



TOLEDO | WALDPOR | NEWPORT | LINCOLN CITY

Waldport Facility Update

- Sunday, Nov. 24, a significant leak was discovered after an intake pipe failed at the water heater. Staff responded, Ryslinge & Administrator in Charge (Mease) were informed.
- Water impact evident throughout the Building.
- 11/24-11/25 staff and various contractors assessed the impacts, Gintner consulted insurer.
- 11/26/25: In consultation with Ryslinge, VPs & Facility Director, AIC Mease declared the existence of an emergency, allowing Admin Services to move forward with contracting for services.



Relevant Policies

BOARD POLICY 6520 Security for College Property References: ORS 341.290. The President shall establish procedures necessary to manage, control, and protect the assets of the Oregon Coast Community College including, but not limited to (1) Ensure sufficient security to protect property, equipment, and information from theft, loss, or significant damage. (2) Ensure the organization's public image or credibility, guiding against actions that would hinder the accomplishment of its mission.....Adopted: March 20, 2019

BOARD POLICY 6540 Insurance & Risk References: ORS 30.282 & ORS 341.290(22)

The President shall be responsible to secure insurance for the College which shall include but is not limited to the liabilities described here.a portfolio of insurance coverage sufficient to manage its property and liability risks, provide for the health and well-being of employees... Adopted: March 20, 2019

Emergencies guidelines section 3.09 of the OCCC Contracting and Purchasing Rules, & ORS 279B.080

- Competitive procurement need not be used for the procurement of any materials or services if an emergency exists and the emergency consists of circumstances creating a substantial risk of loss, damage, interruption of services,
- The Board of Education, President or delegate may declare the existence of the emergency, which shall authorize the College to enter into an emergency contract in accordance with ORS 279B.080.
- The statute implies that a meeting of the Board must be called to affirm the existence of the emergency and authorize the procurement exception.

College Response

- Water and response captured on security cameras
- Building's locks can be triggered remotely by Chris Rogers, Facilities Director, which allowed response crews and companies access virtually 24/7 in days after incident.
- Current Vendors OCCC has retained:
 - Coast Disaster Masters – Lincoln City, Or, 541-992-2080. Providing moisture readings and necessary equipment for drying the walls.
 - Engle and Sons – Seal Rock, Or, 541-921-4007. General contractor assisting with sheetrock removal and carpet drying.
 - Above Board Plumbing – Newport, Or, 541-574-2948. Removing and replacing existing water heater.
- Building to remain closed for some weeks, exact return to use TBD.
- Insurance:
 - Brown & Brown was immediately contacted and a claim started through PACE.
 - We have been assigned an adjuster and continue to work through that process.
 - The deductible for an incident of this nature will be \$10,000 which we have available in the Internal Service Fund.



- Tenants/Partners EDALC exceptionally cooperative and understanding; relocated temporarily to Newport campus
- All Winter Community Ed classes scheduled for Waldport moved to Newport or cancelled.
- Rentals and Room-Use requests also cancelled for term.
- Drywall already removed; flooring contractor secured and replacements ordered.
- Feb. 1, 2025 target date for completion/reopening

