

**OREGON COAST COMMUNITY COLLEGE
BOARD OF EDUCATION MEETING
ZOOM ONLY: NO IN-PERSON MEETING**

Wednesday, May 22, 2024, 6:00 pm

Zoom Meeting ID: 947 2714 4347

<https://oregoncoast.zoom.us/j/94727144347>

Regular Business Meeting

A. Call to Order

a. Board roll call

Chair Rich Emery called the meeting to order at 6:00 pm. The meeting was held via Zoom. Board members in attendance: Chair Rich Emery, Vice-Chair Debbie Kilduff, Chris Chandler, Marion Mann, Alison Nelson-Robertson, Paul Schuytema, and Bud Shoemake.

b. Finalize agenda

President Birgitte Ryslinge requested to add an operational update as item C.a.

B. Communications

a. Written

No written communications were received.

b. Public comment on agenda items (as received)

No Public Comment

C. Information and Discussion Items

a. Operational Update

Ryslinge announced that Dr. Andres Oroz, the VP of Academic and Student Affairs, would be leaving for a presidency at a community college in Chicago, with Dr. Bruce Clemenson appointed as the interim VP of Academic and Student Affairs.

b. Election Update

Ryslinge announced OCCC's successful engagement in the recent election, achieving a 65% yes vote for the \$33.16 million bond to build the trades education center and revitalize existing facilities. The passing of the bond measure was celebrated, and Ryslinge thanked various contributors and the community. VP of Engagement, Dave Price thanked the Political Action Committee and OCCC staff who contributed to the success. Members of the Board expressed their thanks to OCCC staff for their efforts.

c. Central Campus Reroof Project Guaranteed Maximum Price (GMP)

Ryslinge explained that the Board is meeting to approve the Guaranteed Maximum Price (GMP) for the Central Campus Reroof Project, and the updated A133 Exhibit A document was sent to the Board earlier in the day.

Chris Walkup of GLAS Architects explained the contract change details of the Guaranteed Maximum Price to the Board, which involved a change order increase from the \$28,000 pre-construction amount to the final \$2,284,399 (well below the estimates of \$ 3 million). The GMP is for the

replacement of the entire roof of the Newport main building. It includes base bid costs for various aspects of the project, such as metal panels, sheet metal, fall protection anchors, and snow guards, as well as additional costs for items such as gutters and allowances for potential expenses like plywood replacement and painting. Walkup also clarified the Contractor Managed/General Contractor (CM/GC) fee and contingency amounts set aside for unforeseen circumstances.

The Board discussed the use of local subcontractors in the project. Walkup confirmed that while plywood sourcing was likely to be local, roofing subcontractors would be from the Portland area. Mann raised concerns about the project's cost and the destination of unused materials, to which Walkup assured that all tasks would be tracked, and any unused materials and funds would be returned to the College. The Board and Ryslinge agreed on the preference for local sourcing while considering the tight project timeline and future planning.

D. Action Items

a. Accept the Guaranteed Maximum Price of \$2,284,399 as submitted by Todd Construction for the reroof project, and the Board authorizes the President to execute any and all documents necessary to formalize the acceptance of the GMP and to proceed with the construction phase of the project in accordance with the terms of the CM/GC contract.

Nelson-Robertson moved to Accept the Guaranteed Maximum Price of \$2,284,399 as submitted by Todd Construction for the Reroof Project, and the Board authorizes the President to execute any and all documents necessary to formalize the acceptance of the GMP and to proceed with the construction phase of the project in accordance with the terms of the CM/GC contract.

Chandler seconded the motion. All voted in favor. **Motion Carried.**

H. Announcement of future meetings:

The next regularly scheduled meeting of the OCCC Board of Education will be held June 20, 2024, (Thursday), Business Meeting at North County Center, 3788 SE High School Dr., Lincoln City, OR, Room 108 & via Zoom

I. Adjournment

Emery adjourned the meeting at 6:30pm.

OCCC Board meetings are held in accordance with open meeting laws and with accessibility requirements. If a person with a disability needs assistance to participate in a meeting, please notify the President's Office at (541) 867-8532 at least 48 hours in advance. A sign-up sheet for those who wish to offer comments or testimony on any item will be available at the entrance.

Minutes submitted by: Executive Assistant, Lori Templeman

Approved by:



Birgitte Ryslinge, PhD
Clerk of the Board