

## Request for Qualifications (RFQ)

### *Project Management Services*

*For Construction of a New Trades Education Building in Newport, Oregon, and the Improvement, Modernization and Maintenance of Existing College Facilities*



Date and Times Proposals are Due:  
September 9, 2024, at 5:00 PM Pacific Standard Time (PDT)

#### Tentative Schedule of Events

Legal advertisement	August 7, 2024
RFQ posted on website	August 7, 2024
Clarification inquiries	September 2, 2024 (5:00 p.m. PDT)
RFQ proposals are due	September 9, 2024 (5:00 p.m. PDT)
Interviews	Week of September 23, 2024
Award date (tentative)	September 30, 2024

Oregon Coast Community College  
400 SE College Way  
Newport, OR 97366  
[oregoncoast.edu](http://oregoncoast.edu)

**Oregon Coast Community College**  
**NOTICE AND REQUEST FOR QUALIFICATIONS FOR:**

***OWNER'S REPRESENTATIVE***  
***FOR CONSTRUCTION OF A NEW TRADES EDUCATION FACILITY***

Oregon Coast Community College (OCCC) is soliciting proposals for a qualified professional and experienced Project Manager for the purpose of providing the services of an Owner's Representative to the College for Project Management services to help prepare OCCC for the design and construction of a new Trades Education facility and upgrades and modernization work across its existing facilities, and work with the college to navigate the processes needed to complete the project as detailed within the College's Request for Qualifications (RFQ).

Interested individuals or firms may download the RFQ and related standard contract from the OCCC website. Go to [oregoncoast.edu](http://oregoncoast.edu). If you have any questions about obtaining the RFQ or the process, or need clarification please contact Lori Templeman, Executive Assistant, at 541-867-8532 or [ea@oregoncoast.edu](mailto:ea@oregoncoast.edu). All requests for clarification must be submitted by email no later than September 2, 2024 @ 5:00 PM (PDT).

All proposals must be submitted by email and received by Lori Templeman, Executive Assistant, via [ea@oregoncoast.edu](mailto:ea@oregoncoast.edu) by 5 PM (PDT) Monday, September 9, 2024. The email subject must be "2024 OCCC Capital Projects RFQ." Late submissions will not be accepted.

OCCC reserves the right to reject proposals not in compliance with the prescribed procedures and requirements set forth in the RFQ and may reject for good cause any or all responses upon a finding of the College that it is in the public interest to do so.

PUBLISH:	Lincoln County Leader	August 7, 2024
	Daily Journal of Commerce	August 7, 2024
	<a href="http://oregoncoast.edu">oregoncoast.edu</a>	August 7, 2024
	Yachats News	August 7, 2024
	<a href="http://OregonBuys.gov">OregonBuys.gov</a>	August 7, 2024

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## INFORMATION AND INSTRUCTIONS TO APPLICANTS:

### PROJECT MANAGEMENT SERVICES FOR CAPITAL IMPROVEMENTS AND CONSTRUCTION OF NEW FACILITY

Oregon Coast Community College (OCCC) is seeking proposals for Project Management Services to support the College's bond-funded capital projects. The College intends to construct a trades education facility, remodel four existing buildings and complete deferred maintenance using funding from a successful May 2024 bond measure and the state of Oregon. The successful proposer will assist the College with scope delineation, prioritization of projects, scheduling, procurement of architectural, engineering, geotechnical, survey, and commissioning consultants, as well as a CM/GC and management of the available funds. Construction is expected to commence in the summer of 2025 and be complete by the fall of 2028.

#### **SECTION 1: BACKGROUND**

##### **A. The College**

Founded in 1987, Oregon Coast Community College (OCCC) is a two-year fully accredited, public community college in rural Lincoln County, Oregon. Located on the Central Oregon Coast, OCCC lies 90 miles west of Portland. Lincoln County encompasses 1,200 square miles of space (including its rivers and bays). By some measures the smallest community college in Oregon, OCCC serves about 2,000 students per year (including noncredit students) and, in June 2024, graduated more than 100 degree- and certificate-earning students.

As the only institute of higher education in Lincoln County, OCCC serves a wide range of students. Many seek out OCCC for noncredit training and community education courses and adult basic skills/GED/ESOL. The College's nursing program has nearly doubled its enrollment in the past two academic years, adding a new LPN-to-RN program and expanding its simulation lab capacity to a new space at the College's North County Center in Lincoln City. The College's welding program has expanded from 12 to 18 bays at its facility at the Port of Toledo, while the "Grow Your Own Teacher" program partners with the Lincoln County School District and Western Oregon University to accelerate – and make more affordable – the traditional path to a four-year teaching degree.

##### **B. The Project**

OCCC plans to construct a new 20,000 square foot Trades Education facility on its campus in Newport that will include large open work areas, roll-up doors, classrooms, flexible learning spaces and "soft" study areas. Additionally, OCCC plans to improve and modernize its four existing facilities to better utilize available floor space, make large-scale safety and technology upgrades of original-build equipment, address deferred maintenance items and create student learning and study spaces that will serve the College and its students for the next 20 years.

The Facilities Plan approved by the OCCC Board of Education in 1998, and a 2017 update featuring the proposed trades facility (then referred to as the "WERC") can be found in Appendix A. Also in Appendix A is a Facilities Assessment detailing some of the projects planned for existing facilities.

The total funds available for the Project will be approximately \$41.1M. The College obtained \$8M in

matching funds from the Oregon State Legislature and voters approved a \$33.1M bond measure in May 2024 to provide the funds to complete the project.

The chosen consulting firm will act as an Owner's Representative and Project Manager to assist the College with the processes needed to 1) design and construct the new facility and 2) define, prioritize and carry out the improvement, modernization and maintenance projects on the existing facilities.

## **SECTION 2: GENERAL REQUEST FOR QUALIFICATIONS INFORMATION**

### **A. Introduction**

OCCC is seeking an experienced, visionary, and collaborative professional Project Manager to serve as an Owner's Representative. This solicitation is for the entire project – including the design and construction of the new Trades Education facility and improvements to existing infrastructure. The selected Project Manager will be tasked with performing the scope of work identified in Section 3 for this Project based on the needs of the College. The Project Manager should have the capacity and experience to manage all aspects of the Project.

The College has elected to solicit qualifications from competent, qualified, and interested professionals. The RFQ is the first step in selecting a partner that will work with the College to complete the Project.

### **B. Purpose**

The purpose of this RFQ is to solicit an Owner's Representative with demonstrated qualifications to enter into a collaborative relationship with OCCC. The goal is to design and construct a new Trades Education facility and improve/update existing facilities at a total cost of approximately \$41.1 million. Responses to the RFQ will allow the College to evaluate and determine the Project Manager that best fits the evaluation criteria listed within this document. It is the College's intent to enter into an agreement with the selected Project Manager.

### **C. College Point of Contact and Requests for Clarification**

Questions, inquires, or comments regarding this RFQ must be submitted by email no later than end of the day on September 2, 2024. The email subject must be "2024 OCCC Capital Projects RFQ" and shall be directed to:

Email: [ea@oregoncoast.edu](mailto:ea@oregoncoast.edu) (preferred method)

Phone: 541-867-8532

Any questions or comments directed by a proposer to persons outside of the individual listed above are inappropriate and such activity may result in that proposal being deemed non-responsive.

Note: Additional information may be available at [oregoncoast.edu](http://oregoncoast.edu).

### **D. Responding to the RFQ**

All proposals must be submitted by email to Lori Templeman, Executive Assistant, [ea@oregoncoast.edu](mailto:ea@oregoncoast.edu) by 5:00 PM (PDT) Monday, September 9, 2024. The email subject must be "2024 OCCC Capital Projects RFQ." Late submissions will not be accepted.

The proposal should address, at minimum, the information requested in Proposal Requirements (Sections 4 and 5).

**E. Tentative Schedule for Selection Process**

Legal advertisement	August 7, 2024
RFQ posted on website	August 7, 2024
Clarification inquiries	September 2, 2024 (5:00 p.m. PDT)
RFQ proposals are due	September 9, 2024 (5:00 p.m. PDT)
Interviews	Week of September 23, 2024
Award date (tentative)	September 30, 2024

Note: This is the College’s desired schedule. The College reserves the right to modify the schedule.

The College reserves the right to reject any or all proposals, to waive any irregularities in the RFQ, to accept or reject any item or combination of items in a proposal, to request additional information or clarifications from respondents, and to negotiate or hold interviews with any one or more of the respondents. By requesting proposals, the College is in no way obligated to award a contract or to pay expenses of the proposing firms in connection with the preparation or submission of a proposal. Furthermore, the College reserves the right to reject any and all proposals prior to execution of a contract, with no penalty to the College.

**F. Qualifications Evaluation**

Evaluation of the written proposals is the first step in the selection process. The proposals will be reviewed by an Evaluation Committee with a short list of top scoring firms being invited to advance to interviews. Those firms selected to advance to that second step shall include at the interview the designated representative(s) who would be appointed to the College. The Evaluation Committee may require submission of supplemental materials.

Once the interview process is complete and scored, then the fee proposals will be reviewed and scored to determine a final total for each proposer. Reference checks may also be undertaken to aid in final scoring.

The College reserves the right to modify or incorporate additional steps in the evaluation process in the interest of having a thorough and comprehensive body of information to reference in making a selection.

The College intends to select the Project Manager exhibiting the strongest ability to provide high quality service at a fair price.

Proposals as detailed in Section 4 will be ranked according to the following criteria:

<b>Criteria</b>	<b>Points</b>
Knowledge, Experience & Qualifications (Firm & Designated Rep)	25
Project Approach & Understanding	25
<b>Total</b>	<b>50</b>

Interviews will be ranked according to the following:

<b>Criteria</b>	<b>Points</b>
Knowledge, Experience & Qualifications (Firm & Team)	25
Project Approach & Understanding	25
<b>Total</b>	<b>50</b>

Fee Proposals as defined in Section 5 will be reviewed and scored after interviews have taken place. The value of the fee proposal will not exceed 10% of the total score.

<b>Criteria</b>	<b>Points</b>
Compensation Rate	10
<b>Total</b>	<b>10</b>

Upon completion of the evaluation process by the Evaluation Committee, the College will advise the proposers of the selection and negotiate the appropriate agreement(s) with the highest ranked proposer to finalize a contract. If a contract cannot be successfully negotiated with highest ranked proposer, then negotiations will be terminated with that proposer and the College will enter negotiations with next highest ranked proposer until an agreement is reached or an impasse is declared.

The agreement(s) will define the extent of services to be rendered, method and amount of compensation. The successful proposer agrees to enter into a contract with the College. The College reserves the right to negotiate a final contract that is in the best interest of the College. The proposal will become a part of the agreement.

Once a tentative agreement is prepared, it will be presented to the OCCC Board of Education to award the professional services contract. Final award will be subject to the execution of the contract.

**FAILURE TO INCLUDE ALL INFORMATION REQUESTED AND/OR FAILURE TO PROVIDE EVIDENCE THAT THE APPLICANT MEETS THE MINIMUM QUALIFICATIONS LISTED HEREIN SHALL CAUSE SUCH PROPOSAL TO BE REJECTED AND NOT BE CONSIDERED IN THE SELECTION PROCESS.**

#### **G. Compensation, Duration, & Contract Fees**

The OCCC Board of Education must approve the contract prior to commencement of work. Work will be paid for on a percent complete basis tied to the negotiated total fee. The Project Manager shall invoice the College monthly for the percentage completed for each phase of the work. Should circumstances arise that require significant additional work to be performed in excess of the amounts set forth in the contract, additional costs shall be negotiated prior to commencement of the work.

## H. Acceptance or Rejection of Negotiation of Proposals

The College reserves the right to reject any or all proposals, to waive any irregularities in the request for proposal, to accept or reject any item or combination of items in a proposal, to request additional information or clarifications from respondents, and to negotiate or hold interviews with any one or more of the respondents. By requesting proposals, the College is in no way obligated to award a contract or to pay for the expenses of the proposing firms in connection with preparation or submission of a proposal. Furthermore, the College reserves the right to reject any and all proposals prior to execution of a contract, with no penalty to the College.

## I. Notice of Award and Appeal Process

A single Project Manager will be identified by the Evaluation Committee and an email will be sent to all proposers. Any proposer wishing to appeal the recommendation must do so in writing and within seven (7) business days of the notice being sent.

### **SECTION 3: SCOPE OF WORK FOR PROJECT MANAGER SERVICES**

#### A. Scope of Work

There are four phases to this Project. The Owner's Representative plays a key role in each phase. During each phase, the Owner's Representative will advise the College and provide regular progress updates to college staff and as-needed updates to the OCCC Board of Education and other stakeholders. The four phases to this project are:

- 1) *Due Diligence and Solicitations*
- 2) *Project Design*
- 3) *Construction Monitoring:*
  - a. *Construction of the Trades Building*
  - b. *Construction, Deferred Maintenance and Remodeling at Existing Buildings*
- 4) *Project Closeout*

Services to be performed during each phase by the selected firm are:

#### *Phase 1: Due Diligence and Solicitations*

Phase 1 involves working with the College to develop a timeline and set of deliverables for the various aspects of the Project. During Phase 1, the Owner's Representative will review all existing information about the Project, including the Trades building plans and the Facilities Assessment document. This Phase will also include meeting with college representatives about other planned improvements and modernization tasks under consideration for investment of bond proceeds. The Owner's Representative will be responsible for the solicitation of design and CM/GC services, including the development of the RFQ/RFP and the evaluation and recommendation of proposed firm(s) to best meet the needs of the College.

Detailed services to be provided by Owner's Representative in this phase include, but are not limited to:

- a. Reviewing the Project information created to date.
- b. Developing and managing the schedule for the Project's different facets (trades building and



- modernization of existing facilities)
- c. Participating in internal staff coordination meetings, as requested.
  - d. Managing the solicitation of design and CM/GC services based on the selected project delivery method.
  - e. Making recommendations to the College on the firms that submitted proposals for the solicitations.
  - f. Providing written and verbal Project updates to college staff on a regular basis and Board of Education and others as needed.
  - g. Developing the RFQ for the design and CM/GC proposals regarding the Trades Facility and remodeling and modernization of existing facilities.

### *Phase 2: Project Design*

During Phase 2, the Owner's Representative will be managing the Project Team to ensure that the College remains on schedule, reviewing and commenting on design deliverables, and coordinating with college staff on the development of design reviews.

Detailed services to be provided by Owner's Representative in this phase include, but are not limited to:

- a. Offering commentary on the design deliverables produced by the design firm retained by the College, relative to building performance, constructability, project budget conformance, operations and maintenance (O & M) performance and other due diligence on behalf of the College.
- b. Working with college staff and other stakeholders to ensure the designs meet stakeholder needs.
- c. Coordinating the College's review and approval of design documents to ensure the designs meet applicable codes, public infrastructure needs and the College's architectural and functional objectives.
- d. Presenting updates on the Project to the OCCC Board of Education and other stakeholders as needed.
- e. Advising the College regarding, and managing the preparation of, any other due diligence needed and reporting on findings to the College.

### *Phase 3: Construction - Tracking/Monitoring/Observation*

During Phase 3, the Owner's Representative will keep track of the construction phase of the Trades Education facility and the remodeling and modernization of existing facilities (note that these improvements may begin well before the site improvements and construction processes begin for the new building). The Owner's Representative will monitor the construction schedule, provide feedback to the College, and communicate issues to the College.

Detailed services to be provided by Owner's Representative in this phase include, but are not limited to:

- a. Providing updates to the OCCC Board of Education, other stakeholder groups, and the public as needed.
- b. Managing the construction processes for all defined projects.

*Phase 4: Project Closeout*

- a. Coordinating efforts between college staff and Project Managers during the close-out period and diligently working towards successful acceptance by the College.

**B. Schedule of Work**

Phase 1 - Due Diligence and Solicitations: October 2024 through December 2024

Phase 2 - Project Design: January 2025 through September 2025

Phase 3a - Construction of the Trades Building: October 2025 through August 2028

Phase 3b – Construction, deferred maintenance and remodel work at existing buildings: Summer 2025 / Summer 2026 / Summer 2027 / Summer 2028

Phase 4 - Closeout: September 2027 through November 2028

**C. Contract Term & Availability of Funds**

The awarded contract is expected to commence on or about October 1, 2024. The successful firm will be required to execute the College's Project Manager/Professional Services Contract with the College.

**SECTION 4: PROPOSAL REQUIREMENTS**

Proposals shall provide a straightforward, concise description of the proposer's capabilities to satisfy the requirements of the RFQ. Emphasis should be on completeness and clarity of content.

The proposal format should be 8.5 x 11.

Proposals should not exceed 20 pages, including the separate fee proposal but excluding the cover, cover letter and resumes.

Proposals should be prepared generally in the following format for the ease of the evaluation committee in reviewing multiple proposals.

**A. Cover Letter**

All proposals must include a cover letter addressed to Lori Templeman, Executive Assistant, and signed by a duly constituted official legally authorized to bind the applicant to both its proposal and cost schedule. The cover letter must include the name, address, telephone number, and email address of the person, or persons, to contact who are authorized to represent the proposer and to whom correspondence should be directed.

**B. Table of Contents**

Include a clear identification of the proposal material by section and by page number.

### **C. Executive Summary**

The proposer shall use this section to introduce the scope of the proposal and to summarize the key provisions of the proposal. Provide a statement describing why you or the firm are qualified to perform this work.

### **D. Knowledge, Experience and Qualifications (25 points)**

List the firm and the key personnel qualifications relative to the Scope of Work for Project Manager Services (Section 3) of this RFQ. Including but not limited to the items listed below:

- a. Indicate the location of the firm and the number of people, by level, expected to handle the Project.
- b. Provide a list of the firm's similar projects, indicating the type(s) of services performed and the number of years served for each.
- c. Provide names of principals, key personnel, and any subcontractors who will be assigned to/available for the Project, their experience, qualifications, and periods of service with the firm.
- d. Identify proposed sub-Project Managers, if any, and the portion(s) of the engagement for which they will be used.

### **E. Project Approach & Understanding (25 points)**

With the Scope of Work in mind, submit statements of project approach and understanding that include the following:

- a. Project Vision Statement – Describe the reasons for interest in and understanding of the Project.
- b. A description of how you will meet the goals of the Project and the characteristics described in the Scope of Work.
- c. A description of the firm's approach to the Project, including budgeting, staffing, schedule management, communication, and other similar factors.
- d. A description of the firm's experience managing projects of a similar size and complexity as the work described in the RFQ, for public colleges of similar size. This should include experience coordinating with education staff and administration, design professionals, and construction firms.
- e. A description of the firm's experience with the complexities of EDA grants, as well as experience with matching grants such as Energy Trust of Oregon and State of Oregon matching grants.
- f. A description of the time frame estimated to complete each task.
- g. Explain how you propose to use College personnel, if at all, to assist you during the Project and indicate the approximate time required of college personnel in this capacity.
- h. A description of a practical approach to meeting the College's specific deadlines set out in Section 3 of the RFQ.

- i. A description of the process required by the Scope of Work.
- j. A description of any anticipated barriers, difficulties, or delays expected in meeting the requirements of the Scope of Work.
- k. To the extent applicable, a description of and a stated rationale for any proposed alternative approaches to the stated objectives of this Project.

#### **F. References**

Provide contact information for at least three public or educational references, current and/or prior, so reference checks can be conducted.

#### **G. Resumes**

Provide resumes for each of the project team members.

#### **H. Additional Information**

Any other information that the proposer feels is applicable to the evaluation of the proposal or their qualifications for accomplishing the project. You may use this section to address those aspects of your services that distinguish you or your firm from others.

### ***SECTION 5: FEE PROPOSAL REQUIREMENTS***

The Fee Proposal must be in a document separate from the main proposal and will not be reviewed until interviews have been completed and scored. The Fee Proposal will account for no more than 10% of the total points and should include the following:

#### **A. Compensation (Fees, Estimated Hours, Reimbursable Expenses) (10 points)**

- a. Provide a fee for each of the four phases.
- b. Provide total estimated hours for each of the project members.
- c. Provide the expected reimbursable expenses budget.



## **Addendums**

The following clarifications were provided to respondents submitting requests by the College's 5 p.m. Sept. 2 deadline.

- A. Page Limits: Tables of Contents, divider pages, and pages intentionally left blank will not be counted towards the other all page count of submittals. Examples of reports shall be submitted separately. Please be advised, anything submitted separately may or may not be reviewed and considered in the submittal.
- B. Facilities assessment sited in appendix C – F : Facilities assessment document was completed with the assistance of GLAS architects in early 2023 to define work needed in all four buildings on three properties owned by the College.
- C. MWESB: While the College does not have a specific requirement pertaining to MWSEB hiring, the College strongly recommends the seeking and hiring of state certified MWSEBs.
- D. LEED standard: at this time, there are not LEED standard requirements, but this may change in the planning and design phases.

## **Appendix: Begins Following Page**

- A. 2017 Addendum WERC Building
- B. OCCC Master Site Plan 2018
- C. OCCC Assessment Document Preliminary - South Center
- D. OCCC Assessment Document Preliminary - North Center
- E. OCCC Assessment Document Preliminary - Central Campus
- F. OCCC Assessment Document Preliminary - Aquarium Science Building



## Oregon Coast Community College Workforce Education and Resiliency Center



### Why this facility and programming?

- Lincoln County, increasingly diverse population coping with economic challenges, intergenerational poverty and lower educational achievement.
- Employers report a shortage of prepared applicants, slowing economic development.
- OCCC requires career technical (CTE) facilities to meet Lincoln County workforce needs.
- Coastal Resilience: *planning for reconstruction and recovery must be done now to provide a strategic vision for restoring the economy and livability of the Oregon coast* (The Oregon Resilience Plan, 2013).

### Benefits to our community

- Support families, employers, and economy with education for living wage jobs.
- Increased student readiness to enter the workforce.
- Programming under evaluation: Emergency Preparation & Management; Maritime Technicians; Applied Technology (Trades); P-12 Teacher Education.
- Potential for Regional Training facility.
- Improve student achievement and college and career readiness.
- Increased postsecondary enrollment.



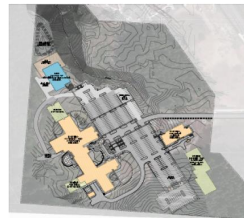
### Partnerships

- Industry: Ports, Boatyards, Georgia Pacific, Yaquina Bay Economic Foundation
- Education: Lincoln County School District, OSU Marine Studie
- Local Government: City of Newport, Lincoln County
- Coast STEM Hub, RAC, Children's Development Network
- Oregon Maritime Workforce Solutions Group



### Match Plans, some combination of

- Partnerships
- Local Bond
- Capital Campaign
- Grants

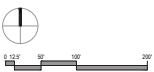


CENTRAL CAMPUS MASTER SITE PLAN  
OREGON COAST COMMUNITY COLLEGE





# OREGON COAST COMMUNITY COLLEGE



## CENTRAL CAMPUS MASTER SITE PLAN

OREGON COAST COMMUNITY COLLEGE

MARCH 21, 2016





CITY OF NEWPORT

169 SW COAST HWY

NEWPORT, OREGON 97365

COAST GUARD CITY, USA



phone: 541.574.0629

fax: 541.574.0644

<http://newportoregon.gov>

mombetsu, japan, sister city

March 21, 2016

Birgitte Ryslinge, Ph.D.  
President  
Oregon Coast Community College  
400 SE College Way  
Newport, OR, 97366

Dear Ms. Ryslinge,

It was nice meeting with you the other day to discuss the Oregon Coast Community College's plans for future capital construction. I understand that the project will include a 20,000 +/- square foot, 2-story building to house a variety of workforce development programs. A secondary use of the building would be to support disaster resiliency, providing emergency shelter and supplies for the broader community in response to a large magnitude earthquake, tsunami or similar event.

There were a number of questions that you posed regarding the planning considerations for this type of building expansion. Each is addressed as follows:

*Does the planned expansion comply with the City Master (i.e. Comprehensive Plan) and Zoning Requirements?*

Yes. The Oregon Coast Community College is under a "Public" Comprehensive Plan designation and is zoned P-1/"Public Structures," which provides for a range of institutional uses, including public schools, colleges and universities (Exhibit A). At a little over 24 acres in size, the college site contains ample area to accommodate a building expansion of this size.

*Does the City have design standards that apply to the project?*

No. The City of Newport has not adopted design standards in the area where the community college is located.

*Are there any environmental, traffic or parking requirements that the Community College needs to be aware of as it moves forward?*

Yes. The City has off-street parking and landscaping requirements that would apply to the project; however, given the size of the parcel, and the amount of developable land that is available, it is evident that these standard can be met for any number of potential building layouts and designs. The property is gradually to moderately sloped, with a steeply sloped drainage at the northwest and

southwest corners of the site (Exhibit B). A small wetland appears to exist within the drainage at the northwest end of the property. The preliminary layout you shared with us illustrates that the project can be completed without impacting the more severely sloped portions of the property (Exhibit C). City records do not indicate that there are any other environmental issues of note on this property.

The City worked closely with the Oregon Coast Community College and the owners of the adjacent Wilder Planned Development when the college was considering this location as a site for its new campus. Street, water, sewer and storm drainage infrastructure were sized and constructed to accommodate the immediate development, future phases of the college campus, and future residential and commercial phases of Wilder. Access to the college is available via College Way, which ties into Harborton/SE 40<sup>th</sup>, which in turn intersects with US 101. The intersection at US 101 and SE 40<sup>th</sup> currently has capacity to accommodate the 51 pm peak hour trips associated with an expansion of this size without further improvement. Water service is available via a 12-inch main along College Way. Sewer service would be provided from an 8-inch main located in the same street. Neither of these services have capacity issues that would impact the proposed college expansion.

I hope this information is helpful. Please do not hesitate to contact our office if we can be of further assistance.

Sincerely,

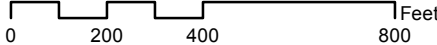


Derrick I. Tokos, AICP  
Community Development Director  
City of Newport  
ph: 541-574-0626  
[d.tokos@newportoregon.gov](mailto:d.tokos@newportoregon.gov)

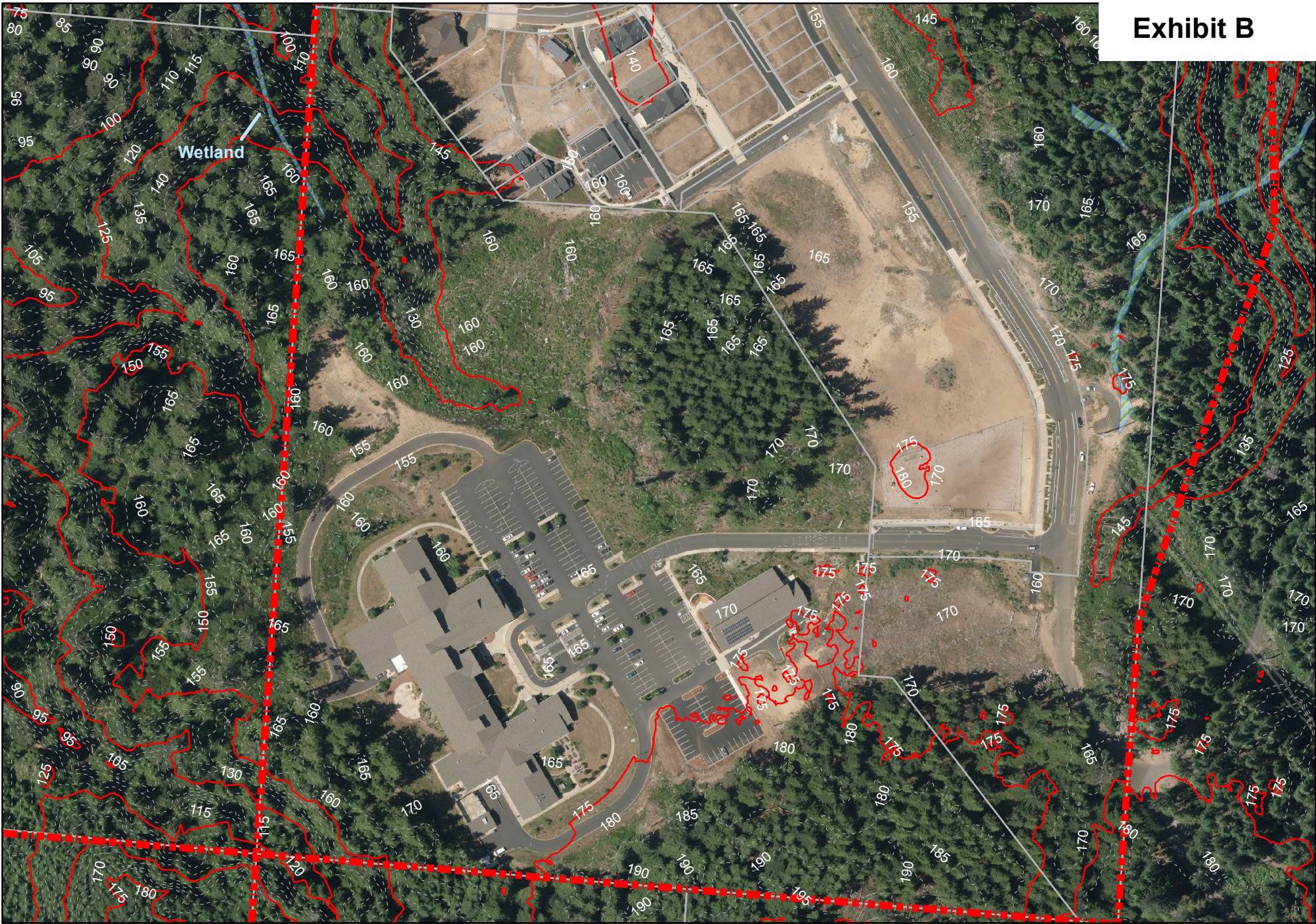
Attachments



**Zoning Map - Oregon Coast Community College**



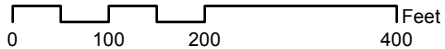
This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.



### Contour Map - Oregon Coast Community College

**NEWPORT**  
 City of Newport  
 Community Development Department  
 169 SW Coast Highway  
 Newport, OR 97365  
 Phone: 1.541.574.0629  
 Fax: 1.541.574.0644

Image Taken July 2013  
 4-inch, 4-band Digital Orthophotos  
 David Smith & Associates, Inc. Portland, OR



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# CENTRAL CAMPUS MASTER SITE PLAN

OREGON COAST COMMUNITY COLLEGE

MARCH 21, 2015

**HIGHER EDUCATION COORDINATING COMMISSION  
OFFICE OF COMMUNITY COLLEGES  
AND WORKFORCE DEVELOPMENT**

**INFORMATION TO BE PROVIDED FOR DUE DILIGENCE REVIEW FOR COMMUNITY  
COLLEGE CAPITAL CONSTRUCTION PROJECT  
STEERING COMMITTEE AND LEGISLATIVE REVIEW**

**I. Statement of the Need**

A. What is the nature of the problem to which this project is the solution?

This proposed project presents solutions to a variety of problems, challenges, and opportunities for Lincoln County students, employers, residents, and governing agencies, grouped into four main areas:

**1. Demand for employment related education outpaces the supply**

While the current Career Technical/Workforce Development (CTE/WFD) offerings of OCCC are high in quality, they are limited in quantity and breadth. Meanwhile, input from local employers, regional employment data, and PSE completion data all indicate a very high need for additional CTE/WFD programs (particularly those leading to living wage jobs) to be offered by the College.

**2. Insufficient planning and resources for response and recovery when a major earthquake and resulting tsunami cause the inundation of the Pacific Northwest Coast.**

The 25-acre site of the main campus is designated by Lincoln County Emergency Management as a major safe assembly area in the event of earthquake and tsunami (which experts describe as a case of when, not if.) The College will be a major and potentially long-term assembly area for possibly thousands of individuals impacted by an event.

**3. Lack of infrastructure and resources for quality early childhood education and childcare.**

As is true of many rural communities, Lincoln County quality of life along with civic and economic development is hamstrung by lack of affordable housing, quality healthcare, and affordable quality childcare for working families. Other community sectors are partnering to address housing and healthcare. The College has been approached consistently and repeatedly for the past decade to join in the efforts to raise the standards and resources for quality early childhood learning and care.

**4. Opportunities resulting from Marine Studies Initiative expansion by Oregon State University adjacent to the Community College.**

OSU planning is underway to place the new Marine Studies Initiative Campus within 2 miles of our College, and dormitories within walking distance. OSU MSI and the College share the goal of developing joint programming to allow Lincoln County students to seamlessly complete a Bachelors Degree (and potentially applied certificates) while maintaining Lincoln County residence. Furthermore, the two institutions share the goal of using this collaboration to increase access to post-secondary education by the increasingly diverse population of Lincoln County, particularly among those

who have not traditionally moved from high school into post-secondary education.

B. Who in the Community College's Facilities Unit is primary point of contact?

*While in the proposal stage:*  
Birgitte Ryslinge, President  
birgitte.ryslinge@occc.cc.or.us  
Office: 541 867 8532  
Fax: 541 265 3820  
Mobile: 503 539 9523  
400 SE College Way  
Newport Oregon 97366

C. Why is this project required by the Community College at this time?

1. The strategic plan of the College (completed in 2015) calls for a potential doubling in enrollment over the next decade, with much of the growth driven by the addition of CTE/WFD programming. Current facilities were not designed with this expansion in mind. Meanwhile, local employers are clamoring for the College to act quickly to address workforce needs, and to develop an educated workforce ready to stay and work in Lincoln County.
2. The emergency planning and mitigation needs of Lincoln County are immediate.

D. What is the program purpose to be served (varies by program -- academic justification for academic projects, auxiliary need for auxiliaries, etc.)

The OCCC Resiliency Education Center will accomplish the following:

1. The primary program purpose of this project is to provide facilities for potential credit programming in the following areas:

- Allied Health AAS Degrees & Certificates
- Nursing (moves from existing building)
- Gerontology
- Emergency Medical Technician
- Other Allied Health
- Health, Food, Nutrition (will include a kitchen) AAS Degrees & Certificates
- Early Childhood Education ECE (with Lab School) AAS Degrees & Certificates

- Emergency Management and Response AAS Degrees & Certificates
- "Trades" AAS Degrees & Certificates (shared curriculum among Lincoln County employers to prepare students for local employment)

2. A secondary function of the building will be as a facility designed with South Beach disaster recovery in mind: advanced earthquake resistant, stand-alone power and backup, water sanitation equipment, flexible spaces that could provide shelter, and staff and equipment in the building prepared to provide disaster mitigation.

3. The third purpose to be served by the building are “secondary” educational use, to include

- Community Education for emergency planning
- Continuing education for emergency response professionals

E. Is this project related directly to another project preceding or following it, to which an approval is tied?

No.

F. Are there external factors driving the need or timing (donor relations, community agreements, funding deadlines imposed by federal agencies, etc.)?

None are identified at this time.

## II. Statement of the Proposed Solution

A. What is the final proposed solution to this need?

An approximately 20,000 square foot, 2-story building to house workforce development academic programs and associated student study and success areas, and associated administrative and faculty offices.

B. What goals were set for the project and what criteria were used to examine alternatives?

**1. Mission fulfillment:** In 2014, the College Board (after a long engagement process) adopted a new mission: *At Oregon Coast Community College we equip students for success by providing educational pathways and supports in response to the diverse needs of our community. Through accessible and engaging programs, we enrich the economic and civic vitality of Lincoln County and beyond.* This construction project and the associated programming directly addresses “the diverse needs of our community” and “economic vitality.”

**2. Improving Student Success:** Students pursuing CTE/WFD degrees and



certificates will learn best and be better prepared in their careers, when they are able to learn in state-of-the-art facilities with the same or equivalent equipment and technologies they will encounter in the workplace. Students also learn best through application.

**3. Meeting Community Employment Needs:** Employment data and community input both identify significant gaps in Lincoln County workforce preparation in the areas of Early Childhood Education, Allied Health, Emergency Preparation and Response, and “Trades.” There is also a need for employees prepared to work in food preparation other than “culinary,” which is already addressed by other CC programs. OCCC has chosen to focus on food science and services which can prepare employees not just for retail, but for management positions for larger food service employers.

**4. Sustainable facilities:** All College facilities will address and meet the “triple bottom line” considerations of environmental, financial and societal sustainability.

C. What alternatives were then examined, to what level of detail, and what were the conclusions the campus reached concerning them?

When the new mission and strategic plan were finalized, College leadership assessed the potential for new CTE/WFD programming within existing facilities. There is some capacity for growth in programs that do not require specialized facilities, and this new development is underway. For example, Business and Computer Applications have been added using existing classrooms and computer labs.

We have also worked with community partners (particularly employers) to ascertain if there are any facilities in our area that could serve as educational sites. While employers are committed to providing applied learning opportunities for more advanced students, none believe (and we concur) that early learning can safely and effectively occur in active businesses.

We also explored the need for additional WFD/CTE facilities with the school district (which shares our service area) and learned that not only do they lack adequate facilities themselves, they are very interested in potential access to new CTE/WFD facilities constructed by the College.

We also reviewed the previously developed site master plan for the College, which revealed that previous expansion planning was focused on expanding transfer programming rather than CTE/WFD.

D. At what stage of maturity is the solution, i.e., early concept, initial planning, schematic design, design development, construction drawings, and/or fund-raising and other implementation?

This project falls between early concept and initial planning. The OCCC Board

of Education has endorsed the solution, and its Foundation Board has had early conversations about a capital campaign as one part of a matching funds solution.

E. If this is a phased project, with some approvals already in existence, please provide such information.

Not a phased project.

### **III. Legislative Considerations**

A. Identify any possible conflicts with existing statutes (ORS), policies, regulations, etc., if known.

No conflicts have been identified at this time.

**IV. Facility Information**

A. Provide standard information on the physical characteristics of the project: location (with an accompanying map(s) showing the parcel in relation to any existing campus and/or city involved; building gross square feet and assignable square feet; height, design features.

See Exhibit C (location map)

Building gross square feet: 20,000

Assignable square feet: 15,385

Height: 2-story (need actual measurement and addtl design features here?)

B. Provide detailed information on the academic (or other program) features of the project, such as amount of assignable square footage for major uses (classrooms, offices, athletic fields, conference rooms, etc.).

Conceptual Space Program  
Oregon Coast Community College, *Resiliency Education Center*  
gLAs Project No. 16016

<b><u>First Floor:</u></b>	<b><u>Sq.Ft</u></b>	<b><u>Total Sq.Ft.</u></b>
Early Childhood Education:	3,385	
Technical Education (Trades) Shop:	3,500	
Health, Food & Nutrition:	2,500	
<b>Subtotal:</b>	<b>9,385</b>	
Building services & circulation (30%):	2,815	
<b>Total first floor:</b>		<b>12,200</b>
<b><u>Second Floor:</u></b>		
Allied Health Labs:	2,600	
Emergency Management & Response:	1,000	
Administrative & Faculty Offices:	2,000	
Student Socialization & Study Areas:	400	
<b>Subtotal:</b>	<b>6,000</b>	
Building services & circulation (30%):	1,800	
<b>Total second floor:</b>		<b>7,800</b>
<b>Total Building Area:</b>		<b>20,000</b>

C. Provide estimated costs for the project, including planning and programming (if to be included in the requested funding); refer to materials prepared. **Include cost per net usable square foot.**

<b><u>Direct Construction Costs:</u></b>		
Contractor General Conditions	1,220,704	
Sitework	1,837,905	
Concrete	950,206	
Masonry	395,472	
Structural Steel	800,052	
Wood Framing	833,242	
Roofing, Flashings, & Sealants	488,173	
Doors and Hardware	623,581	
Interior Finishes	1,349,763	
Lab Equipment	14,147	
Furnishings	16,300	
Elevator	84,969	
Mechanical	1,939,600	
Fire Protection	172,763	
Electrical	1,582,124	
<b>Total Direct Construction Costs:</b>		<b>\$12,309,000</b>
<b><u>Soft Costs:</u></b>		
Architectural and engineering fees (10%)	1,230,900	
Reimbursable expenses allowance	35,000	
Surveying	10,000	
Geotechnical engineering	15,000	
Construction testing and inspection	30,000	
Commissioning	100,000	
Building permit and systems development fees	90,000	
Finance expenses	60,000	
Owner's administrative cost	40,000	

allowance: Staff costs Office expenses Advertisements Printing		
New furniture and equipment	250,000	
Project contingency	1,830,100	
<b>Total Soft Costs:</b>		\$3,691,000
<b>Total Project Costs:</b>		<b>\$16,000,000</b>

D. Summarize any particular campus-related facilities issues that are affected by the project (i.e., replacement parking, movement of existing facility, notice of hazardous material remediation, etc.).

Nursing Program staff and equipment would be relocated to proposed facility.  
No parking would be lost.

E. Identify any architect and/or project development firms the community college has been working with to analyze and develop the project.

**gLas Architects, LLC**  
115 West 8th Avenue Suite 285, Eugene, Oregon 97401  
Voice: 541-686-2014  
Email: [info@glas-arch.com](mailto:info@glas-arch.com)

**City of Newport**  
Derrick I. Tokos, AICP  
Community Development Director  
Voice: 541-574-0626  
Email: [d.tokos@newportoregon.gov](mailto:d.tokos@newportoregon.gov)

F. Provide a complete estimate of the total project budget, identify any consultants that participated in developing the project budget.

Project budget estimate in section IV.C above.

**gLas Architects, LLC**  
115 West 8th Avenue Suite 285, Eugene, Oregon 97401  
Voice: 541-686-2014  
Email: [info@glas-arch.com](mailto:info@glas-arch.com)

**City of Newport**  
Derrick I. Tokos, AICP

Community Development Director  
Voice: 541-574-0626  
Email: [d.tokos@newportoregon.gov](mailto:d.tokos@newportoregon.gov)

## V. Schedule

A. What is the expected schedule for beginning and completing this project?

*The anticipated schedule for this project is described as follows:*

HECC approval of XI-G bond funding:	May, 2016
Voter approval of OCCC bond:	November, 2017
RFQ for architect selection issued:	December, 2017
RFQ for architect selection due:	January, 2018
Architect selection:	February, 2018
Schematic design completed:	May, 2018
Preliminary review with City of Newport:	May, 2018
Design development completed:	August, 2018
Construction documents completed:	January, 2019
Submittal for building permit:	February, 2019
Invitation to bid issued:	February, 2019
Contractor selection:	April, 2019
Building permit issued:	May, 2019
Construction start:	June, 2019
Construction completion:	June, 2020
Move-in completion:	August, 2020
Occupancy:	September, 2020

B. What elements are on the critical path for this project?

## VI. Academic and Planning Considerations

A. Has the proposal been examined in light of the following and received necessary approvals from appropriate campus or municipal jurisdictions?

a. Community College master plan &/or campus planning committee;

b. Community College academic plan;

c. Community College enrollment projections;

d. City and/or county master plan and zoning;

The proposed project is an expansion of an existing campus, and is consistent with City of Newport zoning requirements. This area is zoned for public use (P-1; Public

Structures), and the community college is an approved use under this classification.

e. City and/or county design requirements;

The City of Newport design requirements for the P-1 zoning classification, and a summary of our response to these requirements is as follows:

- 1) Public schools, colleges, or universities are a permitted use, per Section 14.03.100. The proposed Early Childhood Education (ECE) instructional area is considered as a college use, rather than as a daycare care facility.
- 2) As described by Section 14.13.010 Table A of the Newport zoning ordinance, there is no requirement under the P-1 classification for minimum lot area, minimum lot width, setbacks, or lot coverage. There is a 50 foot maximum building height restriction which our proposed design would be in compliance with.
- 3) Section 14.14.030 describes parking requirements for community college use as 10 parking spaces per classroom. The current site includes 38 parking spaces which were constructed independently of any building area after completion of the campus construction. With this project, we propose an additional 42 parking spaces, for a total increase of 80 spaces, which would be adequate to support an additional 8 classrooms. The adequacy of this parking capacity will be verified with the City after interior floor plans are prepared.
- 4) Parking spaces will be compliant with the size requirements of Section 14.14.090, with 9 ft. x 18 ft. full-size parking spaces and 24 ft. aisle widths.
- 5) Parking lot lighting will be shielded from neighboring residential properties per Section 14.14.090(F).
- 6) The proposed building will include a technical shop area with a loading area, compliant with Section 14.14.110.
- 7) All proposed parking will be accessed through the existing parking lot, which is served by a public street, compliant with Section 14.14.120.
- 8) Additional parking areas and other disturbed site areas will be landscaped in accordance with Section 14.19.050, which requires a minimum of 5 percent of parking areas to be landscaped.
- 9) With the additional parking, Section 14.14.070 would require 3 additional bicycle spaces, which would be provided.

f. City and/or county environmental issues, including traffic/parking

City of Newport parking requirements are addressed above. We are not aware

of any environmental issues related to this proposed expansion. The technical shop area will be provided with an oil/water separator if required by the City. Vehicle exhausts will be equipped with a code-compliant vehicle exhaust system.

**g. City and/or county public information**

**B. For each, please identify significant issues that have been investigated and resolved (i.e., competing land use, high-cost campus or city requirements exacted in return for approvals, neighborhood/municipal public concerns. If legal documents have been filed, please provide information on each.**



## VII. Financial Considerations

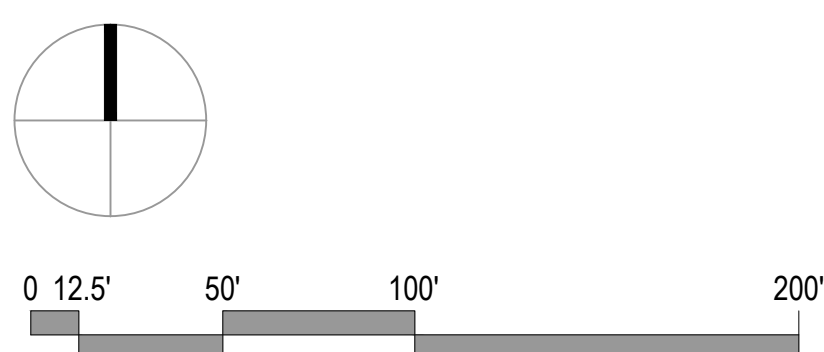
- a. How will the Community College's financial contribution to this project be funded? If any form of financing is expected to be used to fund the contribution describe the specific nature, amount, source of repayment and term of the financing.
- b. Please state amount of Article XI-G Bonds requested and the source of the required match funds. When will matching funds be secured?
- c. If an acquisition of a major property is desired, have you obtained:  
  
Not applicable.
- d. List source(s) of repayment for all Community College debt proposed. If you have a complex plan for repayment, offer detailed information by fund source for the entire period of the bond. [NOTE: State must also obtain proper review and approval of all bond-related matters from the OUS Bond Counsel, in addition to in-house review.
- e. In cases where Community College is leasing land to a Developer or third-party, over a long-term period, additional financial requirements will be placed, including, for example, the following:  
  
Not applicable.

## **VIII. Legal Considerations**

A. Copies of all leases, easements, etc., will be required to be provided to the Department of Community Colleges and Workforce Development for review prior to Ways and Means approval.

### **ATTACHMENTS:**

Letter from Community Development Director, City of Newport  
Exhibit A: Zoning Map – Oregon Coast Community College  
Exhibit B: Contour Map – Oregon Coast Community College  
Exhibit C: OCCC Central Campus Master Site Plan



# CENTRAL CAMPUS MASTER SITE PLAN

OREGON COAST COMMUNITY COLLEGE

MARCH 21, 2016

**gLas**  
Architects, LLC

## OCCC – Waldport

**Building Description** The South Campus, adjacent to Waldport High School in the city of Waldport is a 4250 square foot facility with office space, two classrooms and restrooms. It was designed to be expanded to the north with extra classroom space and extra parking.

### Exterior Cement Fiber / Cedar Siding Systems

#### Issue Description:

- All cement fiber siding and soffits need to be repainted.
- Repainting needs to occur every 8 years going forward.

#### Issue Resolution

- Remove all flaking paint
- Remove and reinstall all sealant associated with the siding system
- Prime / Paint entire surface with an elastomeric paint system intended for cement fiber siding and cedar trim.

Quantification: All

Cost:



\$9500

### Exterior Brick

#### Issue Description:

- Brick needs to be resealed every 8 years going forward
- Brick control joints need to be replaced every 12 years

#### Issue Resolution

- Power wash brick and reseal.
- Remove silicone control joints and replace

Quantification:

Cost: All



\$2500

### Exterior Wood with Clear Finish

Issue Description:

- Finish has aged, cracked and peeled. Wood is stained and has grayed.
- Wood with clear finish should be recoated every three years and sanded and refinished every 12 years as needed

Issue Resolution

- Sand down wood to remove finish and as much of the staining as possible.
- Apply a wood stain remover product
- Apply three coats of clear spar urethane varnish – satin finish

Quantification: All

Cost:



\$5000

### Repaint Exterior Steel

Issue Description:

- Exterior steel needs to be repainted every 8 years

Issue Resolution

- Remove flaking paint and abrade surfaces of intact paint
- Apply a DTR paint system intended for galvanized metal surfaces. Color to match existing.

Quantification: All

Cost:



\$2000

### Perimeter Soil Buildup

Issue Description:

- Soil has built up over time at the perimeter of the building, blocking brick weeps and causing potential rot / decay at siding systems.
- 

Issue Resolution

- Remove excess soil to expose weeps at brick and provide 2" minimum clear at cement fiber siding and cedar trim.
- 

Quantification: All around perimeter of building

Cost:



\$500

## Corner Guards

### Issue Description:

- Interior outside corners at numerous locations are damaged.

### Issue Resolution

- Repair corners and paint if exposed
- Provide 2"x2" x4'-0" Stainless Steel adhered corner guards
- 

Quantification: Provide where needed – approximately 10 locations



Cost:

\$1000

## Ceiling Tiles

### Issue Description:

- Ceiling tiles have come loose and are sagging in several locations.

### Issue Resolution

- Ceiling tiles likely become dislodged during wind events that cause a low pressure in the vented attic space. The attic is supposed to be sealed at the bottom chord of the trusses with a plastic scrim material – seal all holes with tape that is rated for exposure in a plenum (Flame spread of 25 or lower and smoke development of 450 max). Additionally, ceiling tile hold down clips can be installed to hold the tiles in place. In some locations a new tile will need to be installed that is sized properly for the opening

Quantification: Check all spaces



Cost:

\$2000

## Monument Sign

### Issue Description:

- Monument Sign is discolored and lights are broken.

### Issue Resolution

- Power wash concrete using a low pressure water / bleach / TSP solution to remove any algae growth. Repair any spalling concrete with a concrete patch compound. Remove raised lettering and artwork. Prime concrete and paint with an elastomeric paint system intended for concrete substrates. Reinstall lettering. Replace lighting (included in site lighting package below).

Quantification: One Sign

Cost:



\$4000

## Plumbing – Hot Water Plumbed to Cold Water Fixtures

### Issue Description:

- Hot water was mistakenly plumbed to cold-water only fixtures, such as drinking fountain

### Issue Resolution

- Replumb fixtures to be served by cold water as required.

Quantification: To be determined, drinking fountain is known.

Cost:

\$2000 Allowance

## HVAC - Controls

### Issue Description:

- Current control system (Sunbelt Reliable) stopped receiving updates in 2014.
- Current control sequences lead to undesirable or incorrect equipment operation (lead lag issues, backup systems do not come online when primary equipment fails, etc.).

### Issue Resolution

- Update controls to Sunbelt's latest (cloud based).
- In update, scrub all sequences of operation (or develop from scratch) to ensure appropriate operation.

Quantification: Controls update should include all of OCCC's buildings, including Central County Campus, Aquarium Science, Lincoln City, and Waldport

Cost – can vary widely – Allowance:

\$30,000

## HVAC – Air Handling Unit Component Replacement

### Issue Description:

- AHU-1 has severely rusted filter section.
- Actuators rusted.

### Issue Resolution

- Replace filter section of AHU and associated control components.
- Recommend installing mist elimination screen into outside air intake to help prevent corrosion.

Quantification: AHU-1 filter section and added screen to outside air intake duct.

Cost:



\$35,000



## Makers Lab HVAC and Plumbing Provisions

### Issue Description:

- The South County Campus seeks to add maker spaces for career technical education. Additional HVAC provisions may be required to maintain operating temperatures and ventilated air with the addition of specialized equipment.
- Some specialized equipment may have water connection requirements.

### Issue Resolution:

- Provide additional outside air and ventilation to Makers Lab spaces as required.
- Provide domestic cold-water connections to specialty equipment, where applicable.
- Provisions for specialized water treatment systems are not known at this time and have not been included.

Quantification: Assume programming to adjust control setpoints and include provisions for additional dedicated ventilation. Assume domestic cold-water connections to (2) pieces of equipment. Final requirements will be coordinated with programmed space use, occupancy, and operating needs of equipment to be installed.

Cost:

TBD

## Lighting Systems – Luminaire Upgrade

### Issue Description:

- Interior lighting is fluorescent.
- Building mounted exterior lighting is Metal Halide.
- Parking area lighting is High Pressure Sodium.
- Parking area lighting provides insufficient coverage.
- These older technologies are costly to maintain, requiring regular lamp and/or ballast replacement.
- Controllability for these fixtures is also limited, minimizing energy savings potential through lighting controls.

### Issue Resolution:

- Replace and/or retrofit interior lighting with dimmable LED fixtures/lamps.
- Replace and/or retrofit exterior lighting with LED fixtures/lamps.
- Increase number of parking area pole lights to provide full coverage illumination.
- Consider luminaires with Luminaire Level Lighting Controls (LLLC). See Lighting Controls section for more information.



Quantification: Full interior and exterior replacement of existing lighting. Add approximately (3) pole lights with



Cost: Includes new control system  
Site Lighting – Add \$900 per pole light Assume 7

\$52,000  
\$6300

### Lighting Systems – Lighting Controls

#### Issue Description:

- In enclosed spaces such as offices, classrooms, conference rooms, etc., controls primarily consist of standalone on/off controlled rooms with automatic override by motion sensors and photocells. Dimming control is not provided in most spaces.
- Consider replacing with a networked lighting controls solution that can be monitored and adjusted remotely.

#### Issue Resolution:

- Replace controls in enclosed spaces to facilitate dimming control of new luminaires.
- Provide new networked lighting controls system that can be monitored and adjusted remotely.

Quantification: Replace standalone lighting controls in enclosed spaces to provide all code required controls, including dimming.

Cost:

See lighting upgrade

## Lighting Systems – Networked Lighting Controls

### Issue Description:

- Automatic control of common areas, circulation spaces, and exterior lighting is currently provided via a legacy Wattstopper LP8 relay-based control panel.
- Limited staff is available to monitor, adjust, and service equipment. Having remote access to network settings through a networked system can help to streamline this effort.
- Consider replacing with a networked lighting controls solution that can be monitored and adjusted remotely.

### Issue Resolution:

- Provide new networked lighting controls system that can be monitored and adjusted remotely.

Quantification: Replace central lighting control panel with networked solution by a reputable, locally supported manufacturer. Under the Luminaire Upgrade, elect to provide fixtures with Luminaire Level Lighting Controls (LLLC). The 5-8% cost premium for these luminaires can be offset with utility rebates. Controls components required under the Lighting Controls section, above, will also be minimized as they will primarily be integrated with replacement luminaires. Include cost of the manufacturer to generate a system map to easily navigate device settings in each space from a helpful graphical user interface.

### Cost:



See Lighting Upgrade

## Makers Lab Power Provisions

### Issue Description:

- The South County Campus seeks to add maker spaces for career technical education. Additional power provisions will need to be made to support new equipment.

### Issue Resolution:

- Provide additional general power provisions and special equipment connections to support

Quantification: Assume (10) additional receptacles on dedicated 20A/1P circuits and (5) new 30A/2P hard-wired equipment connections with heavy-duty switched disconnects. Final provisions to be coordinated with programmed space use and equipment connection requirements.

Cost:

TBD

## Service Entrance Equipment

### Issue Description:

- Meter base and CT enclosures mounted on the building exterior are not marine grade and are showing signs of deterioration.

### Issue Resolution:

- Replace exterior equipment enclosures with marine grade stainless steel NEMA 3R enclosures.

Quantification: Utility coordination, temporary disconnection and reconnection of electrical service, new marine grade stainless steel meter base and CT can.

Cost:



\$8,000

## Emergency Power Systems – Diesel Generator

### Issue Description:

- The facility is currently provided with an automatic transfer switch but no source of standby power.

### Issue Resolution

- Provide a 100kW diesel generator to serve the existing building loads.

Quantification: Provide generator, feeders, remote annunciator, remote shutdown pushbutton, feeders, auxiliary load branch circuiting, and commissioning as required for a complete and operable system.

Cost:

\$70,000

## Arc Flash Hazard Analysis

### Issue Description:

- Electrical equipment is not provided with arc flash hazard labels. This poses life safety risks for personnel performing maintenance on the electrical system.

### Issue Resolution:

- Perform an arc flash hazard analysis and label equipment.

Quantification: Whole building study, report, and equipment labels.

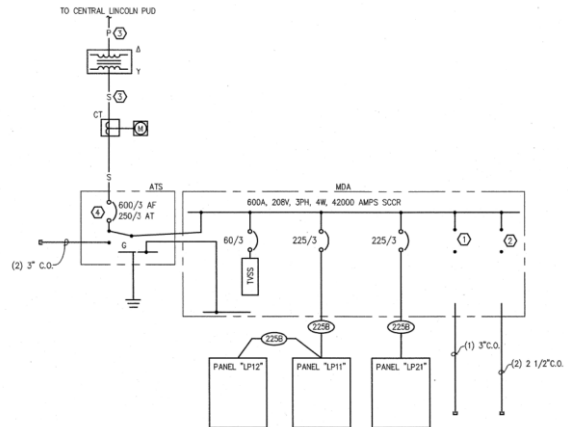
Cost:

\$15,000

## Power Distribution System Maintenance and Testing

### Issue Description

- Periodic testing of electrical system components is recommended to monitor regular deterioration of equipment, devices, connections, and conductors over the system's useful life. Monitoring the electrical system helps to predict and determine scheduled replacements of system components, minimizing operational downtime and improving worker safety.



### Issue Resolution:

- Develop preventative maintenance schedule per ANSI/NETA recommendations.
- Visually inspect equipment condition, connections, anchorage, and alignment.
- Perform electrical and mechanical test and inspect operation, connections, conductor insulation, and tap settings.
- Clean and lubricate equipment.
- Include inspections, testing, and servicing of rooftop solar photovoltaic array and associated components.

Quantification: Whole building assessment and reporting. Include professional services for developing routing maintenance and reporting process.

Cost to be determined

TBD

## Access Control System Replacement

### Issue Description:

- The existing Millennium Expert access control system is past the end of its useful life and is no longer supported by the manufacturer.

### Issue Resolution:

- Replace existing access control system and provide new, compatible field devices.

Quantification: Whole building system replacement. Currently controls (1) set of exterior doors. Include (3) additional electrified doors.

Cost:

## Telecommunications System Improvements

### Issue Description:

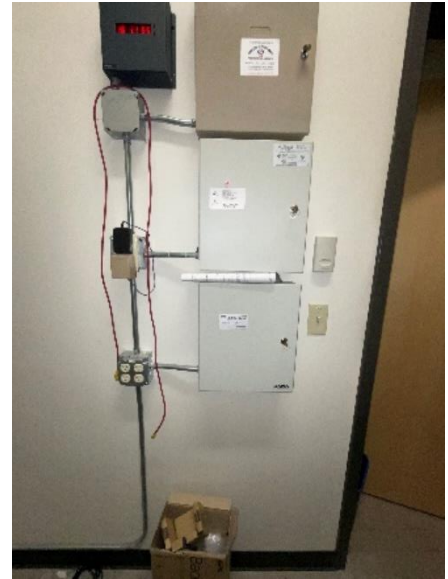
- Cabling is Category 5E which is still loosely supported but is becoming obsolete.

### Issue Resolution:

- Further evaluate infrastructure upgrades necessary to support upgrade of network cabling from CAT5E to CAT6 as the outside diameter of these cables will increase.

Quantification: Include professional services to develop implementation plan for conversion to CAT6A cabling.

Cost: Dependent on further evaluation



\$7,500



\$30,000 (Allowance)

## Building Telephony Replacement

### Issue Description:

- Existing Panasonic phone system is antiquated and unsupported. The current license capacity has been exceeded which has presented challenges for onboarding new staff.

### Issue Resolution:

- Replace existing phones with new, system agnostic, VOIP based phone system.

Quantification: Full replacement of existing phone system.

Cost: OCCC To provide cost

## Intrusion Detection System Nuisance Alarms

### Issue Description:

- The Honeywell intrusion detection/burglar alarm system has provided nuisance alarms. Currently, signal from any individual sensing device (door contacts, motion sensors, etc.) triggers the alarm.

### Issue Resolution:

- Add a motion sensor at each door and configure the system to go into alarm when both a door contact and motion sensor are triggered.

Quantification: Security system motion sensor at each exterior door, programming support to revise operating sequence of alarm system.

Cost:

\$9,000



## Classroom Audio-Visual (AV) Improvements

### Issue Description:

- As remote learning becomes more prevalent, audio-visual systems within these spaces will need to be updated to support the application.



### Issue Resolution:

- Develop updated AV standards for classrooms and conference spaces.
- Provide new projectors and supplemental video displays in classrooms to provide adequate visual coverage of the space.
- Provide integrated video and microphone systems to allow for improved remote and hybrid learning environments.

Quantification: Full AV upgrades for all classroom spaces. Include additional monitor displays for large rooms.

Cost dependent on further evaluation

TBD

## Cost Summary

Item	Cost
Repaint Exterior	\$9,500
Reseal Exterior Brick	\$2,500
Exterior Wood with Clear Finish	\$5,000
Repaint Exterior Steel	\$2,000
Perimeter Soil Buildup	\$500
Corner Guards	\$1,000
Ceiling Tiles	\$2,000
Monument Sign	\$4,000
Hot Water Plumbing (Allowance)	\$2,000
HVAC Controls	\$30,000
HVAC Air Handling Unit Component Replaceent	\$35,000
Makers Lab HVAC and Plumbing Provisions	TBD
Lighting Systems	\$52,000
Lighting Systems Exterior	\$6,300
Lighting Controls (see Lighting Systems)	
Networked Lighting Controls (see Lighting Systems)	
Makers Lab Power Provisions	TBD
Service Entrance Equipment	\$8,000
Emergency Power Generator	\$70,000
Arc Flash Hazard Analysis	\$15,000
Power Distribution System Maintenance and Testing	TBD
Access Control	\$7,500
Telecommunications System Improvements (allowance)	\$30,000
Building Telephony Replacement	TBD
Intrusion Detection System Nuisance Alarms	\$9,000
Classroom Audio-Visual (AV) Improvements	TBD
<b>Subtotal</b>	<b>\$291,300</b>
Soft Costs 27%	\$78,651
Contingency 10%	\$29,130
Inflation to Spring 2025 8%	\$23,304
<b>Total Cost</b>	<b>\$422,385</b>

## OCCC – North Campus, Lincoln City

**The North Campus serves the Lincoln City area and provides support to Taft High School, a short walk to the east of the building. The facility is 24,000 SF and house classrooms, science labs, nursing labs, administrative offices and a commons area for students and staff.**

### Cracks in Gypsum Board at Foyer

#### Issue Description:

- Cracks have appeared in the gypsum board at the foyer in numerous locations, primarily at the interior relite to room 110, at the openings into Reception 103 and at the beam saddle in the north wall of Upper Lobby 201 near gridline 6. Recurring cracks in these types of locations are typically caused by differential settlement.
- Cracks have also occurred in the hallway at both floors. Control joints should have been installed in continuous gypsum board runs that exceed 30'. Joints should be added in the hallways where the cracks have occurred.
- Recurring cracks in these types of locations are typically caused by differential settlement. But can also be caused by shrinkage due to drying wood framing.
- Differential settlement of up to ½" is indicated in the Geotechnical Report from URS dated January 16, 2006 which is enough to cause cracking.



#### Issue Resolution

- Add vertical "V" shaped control joints in the gypsum board that extend down to the substrate at all locations where cracking has occurred. Joint should be USG Control Joint 093 or similar.
- Gypsum board will need to be refinished and repainted.
- In some cases, an additional stud may need to be installed to support the joint.

Quantification: 200 linear feet of control joint installation

Cost: \$75/linear foot

\$15,000

## Nursing Completion

### Issue Description:

- Nursing needs curtains and simulator equipment for each station.



### Issue Resolution

- Install medical style curtains and tracks for three stations
- Install medical simulation equipment (assume no compressed air provided)
- Additional simulation equipment not included (mannequins, call station, ECG, etc. and would be an additional cost).

Quantification: 3

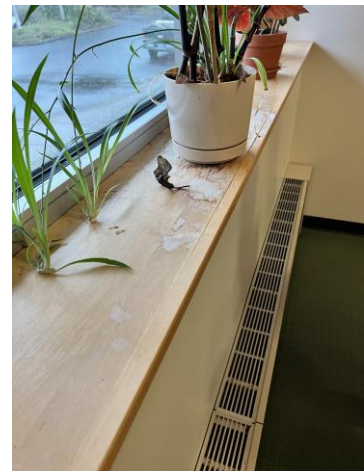
Cost: Curtains 1800 ea  
Head Unit 3500 ea

\$15,900

## Water Damage at Sills

### Issue Description:

- There is water damage at a few of the wood window sills. Most can be attributed to plants and watering. Damaged sills due to window leaks are dealt with in other areas.



### Issue Resolution

- Replace the sills with solid surface material if plants are to remain.

Quantification: 4 sills

Cost: 300/sf

\$2000

## Window leak at 113 Business Director

### Issue Description:

- Window has leaked causing water intrusion at the sill and damage to the gypsum board material below the window. Per the construction photos windows throughout were not installed per the details, omitting the stainless steel fully welded sill pan with back and end dams which would have improved the performance. New materials and techniques have been developed since then and are described below.

### Issue Resolution

- Remove window and siding system above and adjacent to the window. Install new peel and stick weather barrier, install new back angle at the sill, install new liquid applied flashing all around window and lap onto weather barrier, lap existing weather barrier over new. Reinstall window. Reinstall exterior sealant at head and jambs. Install air barrier sealant at interior side of window at head, jambs and sill. Air barrier sealant must be compatible with and attach to the aluminum window and the liquid flash. Reinstall exterior siding and flashings. Install new gypsum board and refinish at interior. Test studs below window for moisture content and inspect for mold. Remediate if necessary.

Quantification: Recommend both the south and east facing windows.

Cost: \$10,000 per window

\$20,000

## Interior Sealant Joints have failed

### Issue Description:

- Interior sealant joints between glue laminated beams at the high windows has failed. Failure is consistent with a joint that makes contact with 3 surfaces (top bottom and back) rather than two (top and bottom) and is usually caused by the absence of backer rod in the joint installation.

### Issue Resolution

- Remove all sealant to the bare wood
- Install backer rod sized for the joint and install new sealant

Quantification: 58'

Cost:\$20/ LF



\$1,140

### Exterior Flashing at Room 206

#### Issue Description:

- Exterior flashing has been bent up outside of room 206 and has been nailed through at the leading edge (leading edge of flashing systems should not be nailed through causing potential leaks in the system).

#### Issue Resolution

- Remove the flashing, the top row of shingles and install new self adhered flexible flashing. Install new row of shingles to match. Install new angled coated aluminum flashing. Thickness: 040 minimum. Reference detail A/706 from the volume 3 of the project manual.

Quantification: 35'

Cost: \$150/LF



\$5,250

## Second Floor Landing - North

### Issue Description:

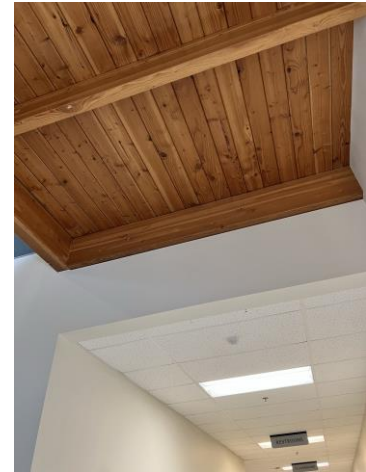
- The landing at Stair S-02 is lower than the adjacent floor especially at the SE corner. The offset ranges from 1/8" at the SW corner to 3/8" at the SE corner

### Issue Resolution

- Structural drawings (detail R1/A641) call for 6" x 1/4" SDS screws at 16" on center staggered through the face of the beam into blocking attached to the wide flange beam beyond, however only 3 plugs are visible in the face of the GLB.
- Destructive investigation is necessary to determine how the GLB is attached to the steel wide flanged beam since the installation does not appear to match the installation.
- Recommendation option 1: provide temporary shoring at beam. Remove plugs and installed fasteners into face of beam. Shim up beam using the temporary shoring to bring the landing level with the second floor. Verify blocking does not lift when the beam is shimmed into place. Verify blocking bolts are installed per R1/641 by removing the first floor hallway ceiling tiles. Tighten those bolts if possible. Install SDS 1/4 x 6 at 16" o/c staggered per detail R1/641. Countersink screws and plug to match GLB. Install new sealant joint below beam. The detail is attached at the back of this report.
- Recommendation option 2: Shore and shim beam to level the landing with the second floor. Remove gypsum board finish below beam. Weld new L 4x8x 1/4 x 6" support angles to wide flanged beam at east, center and west ends. Secure to beam with SDS 1/4" x 6" into bottom of beam. Refinish gypsum board and paint.

Quantification: As indicated above.

Cost:



\$12,000

## Exterior exposed wood

### Issue Description:

- Finish has aged, cracked and peeled. Wood is stained and has grayed.
- Wood with clear finish should be recoated every three years and sanded and refinished every 12 years as needed

### Issue Resolution

- Sand down wood to remove finish and as much of the staining as possible.
- Apply a wood stain remover product
- Apply three coats of clear spar urethane varnish – satin finish

Quantification: All

Cost:



\$8500

## Exterior seals at windows

### Issue Description:

- Exterior sealant installation is getting brittle and will need to be replaced every 15 to 20 years

### Issue Resolution

- None at this time except for at windows that are leaking (see above).

Quantification:

Cost:



None at this time



## Exterior Paint at Steel Substrates

### Issue Description:

- Exterior steel needs to be repainted every 8 years

### Issue Resolution

- Remove flaking paint and abrade surfaces of intact paint
- Apply a DTR paint system intended for galvanized metal surfaces. Color to match existing.

Quantification: All

Cost:



\$8,000

## Exterior Brick Systems

### Issue Description:

- Brick needs to be resealed every 8 years going forward
- Brick control joints need to be replaced every 12 years

### Issue Resolution

- Power wash brick and reseat.
- Remove silicone control joints and replace

Quantification: All

Cost:

\$9,000

## Repaint Exterior Painted Soffits

### Issue Description:

- All cement fiber siding and soffits need to be repainted.
- Repainting needs to occur every 8 years going forward.

### Issue Resolution

- Remove all flaking paint
- Remove and reinstall all sealant associated with the siding system
- Prime entire surface with an elastomeric paint system intended for cement fiber siding and cedar trim.

Quantification: All

Cost:



\$12,000

## Metal Siding Systems

### Issue Description:

- Clean metal siding systems every other year.

### Issue Resolution

- Remove all spider webs and debris. Scrub surfaces with a brush and detergent to remove algae, dirt and debris. Power washing is not recommended.

Quantification: All

Cost:



\$3,000

## Repaint Downspouts

### Issue Description:

- Downspouts should be repainted every 8 years moving forward.

### Issue Resolution

- Remove flaking paint, prime and repaint with appropriate paint system

Quantification: All

Cost:



\$3500

## Concrete Staining

### Issue Description:

- Concrete has developed moss and stains. Clean every other year.

### Issue Resolution

- Power wash with an anti moss / mildew additive to be determined

Quantification: All

Cost:

\$3000

## Exterior Door Hardware

### Issue Description:

- Some Door Hardware is damaged or corroded.

### Issue Resolution

- Replace as necessary and clean / lubricate the rest on a yearly basis.

Quantification: 4 locations

Cost:



\$4200

## HVAC - Controls

### Issue Description:

- Current control system (Sunbelt Reliable) stopped receiving updates in 2014.
- Current control sequences lead to undesirable or incorrect equipment operation (redundant/backup boiler does not fire if primary has error, Mach units need hard restart every quarter, boiler circulation pumps do not operate in lead/lag resulting in excessive wear on primary pump, CP-1)

### Issue Resolution

- Update controls to Sunbelt's latest (cloud based).
- In update, scrub all sequences of operation (or develop from scratch) to ensure appropriate operation.
- Replace boiler circulation pump (CP-1).

Quantification: Controls update should include all of OCCC's buildings, including Central County Campus, Aquarium Science, Lincoln City, and Waldport.  
Replacement of one pump.

Cost:

\$80,000

### **HVAC – AC-1.1 Startup**

Issue Description:

- Unit outside air intake located on side of building. Wind causes fan to turn when unpowered, which then prevents unit from starting up when needed.

Issue Resolution

- Install motorized shutoff damper that shuts outside air duct when unit is powered off. Damper to power open on unit startup.

Quantification: Unit AC-1.1 only.

Cost:

\$5000

### **HVAC – CU-2.1 Replacement**

Issue Description:

- Outdoor unit wearing/rusting out.

Issue Resolution

- Replace with new outdoor unit. Recommend provide with marine coating to help prevent corrosion.

Quantification: Unit CU-2.1 only.

Cost:

\$10,000

## HVAC – Outside Air Intake Hoods

### Issue Description:

- Outside air intake hoods and screens have rusted out and have created issues with wildlife.

### Issue Resolution

- Replace three outside air intake hoods and associated screens.
- Recommend incorporating mist elimination screen to protect downstream HRUs from corrosion.

Quantification: Three rooftop intake hoods.

Cost:

\$24,000

## HVAC – Elevator Machine Room HVAC Replacement

### Issue Description:

- Exhaust fan EF-3, wall heater WH-B1, and outside air louver in door showing severe corrosion.

### Issue Resolution

- Replace exhaust fan and wall heater with new units. Recommend stainless steel or protective marine coating to reduce corrosion.
- Replace door louver with new. Recommend stainless steel or protective marine coating to reduce corrosion.

Quantification: Exhaust fan, wall heater, and door louver.



Cost:



\$17,000

## Lighting Systems – Luminaire Upgrade

### Issue Description:

- Interior lighting is fluorescent.
- Building mounted exterior lighting is Metal Halide
- Exterior signage lighting is fluorescent.
- Pole lights have been converted to LED.
- Older lighting technologies are costly to maintain, requiring regular lamp and/or ballast replacement.
- Controllability for these fixtures is also limited, minimizing energy savings potential through lighting controls.

### Issue Resolution:

- Replace and/or retrofit interior lighting with dimmable LED fixtures/lamps.
- Replace and/or retrofit exterior lighting with LED fixtures/lamps.
- Consider luminaires with Luminaire Level Lighting Controls (LLLC). See Lighting Controls section for more information.

Quantification: Full interior and exterior replacement. Include exterior pole lights to align with replacements at the other campuses and simplify maintenance.



Cost:

\$264,800

## Lighting Systems – Lighting Controls

### Issue Description:

- In enclosed spaces such as offices, classrooms, conference rooms, etc., controls primarily consist of standalone on/off controlled rooms with automatic override by motion

sensors and photocells. Dimming control is not provided in most spaces.

- A Powerline Communications Inc. lighting control panel serves circulation spaces and common areas. This manufacturer is no longer in operation and the product is no longer directly supported.
- Limited staff is available to monitor, adjust, and service equipment. Having remote access to network settings through a networked system can help to streamline this effort.
- Consider replacing with a networked lighting controls solution that can be monitored and adjusted remotely.

#### Issue Resolution:

- Upgrade the lighting controls system to a currently supported system by a reputable and locally represented manufacturer.
- Provide dimming control of luminaires in enclosed spaces.
- Consider Luminaire Level Lighting Controls (LLLC) as a solution for greatest rebates, flexibility, and remote accessibility for maintenance personnel.

Quantification: Full interior and exterior replacement. Replace central lighting control panel with networked solution by a reputable, locally supported manufacturer. Under the Luminaire Upgrade, elect to provide fixtures with Luminaire Level Lighting Controls (LLLC). The 5-8% cost premium for these luminaires can be offset with utility rebates. Controls components required will also be minimized as they will primarily be integrated with replacement luminaires. Include cost of the manufacturer to generate a system map to easily navigate device settings in each space from a helpful graphical user interface.

Cost:

(included in lighting)

### **Reliable Standby Power**

#### Issue Description:

- The North County Campus is backed up via a 235kW natural gas fueled generator. Natural gas is not considered to be a reliable source. Upon a seismic event, the utility will likely stop the supply of fuel to mitigate hazards.
- The Community College has expressed concerns regarding the reliability of the standby power source as the facility is a check point for Red Cross and is used as an emergency shelter to support community members during upset conditions. The local Fire Department and Police Department have also expressed interest in using the facility as an Emergency Operations Center (EOC).



- While it may be possible to configure the existing genset to accept propane, there are concerns about the vulnerable nature of a remote tank and fuel piping.

Issue Resolution:

- Replace the existing generator with a diesel generator.

Quantification: Disconnect and remove the existing generator and natural gas service to the equipment. Provide 235kW diesel generator with subbase fuel tank. Commission the complete system, including existing transfer switch and emergency lighting inverter.

Consider replacing the lighting inverter with a separate 100A emergency system transfer switch to simplify maintenance. Provide new 100A, 120/208V panel and connect emergency lighting circuits.

Cost:

\$170,000

### **Emergency Power Systems – Emergency Lighting Inverter**

Issue Description:

- Existing egress lighting is provided with emergency backup power via a 6kVA lighting inverter.
- Inverter batteries are nearing end of life and are due for replacement.

Issue Resolution

- If diesel generator and emergency system ATS/branch panel are not provided, replace existing batteries in lighting inverter.

Quantification: Full replacement of 120kVA battery UPS with maintenance bypass.

Cost:

\$50,000

### **Arc Flash Hazard Analysis**

Issue Description:

- Electrical equipment is not provided with arc flash hazard labels. This poses life safety risks for personnel performing maintenance on the electrical system.

Issue Resolution:

- Perform an arc flash hazard analysis and label equipment.

Quantification: Whole building study, report, and equipment labels.

Cost:

\$25,000

### **Power Distribution System Maintenance and Testing**

#### Issue Description

- Periodic testing of electrical system components is recommended to monitor regular deterioration of equipment, devices, connections, and conductors over the system's useful life. Monitoring the electrical system helps to predict and determine scheduled replacements of system components, minimizing operational downtime and improving worker safety.

#### Issue Resolution:

- Develop preventative maintenance schedule per ANSI/NETA recommendations.
- Visually inspect equipment condition, connections, anchorage, and alignment.
- Perform electrical and mechanical test and inspect operation, connections, conductor insulation, and tap settings.
- Clean and lubricate equipment.

Quantification: Whole building assessment and reporting. Include professional services for developing routing maintenance and reporting process.

Cost to be determined

TBD

### **Access Control System Replacement**

#### Issue Description:

- The existing Millennium Expert access control system is past the end of its useful life and is no longer supported by the manufacturer.

#### Issue Resolution (paragraph and / or bullet points)

- Replace existing access control system and provide new, compatible field devices.

Quantification: Whole building system replacement. Currently controls (4) sets of exterior doors. Include (5) additional electrified doors.

Cost (9 doors)



\$18,000

## Telecommunications System Improvements

### Issue Description:

- Cabling is Category 5E which is still loosely supported but is becoming obsolete.

### Issue Resolution:

- Further evaluate infrastructure upgrades necessary to support upgrade of network cabling from CAT5E to CAT6 as the outside diameter of these cables will increase.

Quantification: Include professional services to develop implementation plan for conversion to CAT6A cabling.

Cost: Dependent on further evaluation



Allowance: \$120,000

## Building Telephony Replacement

### Issue Description:

- Existing Panasonic phone system is antiquated and unsupported. The current license capacity has been exceeded which has presented challenges for onboarding new staff.

### Issue Resolution:

- Replace existing phones with new, system agnostic, VOIP based phone system.

Quantification: Full replacement of existing phone system.

OCCC to provide cost

## Classroom and Conference Audio-Visual (AV) Improvements

### Issue Description:

- As remote learning becomes more prevalent, audio-visual systems within these spaces will need to be updated to support the application.

### Issue Resolution:

- Develop updated AV standards for classrooms and conference spaces.
- Provide new projectors and supplemental video displays in classrooms and conference rooms to



provide adequate visual coverage of the space.

- Provide integrated video and microphone systems to allow for improved remote and hybrid learning environments.

Quantification: Full AV upgrades for all classroom and conference room spaces. Include additional monitor displays for large rooms.

Cost dependent on further evaluation

### **Fire Alarm System Reprogramming**

Issue Description:

- It has been noted that some alarm sequences are not programmed correctly in the current fire alarm system.
- An example of this is that the sump pump alarm is an indication of low pressure in the dry portions of the fire protection system.

Issue Resolution:

- Audit the fire protection system connections and programming and revise system as required for correct sequence of operations.

Quantification: Include professional services for auditing existing system and time to reconfigure up to (5) system connections.

Cost:

\$8000

### **Intrusion Detection System Nuisance Alarms**

Issue Description:

- The Honeywell intrusion detection/burglar alarm system has provided nuisance alarms. Currently, signal from any individual sensing device (door contacts, motion sensors, etc.) triggers the alarm.
- 

Issue Resolution:

- Add a motion sensor at each door and configure the system to go into alarm when both a door contact and motion sensor are triggered.
-

Quantification: Security system motion sensor at each exterior door, programming support to revise operating sequence of alarm system.

Cost: 28,000

### Cost Summary

Item	Cost
Gypsum Board Cracking	\$15,000
Nursing Completion	\$15,900
Water Damage at Sills	\$2,000
Window Leak at 113 Business Director	\$20,000
Interior Sealant Joints	\$1,140
Exterior Flashing at Room 206	\$5,250
Second Floor Landing - North	\$12,000
Exterior Wood Refinish	\$8,500
Exterior Window Seals	\$0
Exterior Paint at Steel Substrates	\$8,000
Exterior Brick Systems	\$9,000
Paint Soffits	\$12,000
Clean Metal Siding Systems	\$3,000
Repaint Downspouts	\$3,500
Concrete Staining	\$3,000
Exterior Door Hardware	\$4,200
HVAC Controls	\$80,000
HVAC AC 1.1	\$5,000
HVAC CU-2.1 Replacement	\$10,000
HVAC Outside Air Intake Hoods	\$24,000
HVAC Elevator Machine Room HVAC Replacement	\$17,000
Lighting Systems – Luminaire Upgrade	\$264,800
Lighting Systems – Lighting Controls (see lighting systems)	\$0
Reliable Standby Power	\$170,000
Emergency Power Systems - Emergency Lighting Inverter	\$50,000
Arc Flash Hazard Analysis	\$25,000
Power Distribution System Maintenance and Testing (TBD)	\$0
Access Control Systems	\$18,000
Telecommunications System Improvements (allowance)	\$120,000
Building Telephony Replacement (TBD)	\$0
Classroom and Conference AV Improvements (TBD)	\$0
Fire Alarm Reprogramming	\$8,000
Intrusion Detection System Nuisance Alarms	\$28,000

<b>Subtotal</b>	<b>\$942,290</b>
Soft Costs 27%	\$254,418
Contingency 10%	\$94,229
Inflation to Spring 2025 8%	\$75,383
<b>Total Cost</b>	<b>\$1,366,321</b>

## OCCC – Central County Campus

**The Central County Campus building is a two story 80,000 sf facility that includes classrooms, science labs, nursing labs, the campus commons, facility staff and administration offices. Roofs are framed with wood trusses. Walls are a mix of wood framing and CMU. The Roof system is asphalt composition shingle, and the siding systems are a mix of brick and cement fiber siding.**

### Roof Systems

#### Issue Description:

- Existing roofs are leaking in numerous locations as detailed under a separate attached report

#### Issue Resolution

- Remove existing asphalt shingle roof system
- Inspect existing plywood for damage and replace – assume 100 sheets of ½” plywood.
- Install continuous adhered air vapor barrier
- Install new flashing systems
- Install stainless steel saddles at all
- Install new prefinished aluminum standing seam roof

Quantification: Entire roof needs to be replaced.

Cost:



\$1,250,000

### Seismic Joint

#### Issue Description:

- Existing seismic joint is leaking

Issue Resolution

- Remove seismic joint cover and flashing
- Repair gasket
- Replace cover
- Seal all joints
- Install new pre-finished aluminum flashing cover with standing seam joints over the repaired system.

Quantification: Entire length of seismic joint

Repair Gypsum Board Wall and Paint below



Cost: Joint

\$12,500

Cost: Wall Repair

\$8000



## Exterior Cement Fiber / Cedar Siding Systems

### Issue Description:

- All cement fiber siding and soffits need to be repainted.
- Repainting needs to occur every 8 years going forward.

### Issue Resolution

- Remove all flaking paint
- Remove and reinstall all sealant associated with the siding system
- Prime entire surface with an elastomeric paint system intended for cement fiber siding and cedar trim.

Quantification: All

Cost:



\$137,700

## Exterior Brick Systems

### Issue Description:

- Brick needs to be resealed every 8 years going forward
- Brick control joints need to be replaced every 12 years

### Issue Resolution

- Power wash brick and reseat.
- Remove silicone control joints and replace

Quantification: All

Cost:



\$32,400

## Exterior Wood With Clear Finish

### Issue Description:

- Finish has aged, cracked and peeled. Wood is stained and has grayed.
- Wood with clear finish should be recoated every three years and sanded and refinished every 12 years as needed

### Issue Resolution

- Sand down wood to remove finish and as much of the staining as possible.
- Apply a wood stain remover product
- Apply three coats of clear spar urethane varnish – satin finish

Quantification: All

Cost:



\$16,700

## Repaint Exterior Steel

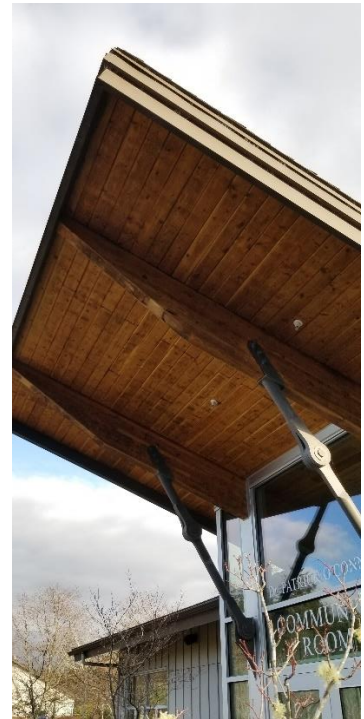
### Issue Description:

- Exterior steel needs to be repainted every 8 years

### Issue Resolution

- Remove flaking paint and abrade surfaces of intact paint
- Apply a DTR paint system intended for galvanized metal surfaces. Color to match existing.

Quantification: All



Cost:

\$10,500

### Removable Mullions at exterior doors

Issue Description:

- Prefinished removable mullions are beginning to rust.

Issue Resolution

- Remove as much rust as possible with wire brush, abrade the rest of the surface
- Repaint with a DTR paint system. Color to match existing.

Quantification: All



Cost:

\$4800

### Corner Guards

Issue Description:

- Interior outside corners at numerous locations are damaged.

Issue Resolution

- Repair corners and paint if exposed
- Provide 2"x2" x4'-0" Stainless Steel adhered corner guards

Quantification: Provide where needed – assume 50 guards



Cost: Guards  
Cost: Repair

\$4000  
\$2000

### Broken Tile at Shower Rooms

Issue Description:

- Substrate has heaved at shower rooms



Issue Resolution

- Remove loose tile and adjacent adhered tiles
- Grind substrate smooth
- Reinstall tile system to match existing

Quantification: approximately 5 SF

Cost:

\$3700

## VCT at Entry

### Issue Description:

- Vinyl tile at entry has become wet and no longer lays flat.

### Issue Resolution

- Remove, verify slab is flat, apply leveler if necessary and replace with a sheet product and appropriate adhesive for wet locations

Quantification: 35 SF

Cost:



\$2500

## Damaged Ceiling Tile

### Issue Description:

- Tile has been damaged from roof leaks

### Issue Resolution

- Replace with new after roof has been replaced

Quantification: 200 2x4 ceiling tiles

Cost:



\$2500

## Windows at first floor corridor

### Issue Description:

- One window is cracked and one window has broken seals in the first floor corridor near the ramp.

### Issue Resolution

- Replace

Quantification: 2 glazing units

Cost



\$2500

## Carpet Transitions at Commons

### Issue Description:

- Carpet transitions shrunk lengthwise over time, creating gaps at joints.

### Issue Resolution

- Replace with new

Quantification: 200 linear feet

Cost



\$1800

### Interior joint sealant at windows

#### Issue Description:

- Sealant joint between window frames and aluminum window trims have failed at the second floor windows at the commons NE side.

#### Issue Resolution

- Remove and replace with a color matched STPE sealant system

Quantification: 20 linear feet



\$400

### Loose Weatherstripping

#### Issue Description:

- Weather stripping at window heads is loose

#### Issue Resolution

- Apply a rubber compatible adhesive and reinsert weatherstripping

Quantification: 10 linear feet



Cost:

\$400

## Rubber Stair Tread Appearance

### Issue Description:

- Rubber treads have developed a chalky appearance.

### Issue Resolution

- This is an aesthetic issue. A conditioner can be used to rejuvenate the appearance.

Quantification: Stair treads that receive sunlight

Cost



\$800

## Leak at North Second Floor Corridor Window

### Issue Description:

- Window is leaking and sill is receiving water

### Issue Resolution

- Exterior window sealants should be removed and replaced.
- Water is likely coming from roof leaks and should be resolved once roof is replaced.

Quantification: All around window

Cost



\$1200



## Perimeter Soil Buildup

### Issue Description:

- Soil has built up over time at the perimeter of the building, blocking brick weeps and causing potential rot / decay at siding systems.

### Issue Resolution

- Remove excess soil to expose weeps at brick and provide 2" minimum clear at cement fiber siding and cedar trim.

Quantification: All around perimeter of building

Cost



\$1500

## HVAC - Controls

### Issue Description:

- Current control system (Sunbelt Reliable) stopped receiving updates in 2014.
- Current control sequences lead to undesirable or incorrect equipment operation (lead lag issues, backup systems do not come online when primary equipment fails, etc.).

### Issue Resolution

- Update controls to Sunbelt's latest (cloud based).
- In update, scrub all sequences of operation (or develop from scratch) to ensure appropriate operation.

Quantification: Controls update should include all of OCCC's buildings, including Central County Campus, Aquarium Science, Lincoln City, and Waldport

Cost – can vary widely – Allowance:

\$300,000

## HVAC – Air Handling Unit Component Replacement

Issue Description:

- Some existing air handlers have severely rusted sections due to high humidity and coastal conditions.
- Some unit's coil connections show corrosion due to joining of different metals.

Issue Resolution

- Provide new filter sections and coils for affected units.
- Remove corroded pipe and replace with new pipe of same material, or provide dielectric union.
- Provide new moisture sensor in bottom of intake louver plenums to detect standing water pooling in plenum/clogged drain.
- Provide new mist elimination filter at outside air intake louver.

Quantification:

New filter section and coils for AHU-6, AHU-8, and AHU-10.

Replace corroded pipe on AHU-4 and AHU-8.

New moisture sensor and mist elimination filter at two outside air plenums/louvers serving eastern mechanical room.

Replace eastern rusted louver plenum.

Cost:



\$70,000

## HVAC – Boilers condensation issue

Issue Description:

- During some operating conditions, Boiler #1 has severe condensation in the exhaust flu which has caused flooding in the mechanical room.

#### Issue Resolution

- Revise control sequences based on operation manual to ensure boiler operates within manufacturer's recommended setpoints.
- Provide floor-mounted water dam or re-slope floor of mechanical room to direct condensation to floor sink.

#### Quantification:

Condensation problem is currently limited to Boiler #1, but campus facilities has noted the boilers do not operate in a lead/lag configuration as intended. It is possible the issues may affect Boiler #2 if lead/lag operation is corrected. Recommend issue resolutions are provided for both boilers.

Cost – controls sequence elsewhere



\$200

### Lighting Systems – Luminaire Upgrade

#### Issue Description:

- Interior lighting is fluorescent.
- Building mounted exterior lighting is Metal Halide
- Pole lights are High Pressure Sodium
- These older technologies are costly to maintain, requiring regular lamp and/or ballast replacement.
- Controllability for these fixtures is also limited, minimizing energy savings potential through lighting controls.



#### Issue Resolution:

- Replace and/or retrofit interior lighting with dimmable LED fixtures/lamps.
- Replace and/or retrofit exterior lighting with LED fixtures/lamps.
- Consider luminaires with Luminaire Level Lighting Controls (LLLC). See Lighting Controls section for more information.



Quantification: Full interior and exterior replacement.



Cost: Includes new control system	\$980,000
Site Lighting – Add \$900 per pole light Assume 40	\$36,000

## Lighting Systems – Lighting Controls

### Issue Description:

- In enclosed spaces such as offices, classrooms, conference rooms, etc., controls primarily consist of standalone on/off controlled rooms with automatic override by motion sensors and photocells. Dimming control is not provided in most spaces.
- A Powerline Communications Inc. lighting control panel serves circulation spaces and common areas. This manufacturer is no longer in operation and the product is no longer directly supported.
- Limited staff is available to monitor, adjust, and service equipment. Having remote access to network settings through a networked system can help to streamline this effort.
- Consider replacing with a networked lighting controls solution that can be monitored and adjusted remotely.

### Issue Resolution:

- Upgrade the lighting controls system to a currently supported system by a reputable and locally represented manufacturer.
- Provide dimming control of luminaires in enclosed spaces.
- Consider Luminaire Level Lighting Controls (LLLC) as a solution for greatest rebates, flexibility, and remote accessibility for maintenance personnel.

Quantification: Full interior and exterior replacement. Replace central lighting control panel with networked solution by a reputable, locally supported manufacturer. Under the Luminaire Upgrade, elect to provide fixtures with Luminaire Level Lighting Controls (LLLC). The 5-8% cost premium for these luminaires can be offset with utility rebates. Controls components required will also be minimized as they will primarily be integrated with replacement luminaires. Include cost of the manufacturer to generate a system map to easily navigate device settings in each space from a helpful graphical user interface.

Cost: (included in lighting)

## Emergency Power Systems – Central Battery Uninterruptible Power Supply (UPS)

### Issue Description:

- Existing 120kVA UPS has been reported to have a failure of its non-volatile memory storage, making the system vulnerable during extended power outages.
- Getting onsite service from the manufacturer has been challenging.
- UPS batteries are nearing end of life and are due for replacement.

### Issue Resolution

- Repair or replace existing UPS system.

Quantification: Full replacement of 120kVA battery UPS with maintenance bypass.

Cost (assume replacement)



\$50,000

## Arc Flash Hazard Analysis

### Issue Description:

- Electrical equipment is not provided with arc flash hazard labels. This poses life safety risks for personnel performing maintenance on the electrical system.

### Issue Resolution:

- Perform an arc flash hazard analysis and label equipment.

Quantification: Whole building study, report, and equipment labels.

Cost

\$40,000

## Power Distribution System Maintenance and Testing

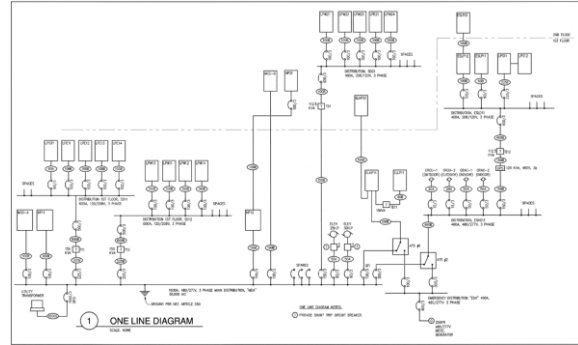
### Issue Description

- Periodic testing of electrical system components is recommended to monitor regular deterioration of equipment, devices, connections, and conductors over the system's useful life. Monitoring the electrical system helps to predict and determine scheduled

replacements of system components, minimizing operational downtime and improving worker safety.

**Issue Resolution:**

- Develop preventative maintenance schedule per ANSI/NETA recommendations.
- Visually inspect equipment condition, connections, anchorage, and alignment.
- Perform electrical and mechanical test and inspect operation, connections, conductor insulation, and tap settings.
- Clean and lubricate equipment.



**Quantification:** Whole building assessment and reporting. Include professional services for developing routing maintenance and reporting process.

**Cost – ongoing maintenance**

### Emergency Operations Center (EOC) Power

**Issue Description:**

- The Central Coast Campus has been designated as an EOC and is the main southeast beach evacuation site. Additional power devices are needed to support this operation.

**Issue Resolution:**

- Extend the existing standby power system to serve additional convenience power and kitchen equipment for community support during a large-scale emergency event.

**Quantification:** Include approximately (10) 20A/1P receptacle branch circuits, (2) 30A/2P circuits for cooking appliances.

**Cost:**

**\$15,000**

### Access Control System Replacement

**Issue Description:**

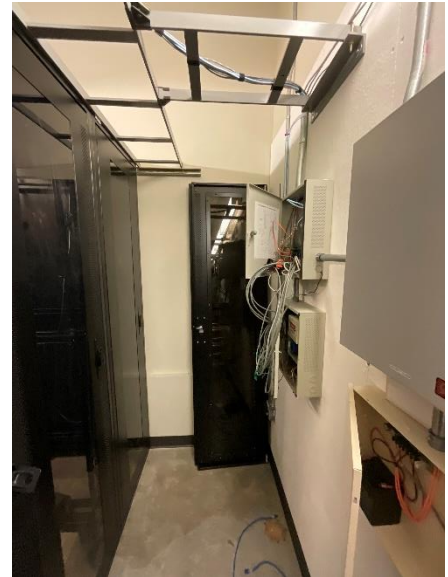
- The existing Millennium Expert access control system is past the end of its useful life and is no longer supported by the manufacturer.

Issue Resolution (paragraph and / or bullet points)

- Replace existing access control system and provide new, compatible field devices.

Quantification: Whole building system replacement. Currently controls (4) sets of exterior doors. Include (5) additional electrified doors.

Cost: (9 doors)



\$18,000

## Telecommunications System Improvements

Issue Description:

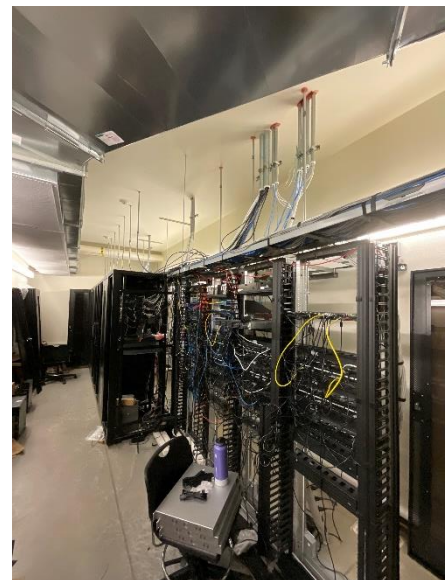
- Cabling within the MDF/IDF spaces is lacking labeling and wire management.
- Cabling is Category 5E which is still loosely supported but is becoming obsolete.

Issue Resolution:

- Provide labeling and cable management within MDF/IDF rooms.
- Further evaluate infrastructure upgrades necessary to support upgrade of network cabling from CAT5E to CAT6 as the outside diameter of these cables will increase.

Quantification: End-to-end testing, labeling, and cable management for whole building. Include professional services to develop implementation plan for conversion to CAT6A cabling.

Cost: Dependent on further evaluation



Allowance: \$450,000

## Building Telephony Replacement

Issue Description:

- Existing Panasonic phone system is antiquated and unsupported. The current license capacity has been

exceeded which has presented challenges for onboarding new staff.

Issue Resolution:

- Replace existing phones with new, system agnostic, VOIP based phone system.

Quantification: Full replacement of existing phone system.

OCCC to provide cost

## Classroom and Conference Audio-Visual (AV) Improvements

Issue Description:

- As remote learning becomes more prevalent, audio-visual systems within these spaces will need to be updated to support the application.



Issue Resolution:

- Develop updated AV standards for classrooms and conference spaces.
- Provide new projectors and supplemental video displays in classrooms and conference rooms to provide adequate visual coverage of the space.
- Provide integrated video and microphone systems to allow for improved remote and hybrid learning environments.

Quantification: Full AV upgrades for all classroom and conference room spaces. Include additional monitor displays for large rooms.

Cost dependent on further evaluation

## Fire Alarm System Reprogramming

Issue Description:

- It has been noted that some alarm sequences are not programmed correctly in the current fire alarm system.



- An example of this is that the sump pump alarm is an indication of low pressure in the dry portions of the fire protection system.

Issue Resolution:

- Audit the fire protection system connections and programming and revise system as required for correct sequence of operations.

Quantification: Include professional services for auditing existing system and time to reconfigure up to (5) system connections.

Cost dependent on further evaluation



### Fire Alarm System Upgrade

Issue Description:

- The building is served by a traditional horn/strobe fire alarm system. As codes have changed since the building was originally constructed, facilities with occupancies over 1000 require voice evacuation fire alarm systems. It is unlikely that a fire marshal will require the system to be upgraded unless major renovations or additions are planned for the facility.

Issue Resolution:

- Consider upgrading the building fire alarm system to a voice evacuation system in accordance with currently adopted codes.

Quantification: Include whole building upgrade to voice evacuation fire alarm system.

Cost: \$196,000

### Nurse Call System Replacement

Issue Description:

- The nurse call system installed to serve the OCCC Nursing Program is not operational.

Issue Resolution:

- Recommission and/or replace the system.

Quantification: Include cost to replace system.

Cost: \$5500

### Intrusion Detection System Nuisance Alarms

Issue Description:

- The Honeywell intrusion detection/burglar alarm system has provided nuisance alarms. Currently, signal from any individual sensing device (door contacts, motion sensors, etc.) triggers the alarm.

Issue Resolution:

- Add a motion sensor at each door and configure the system to go into alarm when both a door contact and motion sensor are triggered.

Quantification: Security system motion sensor at each exterior door, programming support to revise operating sequence of alarm system.

Cost: \$84,000

### Cost Summary – Central Campus

Item	Cost
Roof	\$1,250,000
Seismic Joint	\$12,500
Seismic Joint Wall Repair	\$8,000
Paint Siding	\$137,700
Brick Clean and Seal	\$32,400
Exterior Wood Finish	\$16,700
Exterior Steel Paint	\$10,500
Removable Door Mullions	\$4,800
Corner Guards	\$4,000
Corner Repair	\$2,000
Tile at Shower Rooms	\$3,700
VCT at Entry	\$2,500
Damaged Ceiling Tile	\$2,500
Corridor Windows	\$2,500
Carpet Transitions at Commons	\$1,800
Interior Joint Sealant at Windows	\$400
Loose Weather Stripping	\$400
Rubber Stair Tread	\$800
Leak at North Corridor Window	\$1,200

Perimeter Soil Buildup	\$1,500
HVAC Controls	\$300,000
HVAC Component Replacement	\$70,000
Boiler Condensation (see HVAC Controls)	\$200
Lighting System Upgrade	\$980,000
Site Lighting	\$36,000
Lighting Controls (see lighting)	\$0
Emergency Power Systems	\$50,000
Arc Flash Hazard Analysis	\$40,000
Power Distribution System Maintenance and Test	\$0
Emergency Operations Center Power	\$15,000
Access Control System Replacement	\$18,000
Telecommunications System Improvements	\$450,000
Building Telephone System Replacement (cost by OCCC)	\$0
Classroom AV Improvements (Cost dependent on further analysis)	\$0
Fire Alarm System Replacement	\$196,000
Nurse Call System Replacement	\$5,500
Intrusion Detection System Upgrade	\$84,000
<b>Subtotal</b>	<b>\$3,740,600</b>
Soft Costs 27%	\$1,009,962
Contingency 10%	\$374,060
Inflation to Spring 2025 8%	\$299,248
<b>Total Cost</b>	<b>\$5,423,870</b>

## OCCC – Aquarium Science

***The Aquarium Science facility is on the same site as the Central Campus in Newport. It is a 9,270 SF building that houses programs that teach students about aquaria operation maintenance and animal husbandry.***

### Exterior Cement Fiber / Cedar Siding Systems

#### Issue Description:

- All cement fiber siding and soffits need to be repainted.
- Repainting needs to occur every 8 years going forward.



#### Issue Resolution

- Remove all flaking paint
- Remove and reinstall all sealant associated with the siding system
- Prime entire surface with an elastomeric paint system intended for cement fiber siding and cedar trim.

Quantification: All

Cost

\$12,000

### Exterior Brick Systems

#### Issue Description:

- Brick needs to be resealed every 8 years going forward

#### Issue Resolution

- Power wash brick and reseat.

Quantification: All

Cost:

\$4500

### Floor Slab Surface Erosion Near Tanks

Issue Description:

- Near tanks where there is water spillage, the concrete floor slab surface has become rough due to erosion caused by the properties of the tank water.

Issue Resolution

- Recommend appropriate floor prep and an epoxy coating that will need to be replaced on a regular basis. (approximately every 5-6 years).

Quantification: Only areas where the erosion is occurring – approximately 3000sf

Cost:

\$9000

### Door Frame Rust

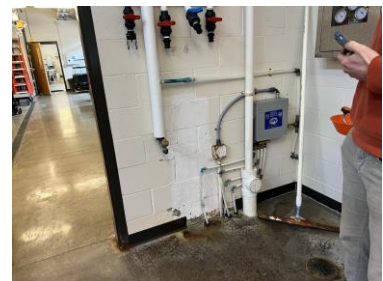
Issue Description:

- Interior door frames are rusted through at the bottoms in several locations

Issue Resolution

- Remove and replace with HDG heavy duty frames pre-paint prior to install. Reuse existing wood doors. Replace rusted hardware

Quantification: 7 locations



Cost:

\$17,500

### Water Damage at Cabnetry

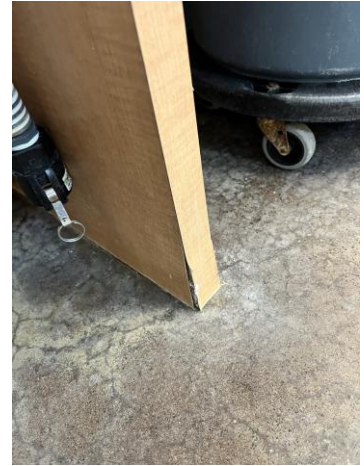
Issue Description:

- Cabinetry with plywood legs has swelled due to water infiltration in two areas.

Issue Cut cabinetry leg off 6" above floor and install stainless steel fabricated legs.

- 

Quantification: two locations



Cost:

\$2000

### Rust at Overhead Door Stiffeners

Issue:

- Horizontal stiffeners and track at overhead door are corroding.

Issue Resolution

- Contract with Overhead Door Co or approved to remove stiffeners and replace with aluminum if possible and remove track and replace. If steel is required, all steel should be hot dip galvanized after fabrication.

Quantification: All



Cost:

\$6000

### Door Hardware is Corroding

Issue Description:

- Steel parts on panic devices are corroding

Issue Resolution

- Clean corrosion off of aluminum and stainless portions and replace steel components.

Quantification: 3 doors



Cost:

\$3000

### Fasteners at door hardware corroding

Issue Description:

- Fasteners at door hardware at numerous locations have corroded.

Issue Resolution

- Remove and replace with matching size, but in stainless steel.

Quantification: All



Cost:

\$2000

### Shield Exterior Lights

Issue Description:

- Exterior lights shine inside and disrupt animals

Issue Resolution

- Add a PVC L shaped shield mounted to the soffit that cuts off direct light from the exterior soffit lights

Quantification: 2 locations one at each overhead door



Cost:

\$400

### HVAC - Controls

Issue Description:

- Current control system (Sunbelt Reliable) stopped receiving updates in 2014.
- Current control sequences lead to undesirable or incorrect equipment operation (boilers inexplicably turn off without alarm, HRU-1 inexplicably shuts down, etc.)

Issue Resolution

- Update controls to Sunbelt's latest (cloud based).
- In update, scrub all sequences of operation (or develop from scratch) to ensure appropriate operation.

Quantification: Controls update should include all of OCCC's buildings, including Central County Campus, Aquarium Science, Lincoln City, and Waldport



Cost: \$60,000

### **Plumbing – Hot Water Recirculation Pump**

#### Issue Description

- DP-1 (domestic water pump) not operational, resulting in long wait times at fixtures for hot water.

#### Issue Resolution (paragraph and / or bullet points)

- Replace pump and integrate into existing/new controls.

Quantification: One pump in mechanical room.

Cost: \$600

### **Aquarium Systems – Effluent System**

#### Issue Description

- Control panel display is not calibrated, does not display correct water level in holding tank.
- System was not installed per original design documents.

#### Issue Resolution (paragraph and / or bullet points)

- Recalibrate, repair, or replace existing control panel to display correct information.

Quantification: One control panel and associated programming.

Cost: \$3200 (allowance)

### **Lighting Systems – Luminaire Upgrade**

#### Issue Description:

- Interior lighting is fluorescent.
- Building mounted exterior lighting is Metal Halide
- Luminaires within Teaching Lab are not rated for the saltwater environment. Ballasts often fail and luminaires are corroding.
- Exterior lighting on the south side of the building has been noted to spill into the interior Animal Holding area. This has been noted as having negative impacts on the welfare of animals stored in that space.

- These older technologies are costly to maintain, requiring regular lamp and/or ballast replacement.
- Controllability for these fixtures is also limited, minimizing energy savings potential through lighting controls.

Issue Resolution:

- Replace and/or retrofit interior lighting with dimmable LED fixtures/lamps.
- Replace and/or retrofit exterior lighting with LED fixtures/lamps.
- Modify south exterior lighting to prevent light spill into the Animal Holding area.
- Consider luminaires with Luminaire Level Lighting Controls (LLLC). See Lighting Controls section for more information.

Quantification: Full interior and exterior replacement. Luminaires in Lab spaces, Animal Holding, and Tank Storage to be marine grade, sealed and gasketed.



Cost:

\$180,000

**Lighting Systems – Lighting Controls**

Issue Description:

- General area lighting in the Teaching Lab does not operate in a manner that is conducive to the welfare of marine animals housed in the space.
- A complete row of lights is on an emergency circuit. When normal power is lost to the facility, this row of luminaires will automatically come to full brightness, which may cause issues for marine animal welfare in the space.
- Additional lighting appears to be controlled via an astronomical timeclock located in Animal Holding. This system was not indicated on record drawings and requires further study. If it provides timeclock control of luminaires on the egress path, revisions will be required to the lighting control system to ensure egress lights are brought to full brightness upon loss of power.



Issue Resolution:

- Recommission or replace lighting controls in the Teaching Lab. Lighting to be configured for manual-on, automatic-off operation. Initial light level to be at a low setting upon manual-on activation and raised by user input.

- Recircuit row of emergency luminaires to the normal lighting circuit in the space. Provide sealed and gasketed emergency lighting units to provide target illumination on the egress path.
- Review complete control of lighting serving the egress path. Ensure the system utilizes the central Wattstopper control module rather than distributed points of automatic control.



Quantification: Lighting controls and circuiting revisions in Teaching Lab. Upgrade central Wattstopper controller and revise controls for luminaires served by standalone timeclock to be centrally controlled with other luminaires.

Cost – see lighting above

### Lighting Systems – Networked Lighting Controls

#### Issue Description:

- Automatic control of common areas, circulation spaces, and exterior lighting is currently provided via a legacy Wattstopper controller.
- Limited staff is available to monitor, adjust, and service equipment. Having remote access to network settings through a networked system can help to streamline this effort.
- Consider replacing with a networked lighting controls solution that can be monitored and adjusted remotely.

#### Issue Resolution:

- Provide new networked lighting controls system that can be monitored and adjusted remotely.

Quantification: Replace central lighting control panel with networked solution by a reputable, locally supported manufacturer. Under the Luminaire Upgrade, elect to provide fixtures with Luminaire Level Lighting Controls (LLLC). The 5-8% cost premium for these luminaires can be offset with utility rebates. Controls components required under the Lighting Controls section, above, will also be minimized as they will primarily be integrated with replacement luminaires. Include cost of the manufacturer to generate a system map to easily navigate device settings in each space from a helpful graphical user interface.

Cost – see lighting above.



### Emergency Power Systems – Generator Reliability

#### Issue Description:

- The facility is currently backed up via a 150kW diesel generator. There have been several instances in which the equipment has not successfully started. When the generator does fire, it is often after a failed startup cycle.
- The generator servicer has reviewed the equipment and the resolution has been unclear.
- It is possible that the generator is mis-firing due to equipment inrush currents. A study should be performed to analyze the startup characteristics of connected equipment.
- If the startup characteristics of connected equipment are within the equipment ratings, the equipment may require replacement.



#### Issue Resolution

- Provide an additional backup power source to serve critical loads – refer to the following section on Standby Power and Central Battery UPS.
- Conduct a study of connected loads to confirm compatible equipment ratings. Provide motor soft starters for connected equipment to limit inrush current upon equipment startup. Account for planned future loads.
- If equipment persists to misfire after studying and adjusting motor startup currents, replace the generator with new.

Quantification: Include professional services to perform a load study and analyze startup of connected loads. Add motor soft starters to motor loads. If the issue persists, replace the existing generator with new. A larger generator may be required to support the connected loads. For pricing purposes, assume the same size genset will be provided.

Cost: Further investigation needed

\$20,000 (Allowance)

### **Standby Power Systems – Central Battery Uninterruptible Power Supply (UPS)**

#### Issue Description:

- Specialized systems within the Aquarium Science Building serve as life support for marine wildlife studied in this facility. Reliability of the current standby power system is tenuous and has posed risks to the welfare of these animals.

#### Issue Resolution

- Provide additional uninterruptible power supply (UPS) to support critical systems.

Quantification: Assume 150kVA battery UPS with maintenance bypass.

Cost:

\$60,000

### Corrosion Resistant Power and Data Devices

Issue Description:

- Power and Data device boxes and raceways installed in areas subject to saltwater exposure are showing signs of corrosion.
- Devices mounted above counter and/or in casework appear to be sustaining their condition.

Issue Resolution:

- Replace surface mounted conduit pathways and boxes in Teaching Lab, Work Room, Animal Holding, and Culture Lab with marine grade stainless steel. Replace devices and termination hardware with marine grade equivalent. Consider increasing the mounting height of devices installed near the floor. Provide with weather protected in-use covers to further limit exposure, as seen in areas such as Food Prep and the Water Quality Lab.

Quantification: Replace approximately (2) power/data devices and associated boxes and raceway. Extent of the replacement is limited to the affected spaces. Portions of electrical and raceway systems extending beyond the affected areas are suitable to remain.

Cost:

\$3000

### Arc Flash Hazard Analysis

Issue Description:

- Electrical equipment is not provided with arc flash hazard labels. This poses life safety risks for personnel performing maintenance on the electrical system.

Issue Resolution:

- Perform an arc flash hazard analysis and label equipment.

Quantification: Whole building study, report, and equipment labels.

Cost:

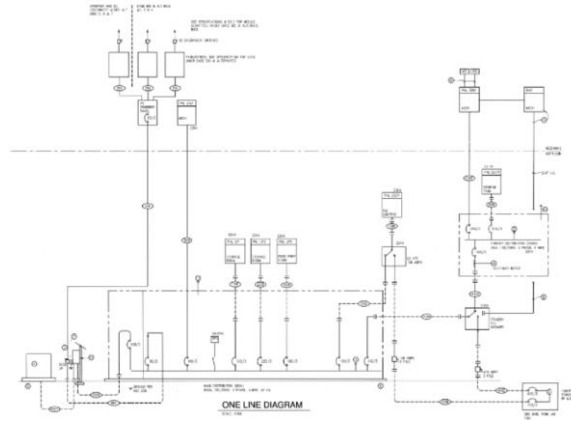
\$25,000

### Power Distribution System Maintenance and Testing

Issue Description



- Periodic testing of electrical system components is recommended to monitor regular deterioration of equipment, devices, connections, and conductors over the system's useful life. Monitoring the electrical system helps to predict and determine scheduled replacements of system components, minimizing operational downtime and improving worker safety.



**Issue Resolution:**

- Develop preventative maintenance schedule per ANSI/NETA recommendations.
- Visually inspect equipment condition, connections, anchorage, and alignment.
- Perform electrical and mechanical test and inspect operation, connections, conductor insulation, and tap settings.
- Clean and lubricate equipment.
- Include inspections, testing, and servicing of rooftop solar photovoltaic array and associated components.

Quantification: Whole building assessment and reporting. Include professional services for developing routing maintenance and reporting process.

Cost to be determined

TBD

**Access Control System Replacement**

**Issue Description:**

- The existing Millennium Expert access control system is past the end of its useful life and is no longer supported by the manufacturer.

**Issue Resolution (paragraph and / or bullet points)**

- Replace existing access control system and provide new, compatible field devices.

Quantification: Whole building system replacement. Currently controls (1) set of exterior doors. Include (3) additional electrified doors.



\$10,000

Cost (4 doors)

### Telecommunications System Improvements

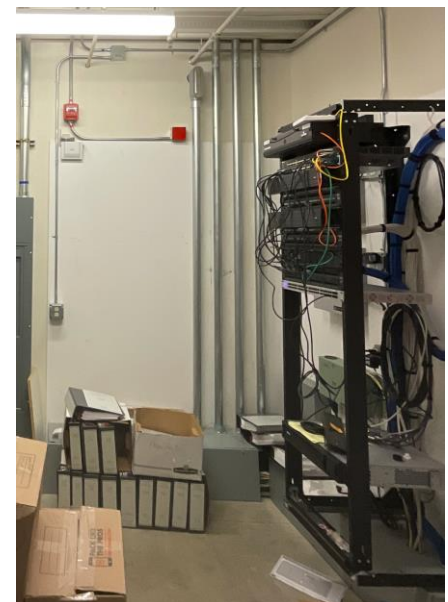
Issue Description:

- Cabling is Category 5E which is still loosely supported but is becoming obsolete.

Issue Resolution:

- Further evaluate infrastructure upgrades necessary to support upgrade of network cabling from CAT5E to CAT6 as the outside diameter of these cables will increase.

Quantification: Include professional services to develop implementation plan for conversion to CAT6A cabling.



\$100,000 (Allowance)

Cost: Dependent on further evaluation

### Building Telephony Replacement

Issue Description:

- Existing Panasonic phone system is antiquated and unsupported. The current license capacity has been exceeded which has presented challenges for onboarding new staff.

Issue Resolution:

- Replace existing phones with new, system agnostic, VOIP based phone system.

Quantification: Quantification: Full replacement of existing phone system

Cost: OCCC To provide cost

### Intrusion Detection System Nuisance Alarms

Issue Description:

- The Honeywell intrusion detection/burglar alarm system has provided nuisance alarms. Currently, signal from any individual sensing device (door contacts, motion sensors, etc.) triggers the alarm.

Issue Resolution:

- Add a motion sensor at each door and configure the system to go into alarm when both a door contact and motion sensor are triggered.

Quantification: Security system motion sensor at each exterior door, programming support to revise operating sequence of alarm system.

Cost: 16,000

### Cost Summary

Item	Cost
Repaint Exterior	\$12,000
Reseal Exterior Brick	\$4,500
Floor Slab Epoxy	\$9,000
Door Frame Rust	\$17,500
Water Damage at Cabinetry	\$2,000
Corrosion at Overhead Door	\$6,000
Corrosion at Panic Devices	\$3,000
Corrosion at Fasteners	\$2,000
Shield Exterior Lights	\$400
HVAC Controls	\$60,000
Recirc Pump	\$600
Aquarium Systems Effluent Systems	\$3,200
Lighting Systems	\$180,000
Lighting Controls (see Lighting Systems)	\$0
Networked Lighting Controls (see Lighting Systems)	\$0



Emergency Power Generator (allowance)		\$20,000
UPS		\$60,000
Corrosion Resistant Power and Data Devices		\$3,000
Arc Flash Hazard Analysis		\$25,000
Power Distribution System Maintenance and Testing	TBD	
Access Control		\$10,000
Telecommunications System Improvements (allowance)		\$100,000
Building Telephony Replacement	TBD	
Intrusion Detection System Nuisance Alarms		\$16,000
<b>Subtotal</b>		<b>\$534,200</b>
Soft Costs 27%		\$144,234
Contingency 10%		\$53,420
Inflation to Spring 2025 8%		\$42,736
<b>Total Cost</b>		<b>\$774,590</b>

