



*“Southwestern Oregon Community College supports student achievement by providing access to lifelong learning and community engagement in a sustainable manner”*

**CORE THEMES**

(Revised February 25, 2013)

**Learning and Achievement \* Access \* Community Engagement \* Sustainability**

**Board of Education Meeting – Conference Call**

(A conference phone will be available)

1988 Newmark Ave., Tioga Hall, Rm 510, Coos Bay, Oregon  
Wednesday, October 10, 2016, 9:00 a.m.

**AGENDAS with Estimated Timelines–**

**Action Items = **

- 1. CALL TO ORDER
- 2. AGENDA CHANGES
- 3. NEW BUSINESS
  - A. Title III Third Floor HVAC System, **Exhibit # 3 A**
  - B. Housing Stairs and Balconies, **Exhibit # 3 B**
- 4. ADJOURNMENT



**Shaded Exhibit included in meeting materials**

Board policy states that requests must be made by contacting the Clerk of the Board at least nine working days prior to the scheduled meeting. Requests for additions by visitors attending a meeting will be allowed by an affirmative vote of the majority of the Board Members. Time allocations will be at the discretion of the Board Chair.

It is the policy of the Board of Education to adjourn the meeting within three hours unless a motion to continue the meeting is made and approved by a majority vote of the members present.



Exhibit # 3 A  
Date October 10, 2016 CC  
Approved YES      NO       
Motion #                     

**Southwestern Oregon Community College District  
Board of Education**

Prepared by: Jeff Whitey, Interim VP of Administrative Services

**ACTION UNDER CONSIDERATION**

Accept a bid in the amount of \$                      from                                      and authorize the necessary payments associated with the replacement of the Tioga Hall Third Floor HVAC system.

**HISTORY/ DISCUSSION**

Over the past two years, the Third Floor has undergone a substantial remodel that currently houses the Laker Learning Commons which is a place designed to meet all of Southwestern students' academic needs. The newly remodeled space boasts comfortable working stations, computers, quiet study rooms, high-speed internet and WIFI, couches and lounge chairs, and staff offices. Programs include skill building, tutoring, virtual career center, and transitional education resources such as GED, ABE, and ESL.

Replacement of the current HVAC system is necessary as a result of the system's age and with the recently remodeled space needing the appropriate heating and cooling system. This newly designed system will provide students with a much more comfortable environment for learning.

As required, the College's procurement rules have been followed. Following an RFP bid process,                      contractor bids were received.                                      is awarded the contract whose qualifications are deemed to best provide the services desired, taking into account the requirements, terms and conditions contained in the bid solicitation.

**TIMING**

Layout and manufacturing of materials is expected to be in place by the end of fall term 2016. Installation is anticipated to begin after the end of fall term 2016 and be completed by January 13, 2017, with little impact to the learning environment.

**BUDGET IMPACT**

Funding for this project will come from Title III grant proceeds. No General Fund sources are expected to be used on this project besides indirect staff support for the project.

**RECOMMENDATION**

BE IT RESOLVED, that the Board of Education of Southwestern Oregon Community College District accepts a bid in the amount of \$                      from                                      and authorizes the necessary payments associated with the replacement of the Tioga Hall Third Floor HVAC system.



Exhibit # 3 B  
Date October 10, 2016 CC  
Approved YES      NO       
Motion #                     

**Southwestern Oregon Community College District  
Board of Education**

Prepared by: Jeff Whitey, Interim VP of Administrative Services

**ACTION UNDER CONSIDERATION**

Approve the bid and payment in the amount of \$42,289.50 to Morrison Gederos for the demolition, repair and installation of three stairwells and twelve balcony headers in Student Housing.

**HISTORY/ DISCUSSION**

During its 19 years of operation, Student Housing has addressed damage from water penetration under door thresholds on the back stairwells of buildings. As a proactive measure, three buildings still need to be addressed. The second story balconies have pressure treated headers under the concrete decks. After inspection of all balconies, it was discovered that twelve headers are in need of replacement.

Crow Clay provided professional direction on changes to the stair/balcony design to assure structural integrity. Four local contractor bids were solicited for the project. Morrison Gederos is the preferred contractor that met price, BOLI wage requirement and time frame completion.

**TIMING**

Any extended delay in these repairs will result in safety issues for the students. If approved, the work will be completed by the end of fall term 2016.

**BUDGET IMPACT**

Funds have been identified for this project as part of Student Housing's budgeted insurance reserve maintenance expenditures. If the contractor finds extensive water damage and the job exceeds \$50,000, BOLI wages will need to be paid which could potentially increase this vendor's project cost to \$81,889.50.

**RECOMMENDATION**

BE IT RESOLVED, that the Board of Education of Southwestern Oregon Community College District approves the bid and payment in the amount of \$42,289.50 to Morrison Gederos for the demolition, repair and installation of three stairwells and twelve balcony headers.