



19600 Molalla Avenue  
Oregon City, OR 97045

**BOARD OF EDUCATION MEETING**  
**Barlow Hall, President's Office**  
**Monday, July 11, 2016**

**12:30 pm REGULAR SESSION (Barlow Hall, President's Office)**

**I CALL TO ORDER**

**II ROLL CALL**

**III NEW BUSINESS – ACTION**

1. Randall Hall Locker Room Upgrades – Dean Bob Cochran

R16/17-1

**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>	Randall Hall Title IX Upgrades
<b>Date:</b>	July 11, 2016
<b>Presenter:</b>	Bob Cochran, Dean
<b>Division/Department:</b>	College Services
<b>RECOMMENDATION:</b>	Approval of Resolution R16/17-1 authorizing Clackamas Community College to enter in to a contract with Woodburn Construction Company for the Randall Hall Title IX upgrades in an amount not to exceed \$2,268,75

**REASON FOR BOARD CONSIDERATION:**

The athletic locker rooms in Randall Hall are original dating back to the building’s construction in 1972. Elements of the locker room are identified in the College’s Facility Condition Assessment as beyond their useful life and in need of replacement. In addition, in 2012, the college underwent a State of Oregon Civil Rights Career and Technical Education On-Site Review. This review identified the locker rooms as not meeting Title IX requirements, because the square footage of the men’s locker room was approximately double that of the women’s locker room. Specifically, the report stated, *“CCC has a men’s locker room, and men’s team room, and a combination women’s locker/team room. The men’s locker room and team room are allotted twice the amount of space as the women’s locker/team room.”* The recommendation from the state was to provide comparable facilities for both women’s and men’s locker and team rooms. At the outcome of that report, the college committed (using bond funds) to update the facilities to provide equitable facilities for both genders. Since the passage of the bond in 2014 the college has identified the Randall Hall Title IX upgrades as a priority project to be completed in summer 2016.

**EXPECTED OUTCOME/RELEVANCE TO STRATEGIC PRIORITY OR CORE THEME:**

Upgrading the locker rooms in Randall Hall will put CCC in compliance with Title IX and ADA requirements and fulfill the commitment made to our community during the bond campaign

**BACKGROUND:**

RSS Architecture was hired to develop the plans and specifications for the project. Plans were completed involving many internal stakeholders and Karin Moscon from the State of Oregon, Education Equity – Civil Rights Specialist (author of the 2012 report mentioned above).

Upon completion of the plans and specifications, Request for Bids was advertised in the Daily Journal of Commerce. Two bids were received with a base amount and alternate amounts. The amounts below reflect the total bids for each company:

<b>Company</b>	<b>Base Bid</b>	<b>Add Alternative Upgrade to Men's and Women's Restroom</b>	<b>Add Alternative Use Glazed CMU face block for Showers</b>	<b>Add Alternative Complete Water Heater Work</b>	<b>Total</b>
Woodburn Construction Company	\$1,729,000.00	\$105,000.00	\$222,000.00	\$6,500.00	\$2,062,500
Cedar Mill Construction Company	\$1,847,000.00	\$149,750.00	\$255,000.00	\$9,700.00	\$2,261,450
inici group Project Estimate					\$2,000,000

Woodburn Construction's bid was reviewed and was selected as the lowest, most responsive bidder for the project. Staff is requesting approval of this amount plus 10% contingency (\$206,250) for unforeseen expenses that may occur during the construction project for a total of \$2,268,750.

**BUDGET IMPACT/SOURCE OF FUNDS:**

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

**FUTURE REPORT:**

The status of this project will be included in the Board's monthly project update.

**RESOLUTION NO. R16/17-1  
CLACKAMAS COMMUNITY COLLEGE**

**A RESOLUTION OF THE CLACKAMAS COMMUNITY COLLEGE BOARD OF EDUCATION AUTHORIZING THE COLLEGE TO ENTER INTO A CONTRACT WITH WOODBURN CONSTRUCTION FOR THE RANDALL HALL TITLE IX UPGRADES.**

**WHEREAS**, Randall Hall was constructed in 1972 and the athletic locker rooms have not seen major upgrades since; and

**WHEREAS**, the college's Facility Condition Assessment identified elements of this space as beyond their useful life and in need of upgrades and renovations; and

**WHEREAS**, in 2012, the State of Oregon completed a Civil Rights review of the college and found the Randall Hall Locker Rooms did not meet Title IX requirements for equitable facilities; and

**WHEREAS**, plans and specifications were developed using RSS Architecture which included internal and external stakeholders input, and

**WHEREAS**, the college advertised for bids in the Daily Journal of Commerce and two firms submitted bids; and

**WHEREAS**, Woodburn Construction Company was the lowest bid most responsive bidder;

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

**SECTION 1:** The Board of Education authorizes the college to enter into a contract with Woodburn Construction Company for renovations of Randall Hall for Title IX upgrades for a price not to exceed \$2,329,250, which includes a 10% contingency for unknowns that may be encountered during the renovation process.

**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 11<sup>th</sup> day of July, 2016.

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

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

**ATTEST:**

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