

**BOARD OF EDUCATION SPECIAL MEETING  
BARLOW HALL, ROOM 221  
Thursday, April 20, 2017**

**1:30 pm REGULAR SESSION (Barlow Hall, Room 221)**

**I CALL TO ORDER** – Chair Richard Oathes

**II ROLL CALL**

**III NEW BUSINESS – ACTION**

1. Roof Restorations and Replacement: Family Resource Center – Dean Bob Cochran R16/17-41
2. Roof Restorations and Replacement: Wilsonville – Dean Bob Cochran R16/17-42
3. Roof Restorations and Replacement: Clairmont Hall – Dean Bob Cochran R16/17-43

**IV ADJOURNMENT**

*Note: CCC Board of Education meetings are held in accordance with open meeting laws and accessibility requirements. Individuals requiring assistance or accommodations due to a disability should contact the Disability Resource Center at 503-594-3181 at least 48 hours in advance of this meeting.*



<b>CCC Board of Education – Topic Summary</b>	
<b>Topic:</b>	2017 Roof Restorations and Replacement
<b>Date:</b>	April 20, 2017
<b>Presenter:</b>	Bob Cochran / Dean Campus Services
<b>Division/Department:</b>	Campus Services
<b>RECOMMENDATION:</b>	Adopt Resolution R16/17-41 authorizing the college to enter in to a contract with: <ul style="list-style-type: none"> <li>• Weatherproof Technologies (WTI), Inc., for the complete re-roof of the Family Resource Center roof in the amount of \$205,691 which include a 10% owner contingency of \$18,691.</li> </ul>

**REASON FOR BOARD CONSIDERATION:**

Roof restorations and replacement were a part of the major maintenance items included the 2014 bond project list.

**BACKGROUND:**

In the spring of 2016, the college commissioned a detailed roof survey evaluating all the roofs on the college’s facilities to determine their useful life, replacement schedule, and estimated renovation cost. From that report, three roof systems were determined beyond their useful life and scheduled for renovation during summer 2017. These roof projects cover Wilsonville, Clairmont Hall, and the Family Resource Center.

A Request for Bids was advertised in the Daily Journal of Commerce. Because each roof restoration or replacement type is different in its makeup (restoration, tear off and shingle replacement, and complete tear off and build up replacement) the college bid each roof separately to optimize the least cost for completed work.

**FAMILY RESOURCE CENTER**

WTI - \$186,910.71 (contingency of \$18,691) for a total of \$205,601.71  
(Budget Estimate \$317,868)

\*\* This is line item pricing proposal through the AEPA Cooperative Procurement contract administered by the Intermountain ESD, Pendleton, Oregon, using AEPA IFB #017 Roofing and Building Envelope Services

All bids were reviewed and each low bid was selected as the lowest bid, most responsive bidder for the project.

**BUDGET IMPACT/SOURCE OF FUNDS:**

This project will be paid for from 2014 bond proceeds as part of the Bond’s major maintenance program.

**ATTACHMENTS:**

Resolution R16/17-41



**RESOLUTION NO. R16/17-41  
CLACKAMAS COMMUNITY COLLEGE**

**A RESOLUTION OF THE CLACKAMAS COMMUNITY COLLEGE BOARD OF EDUCATION AUTHORIZING THE COLLEGE TO ENTER INTO CONTRACT WITH WEATHERPROOFING TECHNOLOGIES FOR ROOF RESTORATION AND REPLACEMENT OF THE FAMILY RESOURCE CENTER ROOF.**

**WHEREAS**, In 2016, the college commissioned a roof survey to evaluate all roofs on the college's facilities and determine their useful life, replacement schedule, and estimated renovation costs; and

**WHEREAS**, The survey identified the Family Resource Center roof as approaching or beyond its useful service life and in need of replacement or renovation; and

**WHEREAS**, the college advertised for the project in the Daily Journal of Commerce; and

**WHEREAS**, Weatherproofing Technologies Inc., using line item pricing from the AEPA cooperative procurement contract administered by the Intermountain ESD in Pendleton, OR, submitted an acceptable bid for the Family Resource Center roof.

**Now, therefore**, the Board of Education resolves as follows:

**SECTION 1:** The Board of Education authorizes the college to enter into a contract with:

Weatherproof Technologies Inc., for the complete re-roof of the Family Resource Center roof in the amount of \$205,691 which includes a 10% owner contingency of \$18,691.

**SECTION 2:** This resolution is and shall be effective from the day of its passage.

ADOPTED by the Board of Education of the Clackamas Community College District, Clackamas County, Oregon, this 20th day of April, 2017.

**CLACKAMAS COMMUNITY COLLEGE DISTRICT  
CLACKAMAS COUNTY, OREGON**

By: \_\_\_\_\_  
Chair, Board of Education

**ATTEST:**

By: \_\_\_\_\_  
President/Clerk



<b>CCC Board of Education – Topic Summary</b>	
Topic:	2017 Roof Restorations and Replacement
Date:	April 20, 2017
Presenter:	Bob Cochran / Dean Campus Services
Division/Department:	Campus Services
<b>RECOMMENDATION:</b>	Adopt Resolution R16/17-42 authorizing the college to enter in to a contract with: <ul style="list-style-type: none"> <li>• Umpqua Roofing for the restoration and re-roof of the Wilsonville Training Center roof in the amount of \$370,656 which includes a 10% owner contingency of \$33,696.</li> </ul>

**REASON FOR BOARD CONSIDERATION:**

Roof restorations and replacement were a part of the major maintenance items included the 2014 bond project list.

**BACKGROUND:**

In the spring of 2016, the college commissioned a detailed roof survey evaluating all the roofs on the college’s facilities to determine their useful life, replacement schedule, and estimated renovation cost. From that report, three roof systems were determined beyond their useful life and scheduled for renovation during summer 2017. These roof projects cover Wilsonville, Clairmont Hall, and the Family Resource Center.

A Request for Bids was advertised in the Daily Journal of Commerce. Because each roof restoration or replacement type is different in its makeup (restoration, tear off and shingle replacement, and complete tear off and build up replacement) the college bid each roof separately to optimize the least cost for completed work.

WILSONVILLE

	Base Bid	Alternative 1	Alternative 2	Alternative 3	Total
Umpqua	\$ 94,110	\$65,030	\$149,620	\$28,200	\$336,960
Griffith Roofing	\$124,831	\$65,030	\$154,969	\$28,861	\$373,691
Snyder Roofing (*)	\$121,295	\$65,030	\$ 00	\$28,205	\$214,530
Materials	\$ 32,000		\$ 91,000		\$123,000**

(\*) Bid considered unresponsive with no response to Alternative #2

Base bid includes restoration of the gravel surfaced roof areas on the center, original section

Alternative 1 – Replace aging entry skylight

Alternative 2 – Restoration of the newer granular surfaced cap sheet roof (sections east and west)

Alternative 3 – Metal Clad replacement of leaking EFIS wall.

Umpqua Roofing \$336,960 (plus a 10% contingency of \$33,696 for a total of \$370,656).  
\*\*Materials purchased at 13.3% discount under AEPA cooperative procurement contract.  
Budget Estimate \$363,379 (does not include Alternatives 1 and 3)

All bids were reviewed and each low bid was selected as the lowest bid, most responsive bidder for the project.

**BUDGET IMPACT/SOURCE OF FUNDS:**

This project will be paid for from 2014 bond proceeds as part of the Bond's major maintenance program.

**ATTACHMENTS:**

Resolution R16/17-42



**RESOLUTION NO. R16/17-42  
CLACKAMAS COMMUNITY COLLEGE**

**A RESOLUTION OF THE CLACKAMAS COMMUNITY COLLEGE BOARD OF EDUCATION AUTHORIZING THE COLLEGE TO ENTER INTO CONTRACT WITH UMPQUA ROOFING FOR THE ROOF RESTORATION AND REPLACEMENT FOR THE WILSONVILLE TRAINING CENTER ROOF.**

**WHEREAS**, In 2016, the college commissioned a roof survey to evaluate all roofs on the college’s facilities and determine their useful life, replacement schedule, and estimated renovation costs; and

**WHEREAS**, The survey identified the Wilsonville Training Center roof as approaching or beyond its useful service life and in need of replacement or renovation; and

**WHEREAS**, the college advertised for the project in the Daily Journal of Commerce; and

**WHEREAS**, Umpqua Roofing was the lowest bid, most responsive contractor who submitted a bid for the Wilsonville Training Center roof.

**Now, therefore**, the Board of Education resolves as follows:

**SECTION 1:** The Board of Education authorizes the college to enter into a contract with:

Umpqua Roofing for the restoration and re-roof of the Wilsonville Training Center roof in the amount of \$370,656 which includes a 10% owner contingency of \$33,696.

**SECTION 2:** This resolution is and shall be effective from the day of its passage.

ADOPTED by the Board of Education of the Clackamas Community College District, Clackamas County, Oregon, this 20th day of April, 2017.

**CLACKAMAS COMMUNITY COLLEGE DISTRICT  
CLACKAMAS COUNTY, OREGON**

By: \_\_\_\_\_  
Chair, Board of Education

**ATTEST:**

By: \_\_\_\_\_  
President/Clerk



<b>CCC Board of Education – Topic Summary</b>	
<b>Topic:</b>	2017 Roof Restorations and Replacement
<b>Date:</b>	April 20, 2017
<b>Presenter:</b>	Bob Cochran / Dean Campus Services
<b>Division/Department:</b>	Campus Services
<b>RECOMMENDATION:</b>	Adopt Resolution R16/17-43 authorizing the college to enter in to a contract with: <ul style="list-style-type: none"> <li>Griffith Roofing for the complete re-roof of the Clairmont Hall roof in the amount of \$381,327 which includes a 10% contingency of \$34,661.</li> </ul>

**REASON FOR BOARD CONSIDERATION:**

Roof restorations and replacement were a part of the major maintenance items included the 2014 bond project list.

**BACKGROUND:**

In the spring of 2016, the college commissioned a detailed roof survey evaluating all the roofs on the college’s facilities to determine their useful life, replacement schedule, and estimated renovation cost. From that report, three roof systems were determined beyond their useful life and scheduled for renovation during summer 2017. These roof projects cover Wilsonville, Clairmont Hall, and the Family Resource Center.

A Request for Bids was advertised in the Daily Journal of Commerce. Because each roof restoration or replacement type is different in its makeup (restoration, tear off and shingle replacement, and complete tear off and build up replacement) the college bid each roof separately to optimize the least cost for completed work.

**CLAIRMONT HALL**

Griffith Roofing	\$346,611 (contingency of \$34,661 for a total of \$381,272)
Umpqua Roofing	\$389,900
Snyder Roofing	\$651,018

Materials purchased at 13.3% discount under AEPA cooperative procurement contract: ~\$135,000 (Budget Estimate \$833,964)

All bids were reviewed and each low bid was selected as the lowest bid and most responsive bidder for the project.

**BUDGET IMPACT/SOURCE OF FUNDS:**

This project will be paid for from 2014 bond proceeds as part of the Bond’s major maintenance program.

**ATTACHMENTS:**

Resolution R16/17-43



**RESOLUTION NO. R16/17-43  
CLACKAMAS COMMUNITY COLLEGE**

**A RESOLUTION OF THE CLACKAMAS COMMUNITY COLLEGE BOARD OF EDUCATION AUTHORIZING THE COLLEGE TO ENTER INTO CONTRACT WITH GRIFFITH ROOFING FOR ROOF RESTORATION AND REPLACEMENT FOR THE CLAIMONT HALL ROOF.**

**WHEREAS**, In 2016, the college commissioned a roof survey to evaluate all roofs on the college's facilities and determine their useful life, replacement schedule, and estimated renovation costs; and

**WHEREAS**, The survey identified the Clairmont Hall roof as approaching or beyond its useful service life and in need of replacement or renovation; and

**WHEREAS**, Griffith Roofing was the lowest, most responsive contractor who submitted a bid for the Clairmont Hall roof.

**Now, therefore**, the Board of Education resolves as follows:

**SECTION 1:** The Board of Education authorizes the college to enter into a contract with:

Griffith Roofing for the complete re-roof of the Clairmont Hall roof in the amount of \$381,327 which includes a 10% contingency of \$34,661.

**SECTION 2:** This resolution is and shall be effective from the day of its passage.

ADOPTED by the Board of Education of the Clackamas Community College District, Clackamas County, Oregon, this 20th day of April, 2017.

**CLACKAMAS COMMUNITY COLLEGE DISTRICT  
CLACKAMAS COUNTY, OREGON**

By: \_\_\_\_\_  
Chair, Board of Education

**ATTEST:**

By: \_\_\_\_\_  
President/Clerk