

**MINUTES OF THE JUNE 8, 2021  
CLATSOP COMMUNITY COLLEGE  
BOARD OF DIRECTORS  
WORK SESSION**

The Work Session on Facilities and Infrastructure was called to order by Chair Robert Duehmig at 6:30 p.m.

**Board Members Present:** Robert Duehmig, Rosemary Baker-Monaghan, Karen Burke, Sara Meyer, Anne Teaford-Cantor, Tim Lyman, and Dave Zunkel. **Board Members Absent:** None. **Others Present:** Margaret Frimoth, Doris Jepson, Rinda Johansen, Tammy Lambert, Kevin Leahy, Shaun Martin, Lloyd Mueller, Desiree Noah, Eldon Russell, Jerad Sorber, Teena Toyas, Deputy Clerk JoAnn Zahn, President Chris Breitmeyer, and Recording Secretary Pat Schulte.

Interim Physical Plant Director Shaun Martin gave a PowerPoint presentation on four projects on the Lexington and MERTS campuses that need to be addressed: the Living Machine and Maritime Science Building at the MERTS Campus and Towler Hall and the Art Center at the Lexington Campus. Each has unique problems that are critical to address. Mr. Martin's presentation included multiple photos illustrating the issues that need to be addressed for each of the four projects.

Living Machine. Mr. Martin showed a sketch of how the Living Machine works when it is operating correctly. The Living Machine is an opportunity for students to explore natural Biosystems that can be effectively used in wastewater treatment. The failure of the Living Machine could lead to an NPDES (National Pollutant Discharge Elimination System) permit violation. The Living Machine is included in the design for the planned construction of the new Maritime Science Building. Critical tasks that need to be addressed include repairing broken greenhouse panels, removing all plant material, removing/cleaning wetland growing medium, replacing wetland cell liner, surveying and repairing plumbing system, replacing monitoring equipment, replacing growing medium, replacing plant material, and establishing a wet lab. The estimated cost is \$20,000 to \$40,000.

Maritime Science Building. The roof of the Maritime Science Building leaks multiple places and there is black mold. The facilities staff goes out once a week to take care of the black mold. The impact to the College is deterioration of the building, exposure of staff and students to mold, and damage to interior equipment. Critical tasks that need

to be addressed are repairing the roof, removing and resetting window glazing, and mold cleanup. The estimated cost is \$125,000 to \$250,000.

Towler Hall. Towler Hall is the face of the campus. The underlying structure of the building is sound. However, the exterior is deteriorating with moisture getting underneath the stucco. The retaining wall in front of Towler Hall is another issue that needs to be addressed. The College receives lots of complaints from neighbors. There is temporary fencing in front of the retaining wall to keep people off the sidewalk. The impact to the College is continued deterioration of the building, public perception, and safety of students, staff, and community members. Critical tasks that need to be addressed are the repair of the exterior wall stucco and repair of the retaining wall. The estimated cost is \$100,000 to \$250,000.

Art Center. There are numerous major cracks throughout the building. The building is basically breaking in half. In the computer lab, the wall is bowing in two directions. There is a door that can't be opened because the wall has shifted. The problems with the Art Center are related to problems in other areas. The library parking area is sliding down the hill. In the library building, there is wall separation in the main lobby but it is not getting worse. The impact to the College is safety of staff and students, structural failure, and severe impact to art programs supported in the building. Critical tasks that need to be addressed include closing the building and implementing a structural/geotechnical review of the building for safety. Estimated cost is an initial \$50,000 for engineering.

The Way Ahead. Mr. Martin recommending delaying the work on the Living Machine, the Maritime Science Building roof replacement, and the work on the exterior of Towler Hall and the retaining wall because of the 300% increase in the cost of construction. For the Maritime Science Building, he recommended moving forward with roof patching, window seal, and mold mitigation. For the Art Center, he recommended closing the building after spring term, beginning the engineering review of the building, and if necessary, plan relocation of the art program for fall term. The first step is to shutter the Art Center after spring term and put out an RFP for the structural/geotechnical review of the building.

There was discussion about starting to look at a new Facilities Master Plan, including the Art Center, Library, and Alder Hall. A Facilities Master Plan is not included in the 2021-2022 budget and would likely cost more than \$50,000. The immediate need is to solicit bids for the engineering review of the Art Center and to start planning for a new home for the art programs for potentially up to two years. There are several possibilities on campus that can be looked at.

Chair Duehmig acknowledged the challenges ahead and thanked everyone for attending the Work Session.

With no further discussion, the Work Session was adjourned at approximately 6:25 p.m.

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Chris Breitmeyer, President

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Robert Duehmig, Chair

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Pat Schulte, Board Secretary