Services
("CM/GC Services")

https://oregon.public.law/rules/oar_137-049-0690

...The CM/GC Method is a technically complex project delivery system. Contracting Agencies shall use this contracting method only with the assistance of legal counsel with substantial experience and necessary expertise in using the CM/GC Method, as well as knowledgeable staff, consultants or both staff and consultants who have a demonstrated capability of managing the CM/GC process in the necessary disciplines of engineering, construction scheduling and cost control, accounting, legal, Public Contracting and project management.....

OCCC's legal counsel: Pete Gintner of Macpherson Gintner Diaz

Extensive experience with Lincoln County public entities, with Glas Architects, and CM/GC projects for LCSD, CLPUD & others





BOARD PROCESS TIMELINE

February 28, 2024 Special Meeting for BOE: public hearing declaring intended process CM/GC

- Adopt the draft findings into record,
- Approve the exemption from competitive bidding
- Creates, or delegates authority to create, a Roof Contract committee which will
 - develop criteria/scoring system to apply to the interviewees
 - interviews the proposers
 - recommends to the Board the successful proposers



Subsequent Board Meetings

- March: Review and approve the selection of the GM/CC
- April: no action, informational update
- May: Board approves the GM/CC provided guaranteed maximum price

