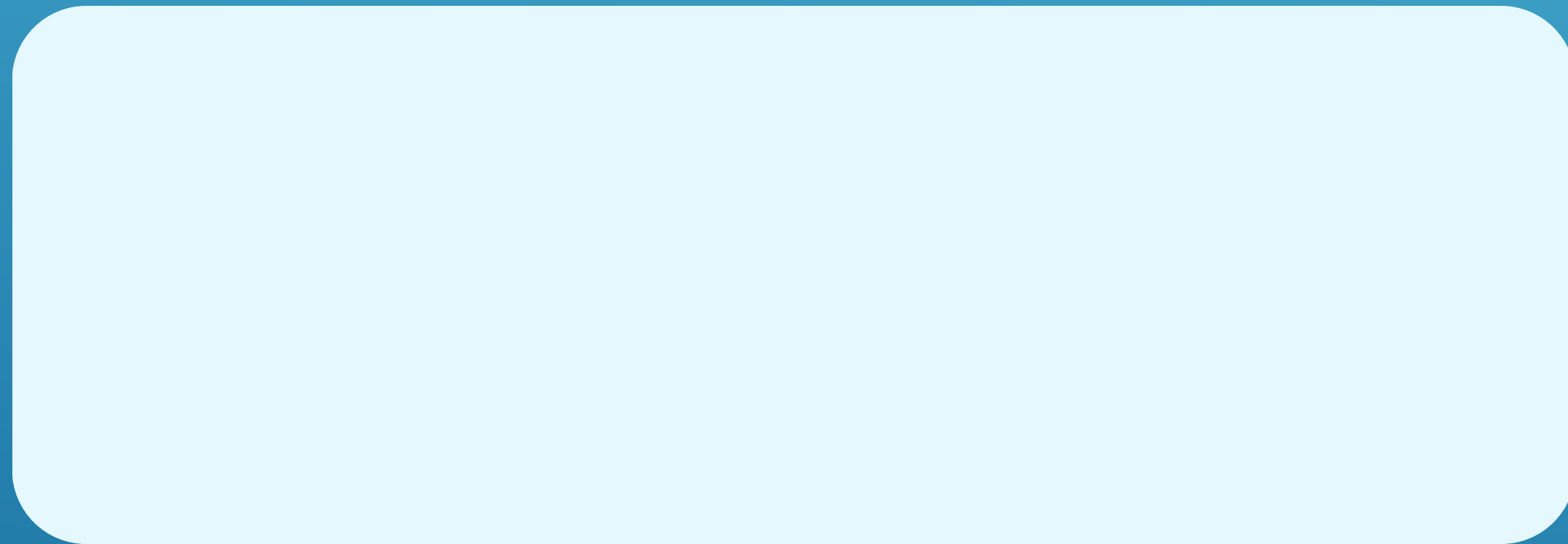


**OCCC BOND PROGRAM
CONSTRUCTION MANAGER'S REPORT
JANUARY 15, 2025**



OCCC BOND PROGRAM CONSTRUCTION MANAGER'S REPORT JANUARY 15, 2025



OREGON COAST
COMMUNITY COLLEGE



**INTEGRITY MANAGEMENT
SOLUTIONS, LLC**

WHAT'S HAPPENING!

In late December, the Design Team Selection Committee met to review proposals

Design teams chosen from the proposal review were interviewed by the Selection Committee on January 9

Design meetings expected to begin before the end of January

The CM/GC method of contractor selection is being recommended and the Board is asked to review the draft Finding of Facts supporting this method

DESIGN TEAM SELECTION COMMITTEE

Bruce Clemetsen

Dave Price

Marshall Roache

Chris Rogers

Bud Shoemake

Robin Gintner

Sharon Hahn

Chris Giggy, IMS

Nancy Giggy, IMS

DESIGN TEAMS INVITED TO INTERVIEW

Glas + Hacker

Integrus

Opsis + HGE

Soderstrom



RECOMMENDED DESIGN TEAM

Glas+Hacker is recommended for Board approval

Deciding comments from the Selection Committee:

- **Complete and expert team for all design aspects, including CTE programming**
- **Excellent references**
- **Extensive recent work in the community including OCCO**
- **Strong resume of CTE facility design for Higher Education**
- **Strong resume for creative design including renovations**

NEXT STEPS WITH DESIGN

Contract and fee negotiation with the design team

Initial programming meetings for the OCATT building to begin design in late January

Initial conceptual design meetings for the priority maintenance and improvements to existing facilities in late January

Develop the Master Schedule for the Bond Program

CM/GC – WHAT IS IT?

Construction Manager/General Contractor

Adopted in Oregon in late 1980s for public improvement projects

Alternative to hard-bid process

RFP is based on cost, experience, team, approach, schedule, safety and references

Contractor participates in design completion

CM/GC SELECTION PROCESS OVERVIEW

Follows requirements of ORS

Prepare Findings of Facts for Board review

Public hearing after 14 day notice in trade journal
Approve Findings

Proceed with CM/GC RFP



ORS 279C.335(2)

“... A local contract review Board ... may exempt a public improvement contract ... from the competitive bidding (i.e. hard-bid) requirements ... after the local contract review board approves the findings that the contracting agency submits ...”

Completed 279C.335 provided with our report

FINDINGS OF FACTS

Included with IMS packet for January Board

Primary findings supporting CM/GC method:

- Will result in cost savings and reduced risk**
- Will allow selection of contractor(s) with the specialized expertise required**
- Will benefit the public by improved safety**
- Will not diminish competition**

FINDINGS OF FACTS

Questions or comments?



NEXT STEPS WITH CM/GC PROCESS

Schedule public hearing during February Board meeting

Advertise public hearing schedule

Hold the hearing

Approve the Findings

Issue the CM/GC RFP in late February

BUDGET FOR OCATT BUILDING & RENOVATION/ IMPROVEMENT PROJECTS

- **ORIGINAL BUDGET
\$41,100,000**
- **CURRENT BUDGET
\$46,771,144**

**Individual project budgets will be developed as design
cost estimates are established**

PRELIMINARY SCHEDULE MILESTONES

- **JANUARY 2025**
 - Design begins for new OCATT Building and priority renovations to existing facilities
 - **SUMMER 2025**
 - Priority renovations begin
 - **FALL 2025**
 - Begin OCATT sitework and utilities
 - **SUMMER/FALL 2026**
 - Additional renovations and improvements
- 

QUESTIONS?

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