



Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date: February 19, 2025

GENERAL OVERVIEW

Design meetings have begun for both the new OCATT building and existing building repairs. Focus Groups were organized this month and stakeholders invited to provide input on career training needs in the community. The design team has taken that information for use in refining scope for the new OCATT building and will be meeting again in late February to discuss and refine the design parameters. Schematic design will begin in early April. An early bid-package to begin site work and utilities installment is anticipated in time for construction this summer.

The final element of the Due Diligence and Procurement phase for the Bond Program is the selection of the Construction Manager/General Contractor (CM/GC). A Finding of Facts was published last month and the Board of Education is providing time at their February meeting to hear comments from the public, if any. An Action Item at the end of the meeting will allow the BOE to grant approval for using the CM/GC selection process. After that approval, we'll begin advertising for a qualified CM/GC firm. See the Project-Specific Activity section below for more details.

Specific repairs and deferred maintenance upgrades have been targeted for work this summer. This "fix it" menu will address immediate needs and work that can be completed without extensive design.

BUDGET

The current program budget summary is provided on the next page. The detailed budget summary is provided separately with this report. Changes since last month are noted below.

Income

No changes.

Current Budgets

This section was updated to match the current committed costs. Projected budgets will be added for individual projects as design estimates are completed.

Committed Costs

Design fee for exterior and interior architectural repairs was approved last month and has been added under each building section in the summary. To date, \$2.1 million has been committed.

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Actual Costs

Initial design fees are being expended as work is completed for each building.

OCCC Bond Program Budget Summary - Updated February 17, 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
					Non-Project Costs	\$ 100,000.00
						\$ 23,987,165.00

Note: Original budgets taken from 2023 GLAS Architects Assessment.

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	\$ 132,815.00	\$ 141,357.16	\$ 8,013.00	\$ 112,184.00	\$ 6,233.00	\$ 400,602.16
Consultants						\$ -
Project Management	\$ 51,881.56					\$ 51,881.56
Permits & Fees	\$ 1,108.31					\$ 1,108.31
Furnishings & Equipment						\$ -
Owners Contingency & Inflation						\$ -
Total Current Project Budget	\$ 185,804.87	\$ 1,737,844.24	\$ 8,013.00	\$ 112,184.00	\$ 6,233.00	\$ 2,050,079.11
					Non-Project Costs	\$ 58,532.41
						\$ 2,108,611.52

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	\$ 132,815.00	\$ 141,357.16	\$ 8,013.00	\$ 112,184.00	\$ 6,233.00	\$ 400,602.16
Consultants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 51,881.56	\$ -	\$ -	\$ -	\$ -	\$ 51,881.56
Permits & Fees	\$ 1,108.31	\$ -	\$ -	\$ -	\$ -	\$ 1,108.31
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 185,804.87	\$ 1,737,844.24	\$ 8,013.00	\$ 112,184.00	\$ 6,233.00	\$ 2,050,079.11
					Non-Project Costs	\$ 58,532.41
						\$ 2,108,611.52

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	\$ 7,777.50	\$ 89,717.16	\$ -	\$ -	\$ -	\$ 97,494.66
Consultants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Management	\$ 51,881.56	\$ -	\$ -	\$ -	\$ -	\$ 51,881.56
Permits & Fees	\$ 1,108.31	\$ -	\$ -	\$ -	\$ -	\$ 1,108.31
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 60,767.37	\$ 1,686,204.24	\$ -	\$ -	\$ -	\$ 1,746,971.61
					Non-Project Costs	\$ 58,532.41
						\$ 1,805,504.02



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SCHEDULE

The Master Schedule for the Bond Program is being developed with the design team and will be validated once the CM/GC contractor is on board in April. In general, we are pursuing the following major milestones:

- Late February 2025 – advertise Request for Proposals (RFP) for qualified CM/GC firms
- Mid-April 2025 – recommend a CM/GC firm for BOE approval after proposal review and interviews
- April 2025 – OCATT Programming completed and Schematic design begins
- Summer 2025 – start construction of priority maintenance improvements at existing buildings
- Fall 2025 – start construction of sitework and utilities for the OCATT Building
- Summer 2026/27 – complete maintenance projects and other improvements to existing facilities

PROJECT-SPECIFIC ACTIVITY

CM/GC Selection

The final step of the Bond Program Due Diligence phase is procuring the construction contractor through the RFP process. We recommended using the CM/GC method of selecting the contractor to the OCCC Board of Education (BOE) last month and provided them with a draft Finding of Facts to support this approach. This is a widely used procurement method in the State of Oregon for public improvement projects used since the 1980s. It provides an alternative to the traditional hard-bid selection process. 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 in 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 Finding of Facts provided to the BOE in January, and again with this report, was developed using the guidelines in section 279C.335(2) that are applicable to the Bond projects. The BOE 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

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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 posted a notice for the hearing at the February 25 BOE meeting in the DJC and local publication on January 20. We asked that the BOE provide a brief period of time during the February meeting to hear comments, if any.

Once the hearing is completed and the BOE approves the Findings, we'll publish the RFP to begin the CM/GC selection process for the Bond program. We anticipate receiving proposals in March and reviewing them with the same selection committee who participated in the design team selection. Interviews will be conducted by early April and we'll bring the committee's recommendation for a CM/GC firm to the April BOE meeting for approval.

OCAST Design

The design kick-off meeting with the Glas-Hacker design team was held on January 24. The meeting was attended by a large group of OCCC stakeholders. A subsequent Focus Group meeting was held at the Newport campus on February 12, with a number of community representatives, to gather input on program offerings. In addition, Dave Price provided opportunity for high school students and CTE teachers to respond to a survey regarding potential programs. Future meetings with additional stakeholders are anticipated but will not impact the Programming phase of design.

The next design meeting will be held on February 27 to discuss the Focus Group results and refine the scope. The Programming phase of design will conclude in late March with a summary report and 2-3 conceptual design layouts. Following that, the Schematic design phase will begin in early April to develop 50% design documents over several months. A preliminary construction cost estimate will be developed after Schematic design.

Existing Building “Fix-It” Design

The design team received approval on February 5 to begin design for architectural and structural repairs to the existing buildings at the North, Central and South centers. These repairs have collectively been titled “Fix-It” work. This includes refinishing exterior brick and siding systems, resolving water intrusion issues, repairing damaged interior finishes, replacing corroded interior fixtures in the Aquarium Sciences building, and replacing the roof at the North center. Design will be completed mid-May and we expect construction to begin in June with completion in September 2025.

Existing Building MEPLV Design

The pre-bond building assessments identified a number of mechanical, electrical, plumbing and low-voltage (MEPLV) issues in the existing buildings. This includes HVAC controls, lighting and lighting controls, access controls, emergency power back-up and security. A series of scoping meetings were held with the design team in early February. Design proposals are in review, and we expect design to begin by the end of this month. Some of these improvements are critical because the existing systems, such as HVAC controls, are so outdated that they are periodically failing. We're working with the design

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team to expedite critical work for construction to start this summer or fall. Construction for the other systems is scheduled for summer 2026.

Existing Building Interior Improvements

The final planned element of the Bond Program will be improvements to interior spaces at all campuses. This could include renovations to the Central Commons and the North Lobby and Commons. We expect to start design for these elements in 2026 after the construction budgets for OCATT and the existing facility repairs are well established. Construction of the interior improvements will likely occur during summer 2027 and would conclude the current scope of the Bond Program.