

**OREGON COAST COMMUNITY COLLEGE
BOARD OF EDUCATION MEETING
Wednesday, December 11, 2024, 6:00 PM
Central County Campus, Room 140
400 SE College Way, Newport, OR 97366
Zoom Meeting ID: 947 3617 0385
<https://oregoncoast.zoom.us/j/94736170385>**

A. Call to Order

a. Board roll call

Chair Rich Emery called the meeting to order at 6:00 PM. In attendance: Chair Rich Emery, Vice Chair Debbie Kilduff, Chris Chandler, Marion Mann, Alison Nelson-Robertson, Paul Schuytema, and Bud Shoemake.

b. Welcomes by President

President Birgitte Ryslinge welcomed everyone to the meeting and acknowledged the presence of OCCC staff, Board members, and guests.

c. Approval of Business Meeting Minutes from November 13, 2024

Schuytema moved to approve the Business Meeting minutes from November 13, 2024. Chandler seconded. Emery, Kilduff, Chandler, Nelson-Robertson, Schuytema, and Shoemake voted in favor. Mann abstained. **Motion Carried.**

d. Finalize agenda

No changes to the agenda.

B. Communications

a. Written

A written communication was received from Board Member Alison Nelson-Robertson. Nelson-Robertson read the letter announcing her resignation from the Board due to work and personal commitments effective December 12, 2024.

b. Public comment on agenda & non-agenda items (as received)

Public Comment from Clyde Rood, Oregon School Board Association (OSBA) Board of Directors, Region 10. Topic: Seeking endorsement for re-election as OSBA's District 10 representative. Rood provided his personal background as an OSBA Board member and noted that OSBA is a resource for Board policy development.

c. Public Comment Closed

Public comment was closed.

d. President's Response to Public Comment (if needed)

Ryslinge clarified that while there is some intersection of Oregon Statute for school boards and community college boards, there are unique statutes and aspects related to community college boards. OCCC subscribes to the Oregon Community College Association (OCCA) board policy service. OCCA's service provides annual legal updates and alignment with accreditation standards. Ryslinge

noted recent efforts to improve communication and connection between OSBA and OCCA due to their shared interests. Ryslinge also mentioned OSBA's professional development opportunities, such as workshops for board members.

C. College Reports & Action Items

a. Board Member Acknowledgment

Ryslinge recognized Nelson-Robertson for her 12 years of Board service for Zone 2, highlighting her contributions. Nelson-Robertson was presented with a token of appreciation from the College.

b. President's Report

President Ryslinge gave her final report to the Board, highlighting recent events and activities at the College. The President's Report is available online as a PDF for public record on the [Board of Education Meetings and Agendas](#) page.

1. College Updates

- OCCC hosted the kickoff for National Apprenticeship Week with a visit from the Oregon Bureau of Labor & Industries (BOLI) Commissioner and several industry-connected community partners.
- *The Double R Show* podcast has recently featured guests from OCCC: Dave Price (VP of Engagement), Talaina King (North Center & SBDC Coordinator), and Dr. Birgitte Ryslinge (President).
- The Higher Education Coordinating Commission (HECC) Commissioners are visiting all Oregon community colleges in 2024-2025. OCCC's visit is scheduled for January 14th, 2025, hosting HECC Chair Sandy Rowe.
- OCCC is hosting registration events, including Nursing Program info sessions, Winter Term Walk-in Registration, and Oregon Transfer Days.

2. Community Engagement

- *Winter Catch the Wave* is in the mail, which includes OCCC's winter term credit courses and community education.
- OCCC staff participated in holiday activities including a Secret Santa, Winter Gathering, and an ornament craft table.
- The Shark Shack Student Resource Closet received donations from the Lincoln City Rotary Club and Yachats Ladies Club.

3. Media Report

- A monthly list is kept of news articles and media featuring OCCC. Current media highlights included coverage from the Bureau of Labor and Industries Commissioner visit, issuance of Request for Proposals (RFP) for the Bond Architect, the water leak in Waldport South Center and the Bachelor of Science in Nursing curriculum approval by the Board.

4. President Ryslinge expressed gratitude as she prepares to retire from the OCCC presidency after 10.5 years. She specifically thanked the following: for their support:

- Board members, current and past
- Community and partners to the college
- The Executive Team, current and past
- Faculty, staff and managers
- Most importantly, students who entrust OCCC with their education

c. Corequisite Model for Student Success

Ben Kaufmann, Dean of Academic Foundation & Student Success, reported on developmental education redesign, discussing the nationwide movement to change the pathway for students to reach college-level writing and math courses. Oregon Coast Community College has transitioned to a new model where students take a co-requisite lab section alongside their gateway course, instead of first taking a series of developmental courses. This model has shown significant success in increasing student success and completion rates at OCCC. Data from other states that have implemented similar models was also shared, showing a significant increase in students passing math within the first year.

Kaufmann also discussed the use of the First Generation Student Success Grant to provide scholarships, additional tutoring hours, and a program to address digital literacy gaps. OCCC has been developing a partnership with Motimatic to reach out to students who have left the College and encourage them to return.

[Link to Corequisite Model full report](#)

d. Small Business Development Center Update

Greg Price, Small Business Development Center (SBDC) Director, provided an update on the SBDC's activities and achievements. The center's efforts to diversify funding sources were highlighted, including a \$162,000 grant from State Bill 3410, which was fully awarded and leveraged for capacity building. Price noted a significant increase in the Hispanic and Spanish language communities served, as well as a high percentage of women-owned businesses. The Center has added various programs, including AI training, digital marketing, financial management tools & resources, and a Childcare Business Accelerator program.

A video was shown about the Youth Entrepreneurship Program, which had over 30 participants and awarded around \$8,000 in awards to contestants. The program aims to teach young entrepreneurs about different career paths and will be expanded next year.

Price noted the success of the Restaurant Small Business Management program and the launch of a retail-focused program. The team, including Kellianne Parker as the new Assistant Director, was praised for their contributions. The impending end of State Bill 3410, a significant funding source, is an upcoming challenge. The community impacts of the SBDC included serving 176 unique clients, 400 individual clients, creating 19 new jobs, and contributing over \$1 million in sales increases.

[Full SBDC Report](#)

e. Waldport Facility Emergency

Ryslingle presented on behalf of Robin Gintner, VP of Administrative Services. Ryslingle addressed a significant leak that occurred at South County Center on Sunday, November 24th, due to an intake pipe failing at the water heater. A state of emergency was declared on 11/26, which allows for an accelerated contracting process for repairs. Relevant Board Policies were reviewed, including BP 6520, BP 6540, ORS 279B.080, and section 3.09 of the OCCC Contracts and Purchasing rules. Three

vendors have been retained to assist with the repairs and the administrative team is working with insurance agents to cover the costs. The overall estimate is potentially \$50,000 with a deductible of \$10,000. The tenants (Economic Development Alliance of Lincoln County) have been moved to Newport. Community meetings and Winter term classes have been moved to Newport or canceled. Full Report: Waldport Facility Emergency

f. Bond Project: Update on Architect RFP Process

Chris and Nancy Giggy, OCCC Bond Project Managers (of IMS Management Solutions) reported on the progress of the bond Architect RFP process. Nine proposals were received from the RFP. The selection committee applied a scoring process and has selected four companies to be interviewed. An Architect recommendation is expected at the January Board meeting. In subsequent meetings, IMS will recommend using the Construction Manager/General Contractor (CM/GC) approach and will present the findings of fact to the Board as part of that process.

D. Board Policy Update Process

a. Action: Approve Revised Chapter 4 Board Policy 4010

Mann motioned to approve the revised Chapter 4 Board Policy 4010. Chandler seconded. All voted in favor. **Motion carried.**

[Board Policy Packet – BP 4010.](#)

E. Information & Discussion Items

a. None

F. Board Reports

a. Comments from Chair

Ryslinge's final board meeting was acknowledged by Emery, who also presented a card on behalf of the Board. Individual Board members expressed their appreciation for Ryslinge's leadership and many contributions during her tenure, with several emphasizing her leading the College to achieve independent accreditation and the recent passage of the facility Bond.

b. Other Board Reports

Kilduff announced an update from OCCA regarding the change in Oregon statute and the new legal requirement for board member training in public meeting law. Details and frequency of training opportunities will be announced in January.

Ryslinge reminded the Board about the upcoming law going into effect on January 1, 2025, requiring that education boards of community colleges make video recordings of their meetings available online for public access.

G. Action Items

a. Declare Board Vacancy Zone 2 and Direct President Ryslinge to initiate process for solicitation of applicants for direct appointment to fill the seat on an interim basis.

Nelson-Robertson motioned. Schuytema seconded. All voted in favor. **Motion carried.**

b. Affirm Declaration of Emergency at Waldport Facility, Authorize Purchasing Exception for Related Contracts in Accordance with ORS 279B.080.

Chandler moved. Nelson-Robertson seconded. All voted in favor. **Motion carried.**

G. Announcement of future meetings:

Emery announced the next regularly scheduled meeting of the OCCC Board of Education will be held Wednesday, January 15, 2024, in person at Central County Campus, 400 SE College Way, Newport, OR & via Zoom.

H. Adjournment

Emery adjourned the meeting at 7:33 PM.

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

Minutes submitted by: Executive Assistant, Lori Templeman

Approved by:

A handwritten signature in cursive script that reads "Birgitte Ryslinge". The signature is written in dark ink and is positioned above a horizontal line.

Birgitte Ryslinge, PhD
Clerk of the Board



AQUARIUM SCIENCE: PAST, PRESENT, FUTURE

Larry Boles, AQS Director

AQUARIUM SCIENCE PROGRAM

AAS Degree

Certificate

WOU partnership

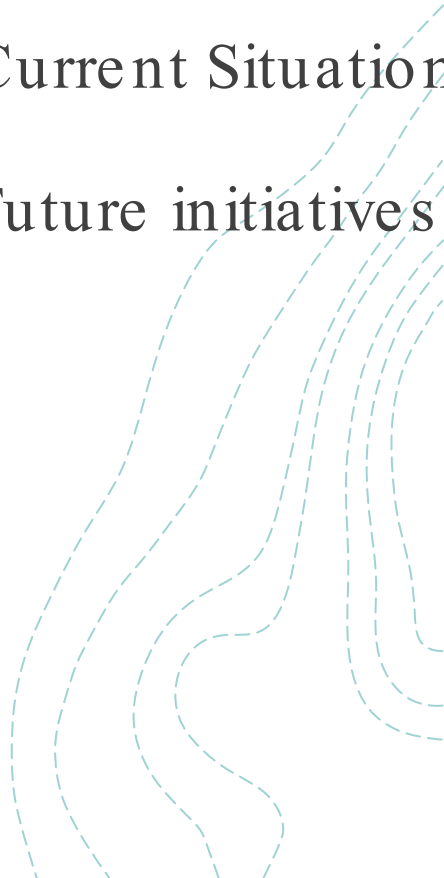


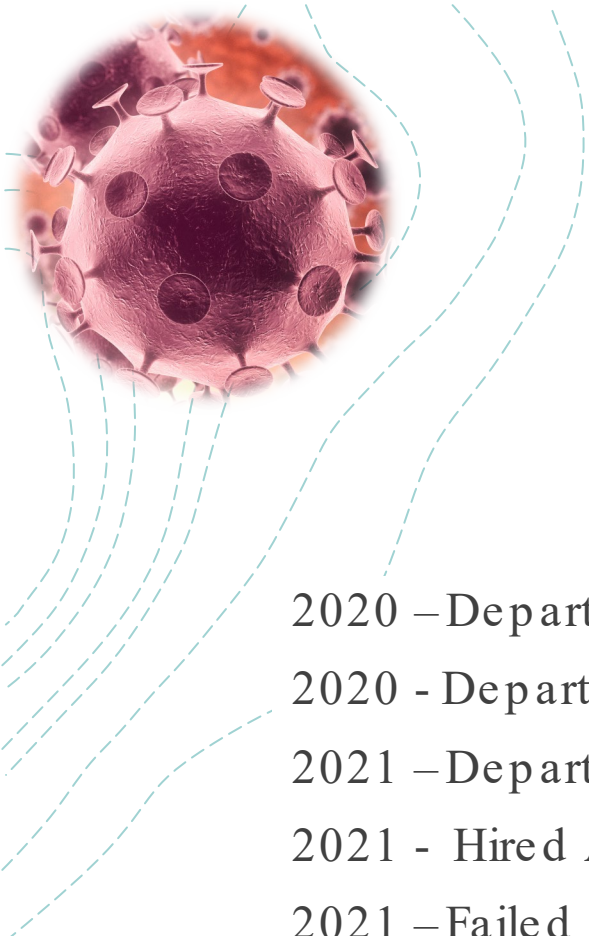
AGENDA

Post Covid Summary

Current Situation

Future initiatives





2020 –Departure Dr. Matt Hawkyard

2020 - Departure of Alyssa Squiers

2021 –Departure of Dr. Tim Miller- Morgan

2021 - Hired Aquarist/Science lab assistant

2021 –Failed faculty search

2022 –Hired Dr. Carla Schubiger

AQS TRANSITIONS



ENROLLMENT



AY	ENROLL	AAS	CERT
20-21	8	2	6
21-22	20	9	11
22-23	12	6	6
23-24	14	7	7
24-25	15	4	11*

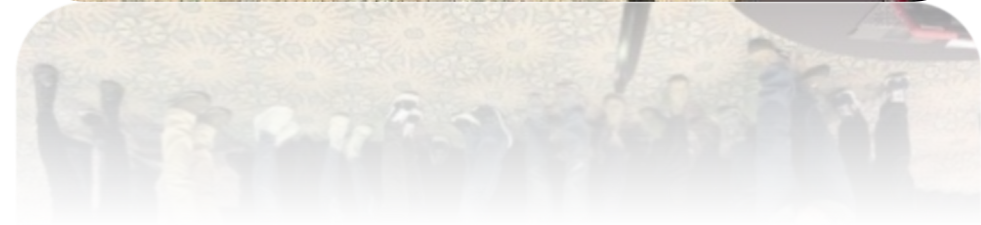
BACK TO NORMAL?

- New recruiting strategies?
- Staffing?
- New partnerships?



ACCOMPLISHMENTS

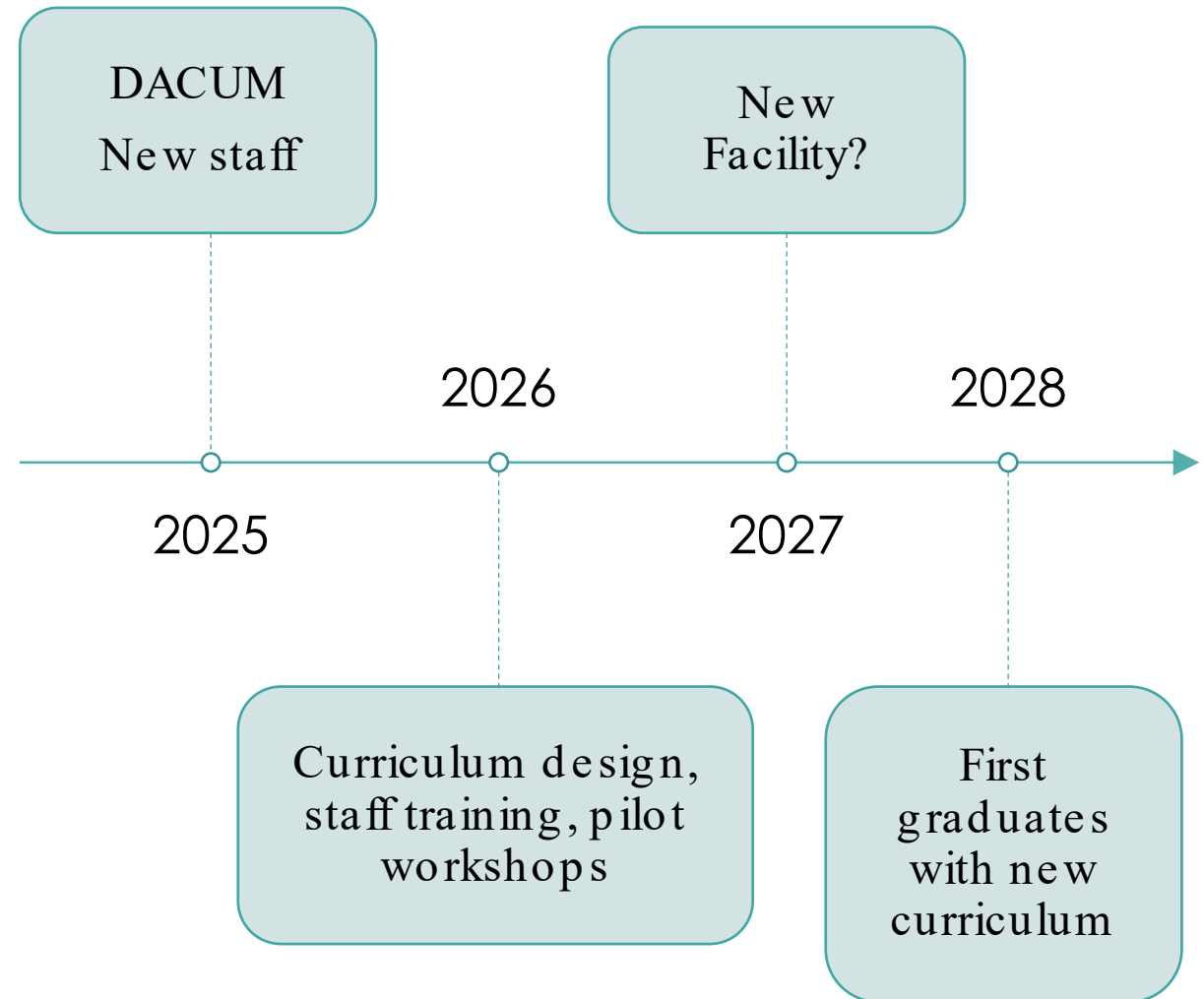
- 100% pass rate on AALSO exams and plumbing certifications.
- New faculty member
- New (shared) full-time aquarist
- National conference attendance.



FUTURE DIRECTIONS



- Recirculating aquaculture
- Mariculture
- Aquaponics





Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date: January 10, 2025

GENERAL OVERVIEW

IMS is completing the Due Diligence phase for the Bond program. Selection of the design team has been completed. As reported last month, nine proposals were received for design services in December. The proposals were reviewed by a Selection Committee comprised of Bruce Clemetsen, Bud Shoemake, Chris Rogers, Dave Price, Marshall Roache, Robin Gintner, Sharon Hahn, Nancy Giggy (IMS) and Chris Giggy (IMS). Four proposals were selected for interviews: Glas+Hacker, Integrus, Opsis+HGE and Soderstrom. Interviews were held with all four firms on January 9 during which each group was asked a series of questions regarding their team, their design approach and their schedule. After evaluating and scoring each design team based on their proposals and their interview responses, the Selection Committee is recommending the Board approve the team of Glas and Hacker for the OCCC Bond Program design.

The final element in the Due Diligence phase is solicitation of the Construction Manager/General Contractor (CM/GC). This is the construction company that will build the OCATT Building and perform the renovations/improvements to the campuses. The first step in this process is for the Board to review a Finding of Facts documenting why the CM/GC method of construction contractor selection is being recommended for these projects. The Findings are included as a separate document with this report. The Board is being asked to comment on the Findings, and to provide time for a brief public hearing during the February Board meeting to hear any comments from the community about the use of this method. Unless the Board hears comments that dissuade them from approving this method, they will be asked to approve the Findings at the February Board meeting. See the Project-Specific Activity section below for more details.

BUDGET

The preliminary program budget summary is provided below. This summary includes the following sections:

Income

The actual bond sale and grant fund values are shown as well as interest on bond proceeds that will be applied to the projects.

Oregon Coast Community College Bond Program Construction Manager's Report

Original Project Budgets

This is reference information taken from the early assessments and cost estimates prior to passage of the Bond.

Current Budgets

This section will be updated as individual project budgets are established through preliminary design cost estimates and the final contract values. We'll begin negotiations of the design fees after the January Board meeting. Then that fee will be added. The initial IMS fees are being captured under the OCATT Building project as a place holder.

Committed & Actual Costs

These sections will be updated with contract values and payments on those contracts. The values under the Central County Campus are for the roofing project completed last summer. Notice that these values are matched in the Current Budget section.

Detail Sheets for Individual Projects

The budget spreadsheet we've developed for your Bond program also includes detail sheets that capture the individual contracts and purchase orders for each project and building along with ongoing payments against those agreements. An example is shown below for the Central County Campus. The total values at the bottom of the Committed Cost and Actual Cost sections feed back into the overall values on the budget summary sheet. We'll update these sheets each month as the Bond program progresses and provide an update with each Board report.

Oregon Coast Community College Bond Program Construction Manager's Report

OCCC Bond Program Budget Summary - Updated January 3, 2025

Budget Income Elements

	Original Budget	Current Budget	Actual To-Date	Notes
Bond Sale	\$ 33,100,000.00	\$ 36,262,284.40	\$ 36,262,284.40	Bond sale date of August 15, 2024. Current budget includes premium from bond sale of \$3,162,284.40.
State Matching Grant	\$ 8,000,000.00	\$ 8,000,000.00		
Interest on Bond Proceeds	\$ -	\$ 2,508,859.51	\$ -	Projected interest value added 10/24.
Totals	\$ 41,100,000.00	\$ 46,771,143.91	\$ 36,262,284.40	

Original Project Budgets

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 12,309,000.00	\$ 3,740,600.00	\$ 534,200.00	\$ 942,290.00	\$ 291,300.00	\$ 17,817,390.00
Soft Costs	\$ 1,510,900.00	\$ 1,009,962.00	\$ 144,234.00	\$ 254,418.00	\$ 78,651.00	\$ 2,998,165.00
Furnishings & Equipment	\$ 250,000.00				\$ -	\$ 250,000.00
Construction Inflation	\$ -	\$ 299,248.00	\$ 42,736.00	\$ 75,383.00	\$ 23,304.00	\$ 440,671.00
Owners Contingency	\$ 1,830,100.00	\$ 374,060.00	\$ 53,420.00	\$ 94,229.00	\$ 29,130.00	\$ 2,380,939.00
Total Original Project Budget	\$ 15,900,000.00	\$ 5,423,870.00	\$ 774,590.00	\$ 1,366,320.00	\$ 422,385.00	\$ 23,887,165.00
Note: Original budgets taken from 2023 GLAS Architects Assessment.						Non-Project Costs \$ 100,000.00
						\$ 23,987,165.00

Current Budgets

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction		\$ 1,596,487.08				\$ 1,596,487.08
Design		\$ 89,717.16				\$ 89,717.16
Consultants						\$ -
Project Management	\$ 38,088.16					\$ 38,088.16
Permits & Fees	\$ 338.39					\$ 338.39
Furnishings & Equipment						\$ -
Owners Contingency & Inflation						\$ -
Total Current Project Budget	\$ 38,426.55	\$ 1,686,204.24	\$ -	\$ -	\$ -	\$ 1,724,630.79
						Non-Project Costs \$ 58,532.41
						\$ 1,783,163.20

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,596,487.08	\$ -	\$ -	\$ -	\$ 1,596,487.08
Design	\$ -	\$ 89,717.16	\$ -	\$ -	\$ -	\$ 89,717.16
Consultants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 38,088.16	\$ -	\$ -	\$ -	\$ -	\$ 38,088.16
Permits & Fees	\$ 338.39	\$ -	\$ -	\$ -	\$ -	\$ 338.39
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 38,426.55	\$ 1,686,204.24	\$ -	\$ -	\$ -	\$ 1,724,630.79
						Non-Project Costs \$ 58,532.41
						\$ 1,783,163.20

Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,596,487.08	\$ -	\$ -	\$ -	\$ 1,596,487.08
Design	\$ -	\$ 89,717.16	\$ -	\$ -	\$ -	\$ 89,717.16
Consultants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 38,088.16	\$ -	\$ -	\$ -	\$ -	\$ 38,088.16
Permits & Fees	\$ 338.39	\$ -	\$ -	\$ -	\$ -	\$ 338.39
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 38,426.55	\$ 1,686,204.24	\$ -	\$ -	\$ -	\$ 1,724,630.79
						Non-Project Costs \$ 58,532.41
						\$ 1,783,163.20



Integrity Management Solutions

Oregon Coast Community College Bond Program Construction Manager's Report

Sample Budget Detail Sheet

Central County Campus Improvements

Committed Cost To-Date

Organization	Construction	Design	Consultants	Project Management	Permits & Fees	Furnishings	Purpose
GLAS Architects		\$ 89,717.16					Roof replacement
Todd Construction	\$ 1,596,487.08						Roof replacement
Totals	\$ 1,596,487.08	\$ 89,717.16	\$ -	\$ -	\$ -	\$ -	
Total Committed To-Date =		\$ 1,686,204.24					

Actual Cost To-Date

Organization	Construction	Design	Consultants	Project Management	Permits & Fees	Furnishings
GLAS Architects		\$ 89,717.16				
Todd Construction	\$ 1,596,487.08					
All Totals	\$ 1,596,487.08	\$ 89,717.16	\$ -	\$ -	\$ -	\$ -

SCHEDULE

The Master Schedule for the Bond Program will be developed once the design team is on-board and we have an opportunity to develop the plan of attack for design and construction with them. In general, we will be pursuing the following major milestones:

- Late January 2025 - begin design for the OCATT Building and for priority maintenance improvements to the existing facilities
- Summer 2025 – start construction of priority maintenance improvements
- Fall 2025 – start sitework and utilities for the OCATT Building
- Summer 2026/27 – complete maintenance projects and other improvements to existing facilities

Progress on the Master Schedule will be presented in future reports.

PROJECT-SPECIFIC ACTIVITY

As mentioned above, the final part of the Bond program Due Diligence phase is to procure the construction contractor(s) through the RFP (Request for Proposal) process. For this program, we recommend using the CM/GC method of selecting the contractor(s). This is a widely used procurement method in the State of Oregon for public improvement projects that has been in use since the 1980s. It provides an alternative to the traditional hard-bid selection process. In a hard-bid process, the only criteria for being selected as the contractor is to have the lowest price. However, the CM/GC selection process allows public institutions to select a contractor based on a combination of price, experience, leadership team, schedule, project approach, safety record and references. In addition, the CM/GC is selected early in the design so they can participate with constructability reviews, cost estimates, existing condition evaluations, value-engineering suggestions, and feedback on the level of detail in the final design documents. These factors make the CM/GC process very advantageous to completing a high-quality project within budget, on-schedule and without significant impacts to campus occupants during construction.

Approval to use the CM/GC method of contractor selection is governed by ORS (Oregon Revised Statutes) section 279C.335(2) which states:

“... 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 ...”.

The complete ORS section 279C.335 is included in the following pages for reference. The Finding of Facts provided to the Board with this report was developed using the guidelines in section 279C.335(2) that are applicable to the Bond projects. The OCCC Board of Education is acting as the “local contract review board” in this application.

Another aspect of using the CM/GC method is the requirement of the contractor agency to “hold a public hearing before approval of the Findings” to consider any objections from the community (refer to ORS 279C.335(5)(a)). The public hearing “*must be published in at least one trade newspaper of general circulation a minimum of 14 days before the hearing.*” We’ll post a notice for the hearing in the DJC and local publications as

Oregon Coast Community College Bond Program
Construction Manager's Report

appropriate. We ask that the Board provide a brief period of time during the February Board meeting to serve as the hearing in case there are comments. Since the CM/GC method of contractor procurement is used so frequently for public improvement projects, it is unlikely there will be comments during the hearing.

Once the hearing is completed and the Board approves the Findings, we'll publish the RFP to begin the CM/GC selection process for the Bond program.

ORS 279C.335

Competitive bidding requirement

- (1) A contracting agency may award a public improvement contract only in response to competitive bids, except for:
 - (a) A public improvement contract with a qualified nonprofit agency that provides employment opportunities for individuals with disabilities under [ORS 279.835 \(Definitions for ORS 279.835 to 279.855\)](#) to [279.855 \(Entities that may obtain goods and services through Oregon Department of Administrative Services\)](#).
 - (b) A public improvement contract that is exempt under subsection (2) of this section.
 - (c) A public improvement contract with a value of less than \$10,000.
 - (d) A public improvement contract with a contract price that does not exceed \$100,000 made under procedures for competitive quotes in [ORS 279C.412 \(Competitive quotes for intermediate procurements\)](#) and [279C.414 \(Requirements for competitive quotes\)](#).
 - (e) A contract to repair, maintain, improve or protect property the Department of Veterans' Affairs obtains under [ORS 407.135 \(Authority of department\)](#) and [407.145 \(Purchase and control of property\)](#) (1).
 - (f) An energy savings performance contract that a contracting agency enters into in accordance with rules of procedure adopted under [ORS 279A.065 \(Model rules generally\)](#).
 - (g) A public improvement contract with an estimated contract price of \$250,000 or less that a contracting agency awards to an emerging small business certified under [ORS 200.055 \(Certification as disadvantaged business enterprise, minority-owned business, woman-owned business, business that service-disabled veteran owns or emerging small business\)](#) and funds with moneys from the Emerging Small Business Account established under [ORS 200.180 \(Emerging Small Business Account\)](#). A contracting agency that awards a public contract exempted from competitive bidding under this paragraph shall solicit competitive quotes as provided in [ORS 279C.414 \(Requirements for competitive quotes\)](#) before making the award.
- (2) Subject to subsection (4)(b) and (c) of this section, the Director of the Oregon Department of Administrative Services, a local contract review board or, for contracts described in [ORS 279A.050 \(Procurement authority\)](#) (3)(b), the Director of Transportation may exempt a public improvement contract or a class of public improvement contracts from the competitive bidding requirement of subsection (1) of this section after the Director of the Oregon Department of Administrative Services, the Director of Transportation or the local contract review board approves the following findings that the contracting agency submits or, if a state agency is not the contracting agency, that the state agency that is seeking the exemption submits:
 - (a) The exemption is unlikely to encourage favoritism in awarding public improvement contracts or substantially diminish competition for public improvement contracts.

Oregon Coast Community College Bond Program
Construction Manager's Report

- (b) Awarding a public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the contracting agency or the state agency that seeks the exemption or, if the contract is for a public improvement described in [ORS 279A.050 \(Procurement authority\)](#) (3)(b), to the contracting agency or the public. In approving a finding under this paragraph, the Director of the Oregon Department of Administrative Services, the Director of Transportation or the local contract review board shall consider the type, cost and amount of the contract and, to the extent applicable to the particular public improvement contract or class of public improvement contracts, the following:
- (A) How many persons are available to bid;
 - (B) The construction budget and the projected operating costs for the completed public improvement;
 - (C) Public benefits that may result from granting the exemption;
 - (D) Whether value engineering techniques may decrease the cost of the public improvement;
 - (E) The cost and availability of specialized expertise that is necessary for the public improvement;
 - (F) Any likely increases in public safety;
 - (G) Whether granting the exemption may reduce risks to the contracting agency, the state agency or the public that are related to the public improvement;
 - (H) Whether granting the exemption will affect the sources of funding for the public improvement;
 - (I) Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement;
 - (J) Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement;
 - (K) Whether the public improvement involves new construction or renovates or remodels an existing structure;
 - (L) Whether the public improvement will be occupied or unoccupied during construction;
 - (M) Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions; **and**
 - (N) Whether the contracting agency or state agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency or state agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract.
- (c) As an alternative to the finding described in paragraph (b) of this subsection, if a contracting agency or state agency seeks an exemption that would allow the contracting agency or state agency to use an alternative contracting method that the contracting agency or state agency has not previously used, the contracting agency or state agency may make a finding that identifies the project as a pilot project for which the contracting agency or state agency intends to determine whether using the alternative contracting method actually results in substantial cost savings to the contracting agency, to the state agency or, if the contract is for a public improvement described in [ORS 279A.050 \(Procurement authority\)](#) (3)(b), to the contracting agency or the public. The contracting agency or state agency shall include an analysis and conclusion regarding actual cost savings, if any, in the evaluation required under [ORS 279C.355 \(Evaluation of public improvement projects not contracted by competitive bidding\)](#).

Oregon Coast Community College Bond Program Construction Manager's Report

- (3) In making findings to support an exemption for a class of public improvement contracts, the contracting agency or state agency shall clearly identify the class using the class's defining characteristics. The characteristics must include a combination of project descriptions or locations, time periods, contract values, methods of procurement or other factors that distinguish the limited and related class of public improvement contracts from the agency's overall construction program. The agency may not identify a class solely by funding source, such as a particular bond fund, or by the method of procurement, but shall identify the class using characteristics that reasonably relate to the exemption criteria set forth in subsection (2) of this section.
- (4) In granting exemptions under subsection (2) of this section, the Director of the Oregon Department of Administrative Services, the Director of Transportation or the local contract review board shall:

 - (a) If appropriate, direct the use of alternative contracting methods that take account of market realities and modern practices and are consistent with the public policy of encouraging competition.
 - (b) Require and approve or disapprove written findings by the contracting agency or state agency that support awarding a particular public improvement contract or a class of public improvement contracts, without the competitive bidding requirement of subsection (1) of this section. The findings must show that the exemption of a contract or class of contracts complies with the requirements of subsection (2) of this section.
 - (c) Require a contracting agency or state agency that procures construction manager/general contractor services to conduct the procurement in accordance with model rules the Attorney General adopts under [ORS 279A.065 \(Model rules generally\)](#) (3).
- (5) Intentionally left blank —Ed.
- (a) A contracting agency or state agency may hold a public hearing before approving the findings required by subsection (2) of this section and before the Director of the Oregon Department of Administrative Services, the Director of Transportation or the local contract review board grants an exemption from the competitive bidding requirement for a public improvement contract or a class of public improvement contracts.
- (b) Notification of a proposed exemption under subsection (2) of this section must be published in at least one trade newspaper of general statewide circulation a minimum of 14 days before the date on which the contracting agency intends to take action to approve or disapprove the exemption.
- (c) The notice must state that in response to a written request, the contracting agency or state agency will hold a public hearing for the purpose of taking comments on the draft findings for an exemption from the competitive bidding requirement.
- (d) If the contracting agency or state agency conducts a public hearing, the contracting agency or state agency shall offer an opportunity for any interested party to appear and comment.
- (e) If a contracting agency or state agency must act promptly because of circumstances beyond the agency's control that do not constitute an emergency, notification of the proposed exemption may be published simultaneously with the agency's solicitation of contractors for the alternative public contracting method, as long as responses to the solicitation are due at least five days after the agency intends to take action to approve or disapprove the proposed exemption.
- (6) The purpose of an exemption is to exempt one or more public improvement contracts from competitive bidding requirements. The representations in and the accuracy of the findings,

Oregon Coast Community College Bond Program
Construction Manager's Report

including any general description of the resulting public improvement contract, are the bases for approving the findings and granting the exemption. The findings may describe anticipated features of the resulting public improvement contract, but the final parameters of the contract are those characteristics or specifics announced in the solicitation document.

- (7) A public improvement contract awarded under the competitive bidding requirement of subsection (1) of this section may be amended only in accordance with rules adopted under [ORS 279A.065 \(Model rules generally\)](#).
- (8) A public improvement contract that is excepted from the competitive bidding requirement under subsection (1)(a), (c), (d), (e), (f) or (g) of this section is not subject to the exemption requirements of subsection (2) of this section. [2003 c.794 §103; 2003 c.794 §§104,105a; 2005 c.103 §§12,13,14; 2005 c.625 §§58,59,60; 2007 c.70 §§69,70,71; 2007 c.764 §§14,15,17; 2013 c.522 §8; 2021 c.127 §1; 2021 c.630 §49a]

FINDING OF FACTS FOR THE USE OF THE CM/GC CONTRACTING METHOD

Before the Board of Education of the Oregon Coast Community College Sitting as Public Contract Review Board Regarding the OCCC GO-Bond Construction Program

The Oregon Coast Community College (OCCC) has passed a general obligation bond in the amount of \$33.1 million to cover the costs associated with new construction and renovations at the various campuses. An additional \$8 million has been awarded to OCCC in a matching grant from the State. Planning and design are currently underway. Construction activities will begin in late 2024. Work will be completed in multiple projects. The budget and schedule for completing the projects are limited, there is a high potential for unforeseen existing conditions during construction, and safety is a primary concern since much of the work will occur when the campuses are occupied.

In consideration of these facts, an alternative method of construction will be considered as an exception to the standard Public Contracting Statutes and Rules. Therefore, under Oregon Statutes and the following findings, OCCC is recommending the use of the Construction Management/General Contractor (CM/GC) method of construction contracting for some or all the projects.

The guiding applicable statute is ORS 279C.335 which requires, with certain exemptions, that all public contracts be based on competitive bidding and be awarded to the lowest responsive and responsible bidder. ORS 279A.060 and ORS 279C.335(2) permit the Board of Education to act as the public contract review authority and to grant, under certain conditions and upon certain findings, specific exemptions from the requirement for competitive bidding.

Finding of Fact

Use of the CM/GC method to construct the OCCC GO-Bond projects will: (a) result in cost savings and reduce risk; (b) allow selection of a contractor with the specialized expertise required; (c) benefit the public by improving safety and coordination during construction; and (d) not encourage favoritism or diminish competition.

Specific findings which substantiate these conclusions are as follows:

1. Finding: The CM/GC method will result in savings and reduce financial risk.
 - a. Reduced Financial Risk: The projects will take place during challenging economic conditions for construction. A large number of projects are underway in Oregon, especially infrastructure upgrades for public facilities. Labor and material costs are escalating. As a result, there is a high probability of contractor default from extending themselves beyond their capabilities and financial means. It would be very costly and disruptive if such a failure occurred during work on this project. Using the CM/GC

process will allow OCCC to evaluate the general contractor's workload and financial strength and eliminate participation by those companies who do not have the financial strength to successfully complete the project(s).

- b. **Guaranteed Maximum Price (GMP)** establishes a maximum prior to starting construction: The CM/GC will be able to obtain a complete understanding of project needs, the design intent, the scope of the project and the operational needs by participating in the development of the design documents. With the CM/GC's participation in this phase of the project, they will offer suggestions for cost savings and improvements to the design. With the benefit of this knowledge, the CM/GC will be able to guarantee the maximum price for these projects before completing the final design and allow final adjustments as necessary to stay within budget.
 - c. **Schedule Development with the CM/GC:** With the general contractor's active participation during design, they will have a thorough knowledge of construction scope and be able to accurately predict the schedule to complete the work. They will also contribute ideas for construction phasing to eliminate impacts. With this process, schedule delays and the corresponding financial impacts will be minimized.
 - d. **Fewer Change Orders:** When the CM/GC participates in the design process, fewer change orders will occur during the construction process. This is due to the CM/GC's better understanding of the project needs, the design intent, and their feedback on construction document details during design. As a result, the project is more likely to be completed on time and within budget.
 - e. **GMP Change Orders Cost Less:** The traditional Design-Bid-Build method typically results in contractors charging 15% mark-up on change orders. The CM/GC method applies predetermined mark-ups. The current industry standard for mark-up is in the range of 5% to 7%.
 - f. **GMP Savings:** Unlike the Design-Bid-Build method, OCCC will enjoy full savings with the CM/GC method. When the general contractor completes the project, actual costs are reviewed against the GMP and any savings are returned to OCCC.
2. **Finding:** The CM/GC method is necessary to take advantage of specialized expertise of the contractor.
- a. **Existing Conditions Review:** Involving the general contractor during design will enable them to participate in reviewing existing building elements and professional reports for soils and structures. They will conduct walk-throughs and selected investigations to expose hidden conditions, as appropriate, and enable the designers to capture these conditions in the construction documents. This will eliminate unforeseen conditions that would otherwise impact the budget and schedule.
 - b. **Construction Activities in Close Proximity to Occupied Campus Operations:** Some construction activities will take place around and within the operating campuses. An intense and well thought out safety and coordination plan must be implemented to ensure students, staff and the community are kept safe while activities are not disrupted. Utilizing the

CM/GC process will allow OCCC to select a contractor who has a proven safety record and demonstrated experience with successfully working in close proximity and in direct coordination with ongoing activities.

3. Finding: The CM/GC process will result in improving public safety during construction activities. Under the competitive bidding process, specifications can be developed requiring the contractor to provide for the public safety. However, there is often a large gap in the knowledge between contractors who can properly implement these safety requirements and maintain good public relations. Through the CM/GC selection process, OCCC will be able to select a contractor who understands the project goals and who is committed to fully implementing a comprehensive safety and communication plan.
4. Finding: OCCC has engaged a knowledgeable Owner's Representative and Project Manager to provide the necessary expertise and assistance in managing the CM/GC contracting procedure and process for the advantage of OCCC.
5. Finding: There will be no impact to the funding source as a result of this exemption. OCCC's funding source for this project will remain the same whether accomplished through a traditional Design-Bid-Build process or through the CM/GC process.
6. Finding: Competition will not be inhibited nor will favoritism be encouraged as a result of this exemption. The CM/GC will be selected through a competitive process in accordance with a fee and qualification-based process per ORS 279C.337.
7. Finding: There will be no adverse impact on the operation or budget if this exemption is provided. Whether construction contractors are selected through a traditional design-bid-build method or through the CM/GC process, the operational and budgetary impact will be the same other than the potential savings mentioned in Finding #1.

Conclusion of Findings of Fact

BE IT RESOLVED: It is in the best interest of OCCC to utilize the CM/GC project delivery method for the GO-Bond construction projects. The CM/GC method will (a) result in cost savings and reduced risk; (b) allow selection of a contractor with the specialized expertise required; (c) benefit the public by improving safety and coordination during construction; and (d) not encourage favoritism or diminish competition.

Chair of Board of Education

Date

A background image showing a close-up of a welding process. Bright blue and white sparks are flying upwards from a point of contact, likely a welding torch or electrode. The sparks are concentrated in the upper center of the frame. The background is dark and out of focus, showing some metallic structures and a bright light source on the right side.

WLD Program 2024 Review

OCCC

BOE Agenda

- New Faces
- WLD Program Mission
- Student Achievements
- Early College Program
- Student & Industry's Perspective
- Program changes in 2025

Welding Staff & Faculty



Levi Yerkes

- OCCC WLD Student
- Toledo Boat Yard Finance & Materials Operations Specialist

Gage Boone

- Student at Perry Technical Institute
- Fred Wahl Marine Welder



Nevin Sjostrom

- LBCC Welding Graduate
- Toledo Shipyard Welder & Fabricator

Welding Program Mission

To arm students
with enough
knowledge to
land them a job in
the field of
marine welding

Knowledge needs to be:

- Clear, Simple, Concise
- Key to a Marine Welder
- Desirable to the employer

Student Successes



Stefan Vanderhoff

Shipyards Equipment Mechanic

Kenny Barrett

Welding, Building construction in Guam

Jose Dorantes

Welding Journeyman,

Richard Barnhart

Employed in a ship repair yard on the east coast

Early College Program

- 7 Students at Taft High
- Introduction to welding, aiming to push students into the full length weld program
- Priming the after highschool career field



Student Feedback

Alignment with Student

Goals

- Not all students plan to go marine
- Want entry for varying levels of weld experience
- Interest in learning very specific weld processes, positions - training program rather than a course

Course Structure

- Tedious
- Too much fitting, not enough welding

Degree Obtainability

- Not all the classes are offered
- CPR to be made available

A Shipyard's Perspective

Workplace Simulation

- Weld output in the workplace is higher than in the lab
- Tracking hours, student attendance

Course Contents

- Diversify welding scenarios
- Need additional scenarios for shipyard welding
- Superb weld quality among students

Certifications

- Individual certs do not mean as much as the full degree

Changes Being Made in the Classroom

Project Restructuring

- Position Based “Coupons”
- Change the fitting:welding ratio

Attendance

- Students must arrive on-time
- Shipyards strictly track hours as means of charging customers labor rates

Student Supplied Consumables

- Teach students efficient tool use by individually tracking costs of consumables
- Shipyards and Contract-based welders track consumable usage to charge customers

Changes Outside the Classroom

1 Year Certificate

- Will contain all 9 Physical Lab Classes
- Provides a wide array of welding knowledge
- Achievable!

Cohort Schedule

- Offer Certain classes for certain terms
- One time slot for one class
- Enables a student to complete full certificate in 3 terms

Syllabus Changes

- Revise of coordination of supporting WLD111,112,113,114
- Inclusion of 6G (Pipe) Position

OREGON COAST COMMUNITY COLLEGE

2025-2026 Academic Calendar Proposal

Term	Summer 2025	Fall 2025	Winter 2026	Spring 2026
Term Length	8 Weeks	11 Weeks	11 Weeks	11 Weeks
Classes Begin	June 30, 2025	September 22, 2025	January 5, 2026	March 30, 2026
End of Term	August 23, 2025	December 6, 2025	March 21, 2026	June 13, 2026
College Closures (Holidays & In-Service)	Independence Day Observed July 3, 2025 Labor Day September 1, 2025	All-College In-Service September 19, 2025 Veterans Day November 11, 2025 Thanksgiving & Day After Thanksgiving November 27-28, 2025 Christmas Eve & Christmas Day December 24-25, 2025 New Year's Eve Day Dec 31, 2025	New Year's Day January 1, 2026 Martin Luther King Jr. Day January 19, 2026 Presidents Day February 16, 2026	Spring In-Service April 17, 2026 Memorial Day May 25, 2026 Juneteenth June 19, 2026

OREGON COAST COMMUNITY COLLEGE

2026-2027 Academic Calendar Proposal

Term	Summer 2026	Fall 2026	Winter 2027	Spring 2027
Term Length	8 Weeks	11 Weeks	11 Weeks	11 Weeks
Classes Begin	June 29, 2026	September 21, 2026	January 4, 2027	March 29, 2027
End of Term	August 22, 2026	December 5, 2026	March 20, 2027	June 12, 2027
College Closures (Holidays & In-Service)	Independence Day Observed July 2, 2026 Labor Day September 7, 2026	All-College In-Service September 18, 2026 Veterans Day November 11, 2026 Thanksgiving & Day After Thanksgiving November 26-27, 2026 Christmas Eve & Christmas Day December 24-25, 2026 New Year's Eve Day Dec 31, 2026	New Year's Day January 1, 2027 Martin Luther King Jr. Day January 18, 2027 Presidents Day February 15, 2027	Spring In-Service April 16, 2027 Memorial Day May 31, 2027 Juneteenth Observed June 18, 2027

OREGON COAST COMMUNITY COLLEGE

2027-2028 Academic Calendar Proposal

Term	Summer 2027	Fall 2027	Winter 2028	Spring 2028
Term Length	8 Weeks	11 Weeks	11 Weeks	11 Weeks
Classes Begin	June 28, 2027	September 20, 2027	January 4, 2028	March 27, 2028
End of Term	August 21, 2027	December 4, 2027	March 18, 2028	June 10, 2028
College Closures (Holidays & In-Service)	Independence Day Observed July 5, 2027 Labor Day September 6, 2027	All-College In-Service September 17, 2027 Veterans Day November 11, 2027 Thanksgiving & Day After Thanksgiving November 25-26, 2027 Christmas Eve December 24, 2027 Christmas Day Observed December 27, 2027 New Year's Eve Day Dec 31, 2027	New Year's Day Observed January 3, 2028 Martin Luther King Jr. Day January 17, 2028 Presidents Day February 21, 2028	Spring In-Service April 14, 2028 Memorial Day May 29, 2028 Juneteenth June 19, 2028

OREGON COAST COMMUNITY COLLEGE

2028-2029 Academic Calendar Proposal

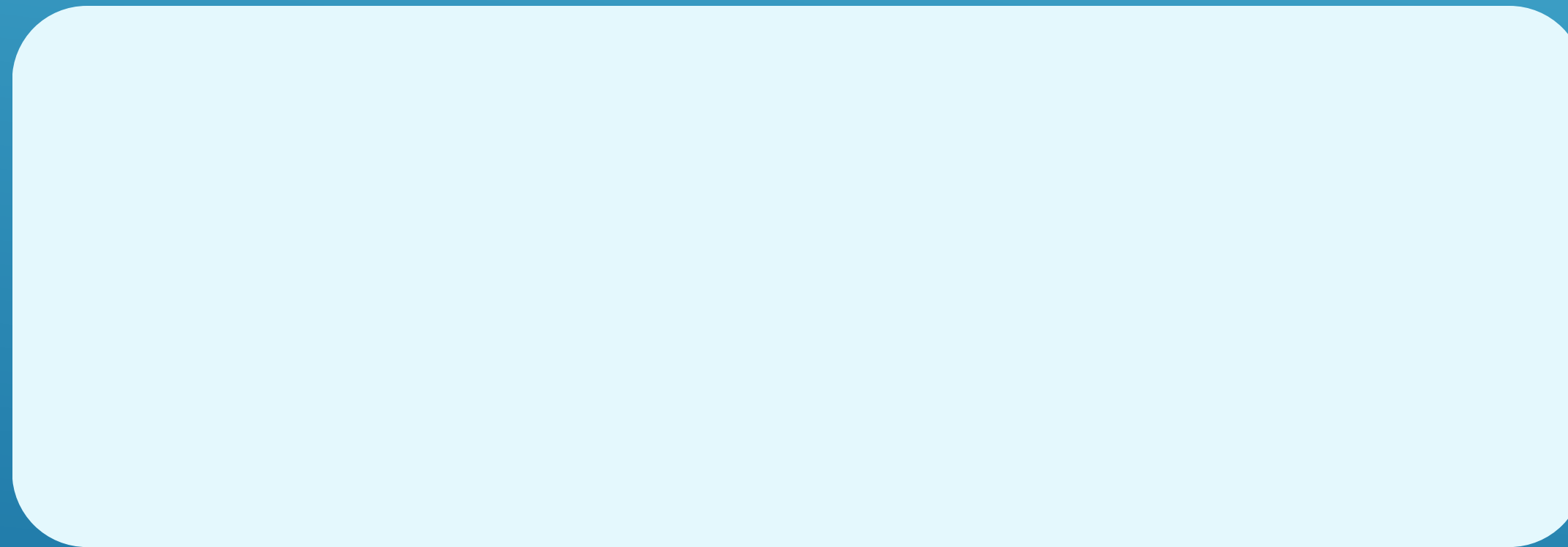
Term	Summer 2028	Fall 2028	Winter 2029	Spring 2029
Term Length	8 Weeks	11 Weeks	11 Weeks	11 Weeks
Classes Begin	June 26, 2028	September 25, 2028	January 8, 2029	April 2, 2029
End of Term	August 19, 2028	December 9, 2028	March 24, 2029	June 16, 2029
College Closures (Holidays & In-Service)	Independence Day July 4, 2028 Labor Day September 4, 2028	All-College In-Service September 22, 2028 Veterans Day Observed November 10, 2028 Thanksgiving & Day After Thanksgiving November 23-24, 2028 Christmas Eve Observed December 22, 2028 Christmas Day December 25, 2028 New Year's Eve Day Observed Dec 29, 2028	New Year's Day January 1, 2029 Martin Luther King Jr. Day January 15, 2029 Presidents Day February 19, 2029	Spring In-Service April 20, 2029 Memorial Day May 28, 2029 Juneteenth June 19, 2029

OREGON COAST COMMUNITY COLLEGE

2029-2030 Academic Calendar Proposal

Term	Summer 2029	Fall 2029	Winter 2030	Spring 2030
Term Length	8 Weeks	11 Weeks	11 Weeks	11 Weeks
Classes Begin	June 25, 2029	September 24, 2029	January 7, 2030	April 1, 2030
End of Term	August 18, 2029	December 8, 2029	March 23, 2030	June 15, 2030
College Closures (Holidays & In-Service)	Independence Day July 4, 2029 Labor Day September 3, 2029	All-College In-Service September 21, 2029 Veterans Day Observed November 12, 2029 Thanksgiving & Day After Thanksgiving November 22-23, 2029 Christmas Eve & Christmas Day December 24-25, 2029 New Year's Eve Day Dec 31, 2029	New Year's Day January 1, 2030 Martin Luther King Jr. Day January 21, 2030 Presidents Day February 18, 2030	Spring In-Service April 19, 2030 Memorial Day May 27, 2030 Juneteenth June 19, 2030

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

A series of four parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

DESIGN TEAMS INVITED TO INTERVIEW

Glas + Hacker
Integrus
Opsis + HGE
Soderstrom

A series of several thin, parallel white lines that originate from the bottom right corner and extend diagonally upwards and to the left, creating a sense of motion or a stylized graphic element.

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 OCCCC
- 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?

Nancy Giggy, Owner, Business Manager
nancy@imsoregon.com
541-452-1919

Chris Giggy, Owner, Sr. Project Manager
chris@imsoregon.com
541-760-5885



December 6, 2024

FOR IMMEDIATE RELEASE

CONTACT: Casey White-Zollman, Communications Director
casey@occa17.com | 503-502-5642

OCCA sets legislative priorities for 2025 Session to support colleges and students

SALEM, Ore. – The Oregon Community College Association (OCCA) Board of Directors has adopted its legislative priorities for the 2025 Legislative Session, setting the stage for a focused advocacy effort to secure funding and policies that will enhance access and success for community college students across the state. The Legislative Session begins January 21, 2025.

OCCA's 2025 legislative agenda centers on six critical areas:

1. **Increasing the Community College Support Fund (CCSF)**
2. **Raising the cap on community college capital construction matching funds**
3. **Expanding funding for the Oregon Opportunity Grant (OOG)**
4. **Securing resources for student basic needs**
5. **Funding support for colleges to transition to corequisite student support models**
6. **Developing an Adult Reconnect work group to reengage learners with some college credit but no credential**

“Our priorities reflect the growing needs of our students and the vital role community colleges play in providing affordable, accessible education and workforce training across Oregon,” said OCCA Executive Director Abby Lee. “We are committed to ensuring that colleges have the resources necessary to serve our communities effectively, address rising costs, and improve access for learners from all backgrounds.”

Legislative Priorities in Detail

1. Community College Support Fund (CCSF)

Governor Tina Kotek's recently released Governor's Recommended Budget (GRB) includes \$870.4 million for the CCSF — approximately \$50 million short of what is needed to sustain current services with only modest tuition increases. OCCA will advocate for \$920 million to cover the rising costs of operations, ensuring that colleges can maintain essential programs and avoid potential cuts.

2. Capital Construction Matching Funds Cap Increase

Since 2005, state matching funds for community college capital construction projects have been capped at \$8 million per project. Adjusted for inflation, this amount should be \$14 million today. OCCA is seeking an increase to the cap to \$14 million to address the rising costs of construction and ensure colleges can modernize and expand facilities.

3. Oregon Opportunity Grant (OOG) Funding

OCCA is calling for a \$150 million increase to the OOG — Oregon's primary need-based financial aid program — bringing total funding to \$450 million. This increase would help bridge gaps in educational

attainment for students, including recent high school graduates and adult learners, making post-secondary education more attainable.

4. Student Basic Needs Funding

Recognizing the growing financial challenges faced by students, OCCA supports an ongoing \$10 million investment in programs that address food insecurity, housing, and transportation needs at community colleges and public universities. These resources are essential for student success and retention.

5. Corequisite Student Support Model Funding

Corequisite support models, which have shown significant success in improving math outcomes for underserved students, require investment to expand statewide. OCCA will advocate for \$1 million in one-time funding to provide faculty training and support, accelerating the transition to these proven models.

6. Adult Reconnect Policy Bill

To help Oregonians who paused their education during the COVID-19 pandemic, OCCA is proposing a policy initiative directing the Higher Education Coordinating Commission (HECC) to study and recommend implementation strategies for Adult Reconnect programs. These programs aim to bring students with some college credit back to community colleges to complete credentials aligned with workforce needs.

Advocacy Moving Forward

OCCA is committed to advancing these priorities during the 2025 Legislative Session, working closely with lawmakers, educational leaders, and community partners to ensure Oregon's community colleges can meet the needs of their students and communities.

###

The Oregon Community College Association (OCCA) represents the 17 publicly chartered community colleges and their locally elected board members in Oregon. Founded in 1962, OCCA's purpose is to support the colleges before policy-makers and partners whose actions affect the well-being of community colleges across the state.

2025 Legislative Agenda Items

Community College Support Fund - \$920 million to the CCSF to fund current services with only modest tuition increases on average statewide. At this funding level many colleges may still face programing cuts.

Increase the Cap on Community College Capital Construction Projects – Since 2005 the state has capped XI-G Bond funding colleges may receive for capital projects at \$8 million. Adjusting for inflation, based on the Consumer Price Index, that number would be nearly \$14 million in today's dollars. Colleges are requesting cap be increased to \$14 million per project.

Oregon Opportunity Grant Funding – Increase the Oregon Opportunity Grant by \$150 million to \$450 million.*

Student Basic Needs - \$10 million in ongoing funding for student basic needs programs at community colleges and public universities.*

Corequisite Transition – \$1 million in one-time funds for faculty release time and training.

Adult Reconnect Policy Bill – Bill to direct the HECC to convene workgroup on adult reconnect.

Behavioral Health Addiction Counseling Funding – \$7.5 million in ongoing funding to produce 250 additional addiction counselors statewide.**

Cybersecurity – \$3.57 million in ongoing funding to support base- cybersecurity at community colleges.

Applied Baccalaureate Programs – \$2.5 million in one-time funding for up to 12 new community college applied baccalaureate programs.

Adult Reconnect - \$10 million in funding for last-dollar grant program for individuals 25 years and over seeking an associate degree or industry-recognized certificates or credentials.

Eighth Quarter Payment - \$100-\$115 million in one-time funding to reverse an ongoing deferment of the final CCSF payment to colleges in which the Eighth quarter payment of each biennium is deferred to first quarter of the following biennium

*These proposals are supported by the members a coalition of a coalition including community colleges, public universities, students and labor. OCCA supported a previous version of this proposal.

**OCCA is convening a workgroup of college behavioral health directors to evaluate the cost and outcomes in the current version of the proposal.

OREGON'S Community Colleges

2025 COMMUNITY COLLEGE SUPPORT FUND (CCSF) REQUEST

Oregon's community colleges have been innovative and strategic through challenging times, and enrollments are climbing as a result. State support is critical to maintaining access and fostering student success.



COLLEGES NEED
YOUR SUPPORT!

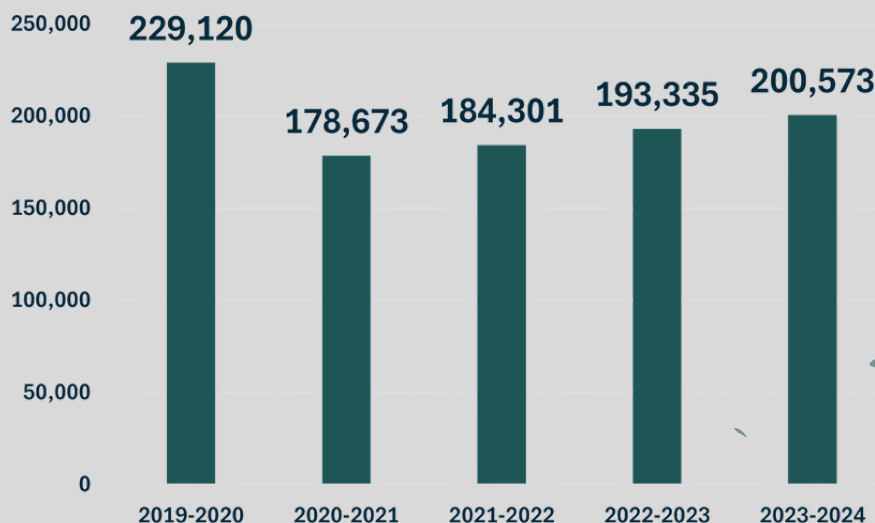
\$920 MILLION

Why?

- Student enrollment continues to increase across the state - statewide fall term headcount is up 4.3% and FTE is up 7% over 2023
- College costs are projected to grow 14.9% for the biennium

- Many employee contracts have reflected recent high inflation.
- The final biennium of federal relief funds has ended.
- Community colleges are adapting to serve changing student needs.

Headcount - Statewide



While not yet back to pre-pandemic levels, community college enrollment continues to steadily increase. Fall enrollment figures for 2024-2025 show significant increases at the majority of the colleges.

Source: HECC Data Mart, 2019-2024



ADDITIONAL PRIORITIES



Capital Construction Cap

Adjusts for inflation to support capital projects critical to community colleges. An adjustment to the cap hasn't been made since Article XI-G bonds first became available to colleges in 2005. **Cost:** Raises the cap from \$8 million to \$14 million (ongoing)



Oregon Opportunity Grant

Expands access to need-based financial aid, benefiting high school graduates and working adults, and addressing inequities in educational attainment. Increases the OOG to \$450 million. **Cost: \$150 million (ongoing)**



Student Basic Needs

Addresses growing challenges in food, housing, and transportation to support student success at Oregon's public community colleges and universities. **Cost: \$10 million (ongoing)**



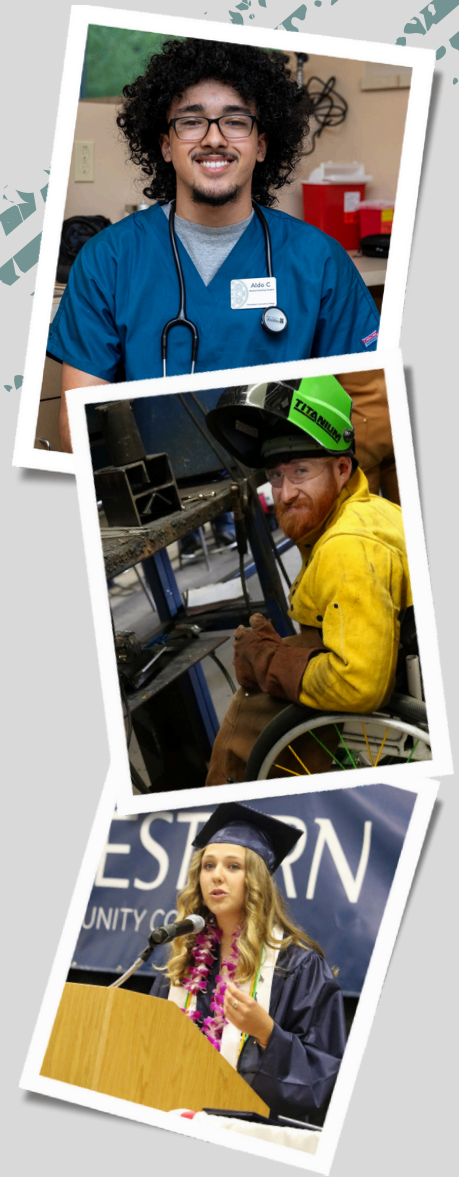
Corequisite Transition

Requests funds to support faculty release time and training for the transition to corequisite supports. The Corequisite Workgroup was mandated by SB1552 in 2024. **Cost: \$1 million (one-time)**



Adult Reconnect Policy

Directs the Higher Education Coordinating Commission (HECC) to convene a workgroup for reengaging adults with some college but no degree, addressing enrollment declines and workforce needs. **Cost: \$0**



**Oregon's 17
Community
Colleges**



College Board Resolution – 2025 Community College Legislative Priorities

Whereas:

1. Community colleges are the only sector of public post-secondary education open to all students, regardless of education or skill level.
2. Community colleges serve the largest number of underrepresented and first-generation students in Oregon, playing a vital role in reducing educational, economic, and social inequities.
3. Community colleges provide critical programs, including Career and Technical Education, workforce training, short-term certificates, GED programs, and dual-credit courses for all Oregonians.
4. They are essential for bridging high school to four-year degrees and upskilling adults to meet workforce demands.
5. Insufficient financial aid and capped funding hinder students' ability to pursue post-secondary education and training.

Be it Resolved:

The _____ Board of Directors supports the Oregon Community College Association Board's Legislative Priorities for the 2025 Legislative Session, including:

- **\$920 million for the Community College Support Fund (CCSF):** Ensures current service levels with modest statewide tuition increases.
- **\$150 million increase for the Oregon Opportunity Grant:** Expands access to need-based financial aid, benefiting high school graduates and working adults, and addressing inequities in educational attainment.
- **Raising the Article XI-G Bond funding cap to \$14 million:** Adjusts for inflation to support capital projects critical to community colleges. An adjustment to the cap hasn't been made since Article XI-G bonds first became available to colleges in 2005.
- **\$10 million for student basic needs:** Addresses growing challenges in food, housing, and transportation to support student success.
- **\$1 million for corequisite supports:** Funds faculty release time and training as well as implementation to improve student success in math during the first year of college, particularly for historically underrepresented students.
- **Adult Reconnect policy bill:** Directs the Higher Education Coordinating Commission (HECC) to convene a workgroup for reengaging adults with some college but no degree, addressing enrollment declines and workforce needs.

Community colleges are essential to Oregon's education and workforce ecosystems, and these priorities will strengthen their ability to serve students, businesses, and communities statewide.

Board of Education President

Date



PRESIDENT'S REPORT

BOARD OF EDUCATION
BUSINESS MEETING
JANUARY 15, 2025



Official 1st day at OCCC.



Graduated with Ed.D. December, 2024

TOLEDO | WALDPOR | NEWPORT | LINCOLN CITY

ENROLLMENT

Fall (End of Term '23-24 compared to End of Term '24-25)

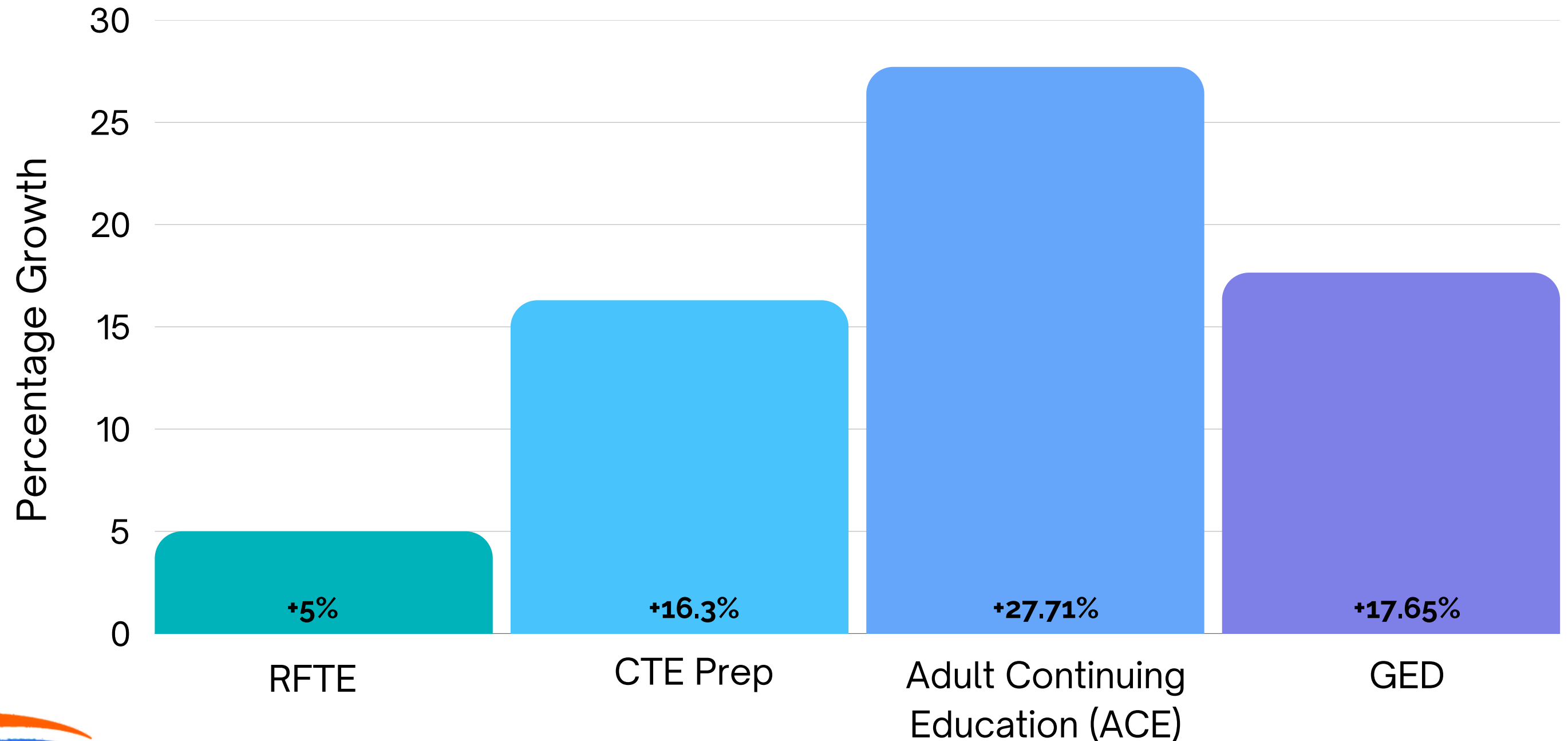
Legend

RFTE - Reimbursable Full-time Equivalent (The type funded by the state.)

CTE - Career and Technical Education (Healthcare, welding, ECE, etc.)

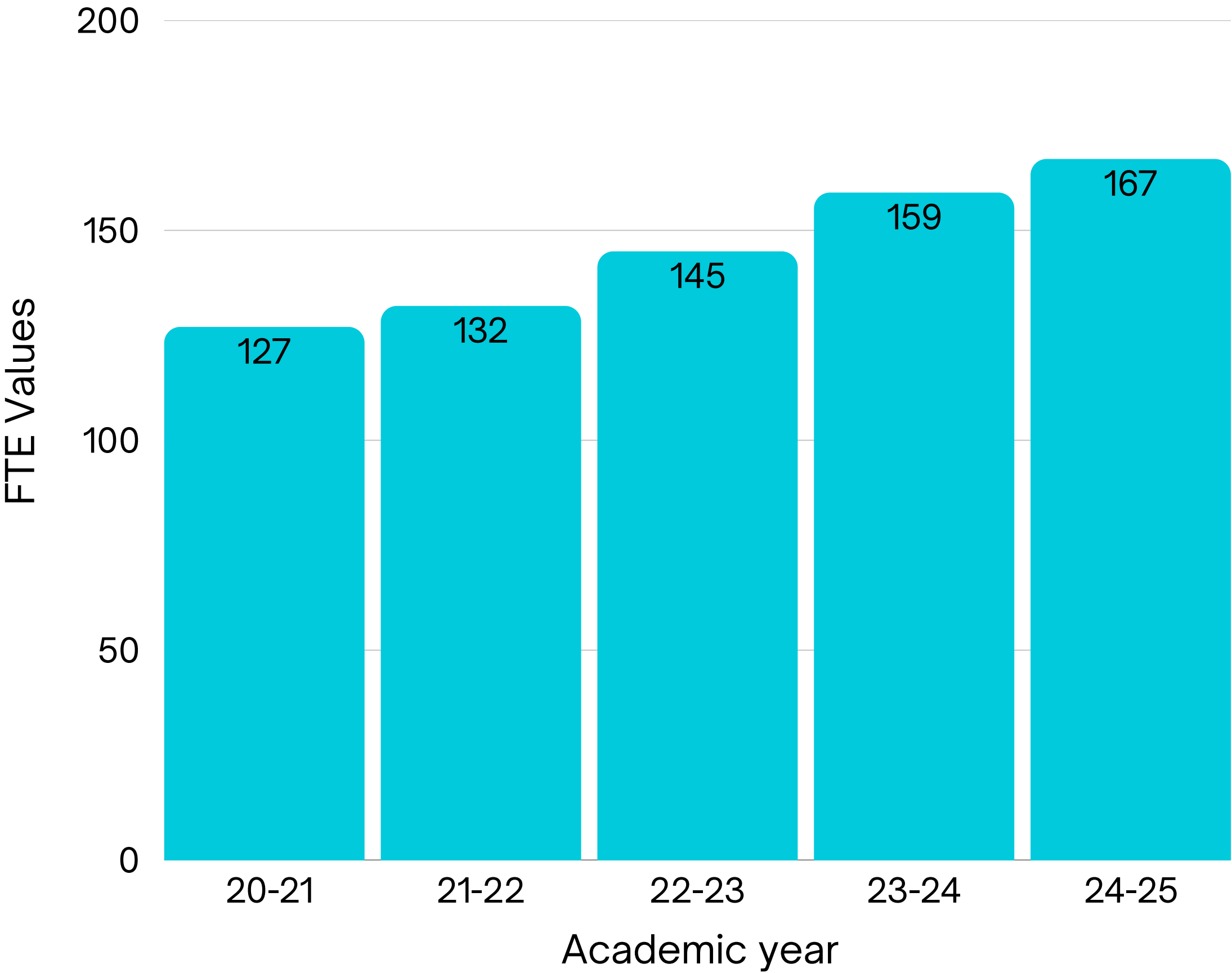
ACE - Small Business Development workshops & workforce/health classes

GED - General Educational Development



ENROLLMENT

5-Year Fall End of Term
FTE Trend (20-21 thru 24-25)



STUDENT ENGAGEMENT

Start of Winter Term *Staff Welcome Desk*

Oregon Transfer Days Tuesday, January 14th

**OREGON
TRANSFER
DAYS** →

Oregon's **Community College**
to **4 year degree** transfer event

- Oregon's Community College-to-4-year-degree transfer event
- Information for students considering a 4-year degree or starting at OCCC
- Recruiters and representatives available from 4-year institutions from Oregon and the region



Student Clubs & Engagement

- Dungeons & Dragons Club
- Game Club
- Art & Fashion Collective
- Exercise Club
- Magic: The Gathering
- Pokemon Go Club



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GRANTS

A BIG thanks to **Northwest Oregon Works**, for providing \$41,247 in funding to help hire an Aquarium Science staff member to facilitate growth in Aquaculture Technician offerings.



Northwest Oregon Works Maritime Program Coordinator, Len R. Tumbarello (center), presents the check to, from left, Waverly, Larry Boles, Dr. Marshall Mease Roache, and Bruce Clemetsen.



UPCOMING EVENTS

The SBDC will be offering its second Youth Entrepreneurship Program, starting in January, where students will learn how to start a business and have an opportunity to pitch their idea in a “Shark Tank” event, competing for cash and scholarships!



10am-2pm | Feb. 7

- Held at OCCC Newport Campus
- An event showcasing career technology programs in Lincoln County
- All are welcome



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UPCOMING EVENTS

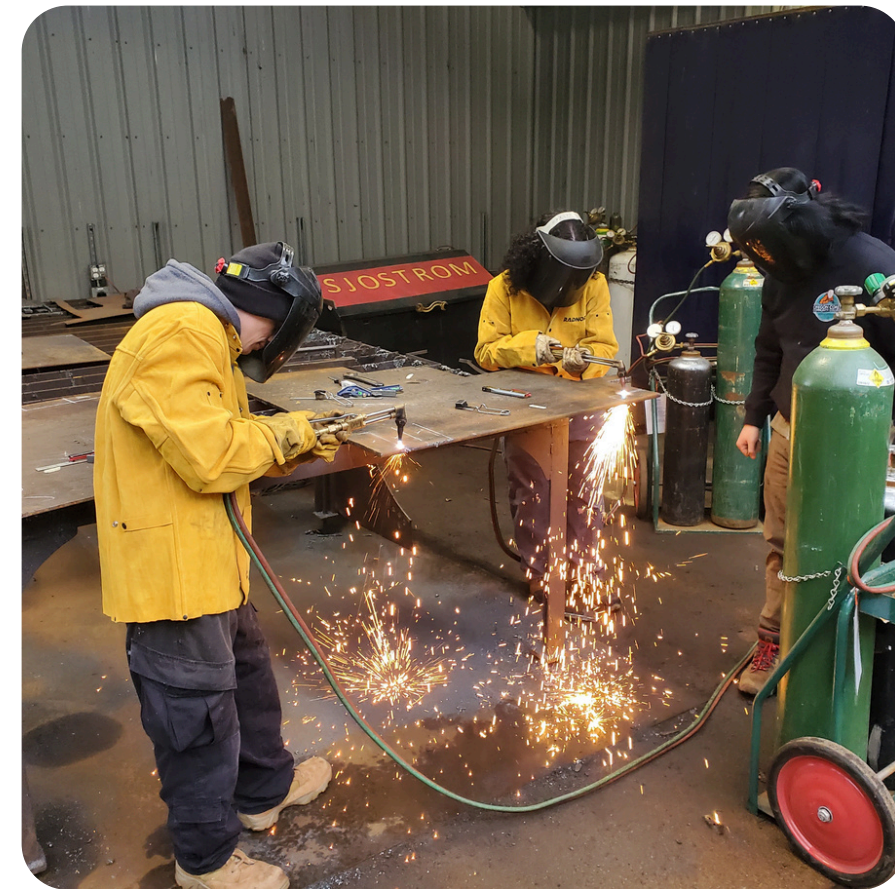


P.A.C.T. Graduation

Friday, January 31, 12-2pm

OCCC Newport Campus, 140

12 Program Graduates



Noon-12:15 Meet and greet

12:15-1pm PACT Presentation & Accomplishments

1-2pm Lunch/Reception

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UPCOMING EVENTS



Town Hall
Featuring
U.S. Senator Jeff Merkley
Feb. 1, 2025
Newport Campus
12:00-1:00PM

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HECC CHAIR VISIT

**HECC Commissioners are visiting all CC's 2024-2025
OCCC's visit January 14, 2025 featured
HECC Chair Sandy Rowe**

- Chair Rowe met with Faculty, Staff, and Students, and toured the Newport campus.
- Discussed future challenges and opportunities for higher education.

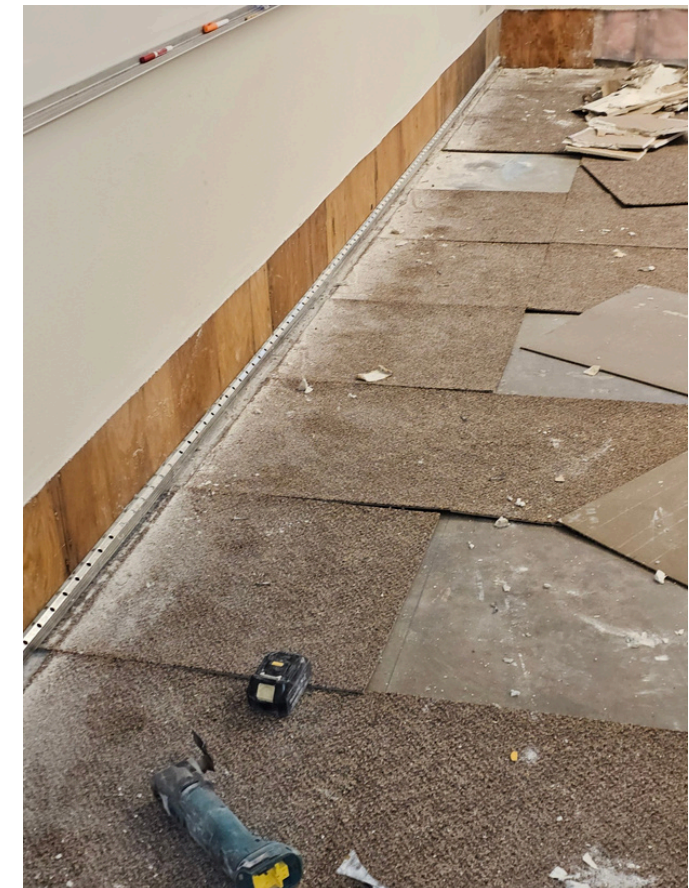


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WALDPORT FACILITY UPDATE

South Center Recovery from Water Damage

- A new water heater has been installed and is going to be online this week. (just waiting on a conversion kit needed for power)
- All saturated sheetrock was removed, replaced and painted.
- Base boards are back on.
- New carpet for the offices and main classroom are arriving tomorrow, 1/16 and will be installed next week.
- We are sticking to our timeline announced in a press release in November to open February 1st.



OCCC LIBRARY



International
Holocaust
Remembrance Day
January 27th



Martin Luther King Jr. Day Book Display



Lunar New Year
Jan 29-Feb. 8th

A selection of books on display by
authors from countries that celebrate
Lunar New Year

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LATINO COMMUNITY OUTREACH

Held at Driftwood Public Library in Lincoln City January 7
and Newport Public Library January 13

An Informative Conversation About Immigration Law and Civil Rights
Led by immigration attorney Kate Sinkins.

Conexión Fénix, Driftwood Public Library, Oregon Coast Community
College, and other community organizations presented this event.

Conexión Fénix is a local organization
dedicated to supporting and connecting
with the Latino community in North
Lincoln County.



TOLEDO | WALDPOR | NEWPORT | LINCOLN CITY

IN THE NEWS

 newportnewstimes.com

President Ryslinge leaves OCCC

Birgitte Ryslinge is embarking on another life journey. She became the president of Oregon Coast Community College in 2014 and is retiring...

 The News Guard

Repairs underway at OCCC's Waldport center

Oregon Coast Community College's South County Center at 3120 Crestline Drive in Waldport is undergoing repairs following a water leak...

 newportnewstimes.com

Lincoln City to distribute \$300,000 to local nonprofits

The city of Lincoln City is distributing a total of \$300000 in checks to local nonprofit agencies.

 newportnewstimes.com

College announces winter term lineup of courses

The schedule for Oregon Coast Community College's winter term 2025 has been posted. New students can start in the winter, or anytime,...



IN THE NEWS

 The News Guard

Community college board seeks to fill vacancy

The Oregon Coast Community College Board of Education has a current opening for Zone 2 in the Lincoln County District.



Discover your path to a four-year degree at Oregon Transfer Days - Newport News Times

Newport News Times

Oregon Coast Community College (OCCC) invites students and their families to explore exciting transfer opportunities at "Oregon Transfer Days" ...



Flag as irrelevant



learn a little



Turn over a new leaf with college courses

For many, learning a new skill is high on the list of new year's resolutions. The Oregon Coast Community College Winter community education season is filled with art, cooking music and more. Check out some of the new options this term.

Improv Comedy Class

Improve your stage wit and wisdom with this improv class taught by members of Porthole Players Theatre Company. The class will include elements of movement, accent work, sketch writing, content editing, prop mastery, scene work and general fearlessness on stage or wherever fun times are to be had using theater games, work groups and real-time evaluation. All ages welcome.

Ten Wednesday sessions beginning Jan. 8 and ending March 12. 6:30 to 8 pm, \$45, Newport campus.

Kick Start a Sketchbook!

Learn a variety of sketching styles and drawing techniques and experiment with an interesting selection of artist drawing materials with instructor Sue Valentine. Subjects will be nature studies and simple landscapes with materials

including graphite pencils, gel pens, brush markers, watercolor pencils and India ink. No experience required.

Four Monday sessions beginning Jan. 6 and running through Feb. 3 (no Jan. 20 class) or Feb. 10 through March 10 (no Feb. 17 class). 2 to 4:30 pm, \$80 plus \$20 materials fee, Newport campus.

The Sound of Legends

This course with instructor Austen McClure delves into the music of legendary artists and bands through the examination of Queen's iconic song "Killer Queen." The course will equip students with the vocabulary and tools necessary to critically evaluate and describe music and teach them how to apply these skills to other significant pieces from musicians such as Eric Clapton, David Bowie and the Beach Boys. By the end of the course, students will be able to listen with critical ears, identify the defining characteristics of iconic songs and understand what makes them stand the test of time.

Six Tuesday sessions beginning Jan. 21 and ending Feb. 25. 5:30 to 7 pm, \$45, Lincoln City campus.

For more information and registration, go to oregoncoast.edu/communityed. ✪



THANK YOU

Any Questions?

???



@occcsharks



Oregon Coast Community College
Board of Education Meeting
Attachment I.b.

**OCCC Board of Education
Resolution 2025-01-01**

Revisions to Previously Approved Consent Agenda Resolution
January 15, 2025

WHEREAS, the Board of Education approved in July 2024, its annual list of appointments and designations, and

WHEREAS, there has been transition in the position of College President, and

WHEREAS, there has been clarification regarding the College's insurance agent and company of record, and

WHEREAS, the municipal auditing staff of Pauly, Rogers and Co, PC has formed under the firm name, Clear Trail CPAs, LLC, therefore,

BE IT RESOLVED, that the Oregon Coast Community College Board of Education approves the following revisions (in bold italics) to its previously approved annual consent agenda resolution.

DATED, this 15th day of January, 2025.

- A. Appoint the College President, Marshall Mease Roache, as the Oregon Coast Community College's District Clerk [ORS 332.515].***
- B. Appoint the College Chief Financial Officer, Robin Gintner as the College Budget Officer [ORS 294.331], under the direction of College President, Marshall Mease Roache.***
- C. Designate Miller Nash Graham & Dunn LLP and Macpherson, Gintner & Diaz, as the College's legal counsel.
- D. Designate Brown & Brown Northwest as the College's Insurance Agent and PACE as the College's Insurance Company of Record.***
- E. Designate all banking institutions and the county custodial officer as defined by ORS 294.004(2) located within the College District as authorized custodians of college funds. In addition, designate the state local government investment pool as authorized custodian of college funds.
- F. Appoint Marshall Mease Roache (College President), Robin Gintner (Vice President of Administration), Bruce Clemetsen (Vice President of Academic and Student Affairs) and Dave Price (Vice President of Engagement) as authorized signatories for college funds. In addition, authorize the use of two facsimile signatures (Mease Roache and Gintner) for college funds.***
- G. Appoint Marshall Mease Roache (College President) as authorized signer for the College grants and contracts.***
- H. Designate the Board of Education as the College's Local Public Contract Review Board [ORS 279.055 (2)].

- I. Designate Clear Trail CPAs, LLC., (formerly Pauly, Rogers and Co, PC) as the College’s auditors.*
- J. Appoint Marion Mann as the OCCC Foundation Liaison.
- K. Appoint Debbie Kilduff as the OCCA Representative.
- L. Appoint Bud Shoemake as the **OCATT Project** Liaison.

RECOMMENDATION TO THE BOARD: The Board of Education, Oregon Coast Community College, approve the appointment and designation revisions as detailed above.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Excused</u>
Chandler				
Emery				
Kilduff				
Mann				
Shoemake				
Schuytema				
Vacant				

ADOPTED by the Board of Education of Oregon Coast Community College, located in Lincoln County, Oregon this __ day of _____, 2025.

OREGON COAST COMMUNITY COLLEGE
LINCOLN COUNTY, OREGON

By: _____
 Chair, Board of Education

ATTEST:
 By: _____
 Clerk of the Board



**Oregon Coast Community College
Board of Education Meeting
Attachment I.d.**

**OCCC Board of Education
Resolution 2025-01-02**

Support OCCA Legislative Priorities for the 2025 Legislative Session
January 15, 2025

College Board Resolution – 2025 Community College Legislative Priorities

Whereas:

1. Community colleges are the only sector of public post-secondary education open to all students, regardless of education or skill level.
2. Community colleges serve the largest number of underrepresented and first-generation students in Oregon, playing a vital role in reducing educational, economic, and social inequities.
3. Community colleges provide critical programs, including Career and Technical Education, workforce training, short-term certificates, GED programs, and dual-credit courses for all Oregonians.
4. They are essential for bridging high school to four-year degrees and upskilling adults to meet workforce demands.
5. Insufficient financial aid and capped funding hinder students' ability to pursue post-secondary education and training.

Be it Resolved:

The Oregon Coast Community College Board of Education supports the Oregon Community College Association Board's Legislative Priorities for the 2025 Legislative Session, including:

- **\$920 million for the Community College Support Fund (CCSF):** Ensures current service levels with modest statewide tuition increases.
- **\$150 million increase for the Oregon Opportunity Grant:** Expands access to need-based financial aid, benefiting high school graduates and working adults, and addressing inequities in educational attainment.
- **Raising the Article XI-G Bond funding cap to \$14 million:** Adjusts for inflation to support capital projects critical to community colleges. An adjustment to the cap hasn't been made since Article XI-G bonds first became available to colleges in 2005.
- **\$10 million for student basic needs:** Addresses growing challenges in food, housing, and transportation to support student success.
- **\$1 million for corequisite supports:** Funds faculty release time and training as well as implementation to improve student success in math during the first year of college, particularly for historically underrepresented students.

- **Adult Reconnect policy bill:** Directs the Higher Education Coordinating Commission (HECC) to convene a workgroup for reengaging adults with some college but no degree, addressing enrollment declines and workforce needs.

Community colleges are essential to Oregon’s education and workforce ecosystems, and these priorities will strengthen their ability to serve students, businesses, and communities statewide.

RECOMMENDATION TO THE BOARD: The Board of Education, Oregon Coast Community College, approve to support the OCCA Legislative Priorities for the 2025 Legislative Session.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Excused</u>
Chandler				
Emery				
Kilduff				
Mann				
Shoemake				
Schuytema				
Vacant				

ADOPTED by the Board of Education of Oregon Coast Community College, located in Lincoln County, Oregon this __ day of _____, 2025.

OREGON COAST COMMUNITY COLLEGE

LINCOLN COUNTY, OREGON

By: _____

Chair, Board of Education

ATTEST:

By: _____

Clerk of the Board