



Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date: April 9, 2025

GENERAL OVERVIEW

The Programming phase of design for the OCATT building has been completed. The summary report is provided with this report. We're currently negotiating with GLAS for their Schematic Design fee and schedule. We expect the Schematic Design phase to begin in mid-April with the development of building concepts and floor plans in time for an initial construction cost estimate early this summer, after which sitework and building final design will begin. Construction is expected to begin this Fall for the OCATT underground utilities and foundation and we expect to begin construction of the building next Spring.

Design for the summer 2025 "fix-it" work for the three campuses is 75% complete and will be finished for bidding mid-May. Design has also started for the priority system replacements (HVAC controls, AQS Building AC, access controls and security) and will be completed for bidding in early July. Design for other facility improvements will begin in July.

Four proposals were received in response to our RFP for CM/GC services that was published at the end of February. The Selection Committee held interviews with the top three companies on April 4. The Committee is recommending Lease Crutcher Lewis (Lewis Construction) for Board approval.

BUDGET

The current program budget summary is shown 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 cost estimates are completed.

Committed Costs

Central Campus consultant fees totaling \$15,156 were added for diagnosing the failed UPS system and for functional testing of the existing HVAC control systems needed for the new system design.

Central Campus construction cost of \$62,933 was added for repairs to the UPS system.

To date, \$2.60 million has been committed.

Oregon Coast Community College Bond Program Construction Manager's Report

Actual Costs

To-date, \$2.03 million has been expended.

OCCC Bond Program Budget Summary - Updated April 9, 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
Note: Original budgets taken from 2023 GLAS Architects Assessment.						Non-Project Costs \$ 100,000.00
						\$ 23,987,165.00

Current Budgets

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction		\$ 1,659,419.88				\$ 1,659,419.88
Design	\$ 132,815.00	\$ 288,413.16	\$ 35,905.00	\$ 255,340.00	\$ 35,905.00	\$ 748,378.16
Consultants	\$ 35,470.00	\$ 15,155.71				\$ 50,625.71
Project Management	\$ 82,330.36					\$ 82,330.36
Permits & Fees	\$ 1,408.28					\$ 1,408.28
Furnishings & Equipment						\$ -
Owners Contingency & Inflation						\$ -
Total Current Project Budget	\$ 252,023.64	\$ 1,962,988.75	\$ 35,905.00	\$ 255,340.00	\$ 35,905.00	\$ 2,542,162.39
						Non-Project Costs \$ 58,532.41
						\$ 2,600,694.80

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,659,419.88	\$ -	\$ -	\$ -	\$ 1,659,419.88
Design	\$ 132,815.00	\$ 288,413.16	\$ 35,905.00	\$ 255,340.00	\$ 35,905.00	\$ 748,378.16
Consultants	\$ 35,470.00	\$ 15,155.71	\$ -	\$ -	\$ -	\$ 50,625.71
Project Management	\$ 82,330.36	\$ -	\$ -	\$ -	\$ -	\$ 82,330.36
Permits & Fees	\$ 1,408.28	\$ -	\$ -	\$ -	\$ -	\$ 1,408.28
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 252,023.64	\$ 1,962,988.75	\$ 35,905.00	\$ 255,340.00	\$ 35,905.00	\$ 2,542,162.39
						Non-Project Costs \$ 58,532.41
						\$ 2,600,694.80

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	\$ 119,671.43	\$ 117,957.16	\$ -	\$ 45,253.00	\$ -	\$ 282,881.59
Consultants	\$ 12,350.05	\$ -	\$ -	\$ -	\$ -	\$ 12,350.05
Project Management	\$ 82,330.36	\$ -	\$ -	\$ -	\$ -	\$ 82,330.36
Permits & Fees	\$ 1,408.28	\$ -	\$ -	\$ -	\$ -	\$ 1,408.28
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 215,760.12	\$ 1,714,444.24	\$ -	\$ 45,253.00	\$ -	\$ 1,975,457.36
						Non-Project Costs \$ 58,532.41
						\$ 2,033,989.77



Integrity Management Solutions

Oregon Coast Community College Bond Program Construction Manager's Report

SCHEDULE

The Master Schedule for the Bond Program is shown below. This schedule shows the primary design and construction elements for the projects. Project elements with firm schedules are shown in color and with start/finish dates. Other projected project elements are shown in gray. We expect to have firm dates for the OCATT Schematic Design shortly.

OSCC Bond Program Master Schedule Updated April 2025

ACTIVITIES	Start	Finish	2025				2026				2027			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
OCATT Building														
Programming	1/24/25	3/31/25												
Schematic Design														
Sitework Design														
Sitework Bidding & Permitting														
Sitework Construction														
Building Design														
Building Bidding & Permitting														
Building Construction														
Equipment Move-In														
Existing Facility Fix-It Packages														
Design	2/10/25	5/16/25												
Bidding & Permitting														
Construction - North														
Construction - Central & AQS														
Construction - South														
Existing Facility Priority Packages														
HVAC Controls & AQS AC Design	3/10/25	7/2/25												
Security & Access Controls Design	3/10/25	7/2/25												
Bidding & Permitting														
HVAC Construction - North														
HVAC Construction - Central & AQS														
HVAC Construction - South														
Security Construction - North														
Security Construction - Central & AQS														
Security Construction - South														
Existing Facility MEP Packages														
Design	7/21/25	2/18/26												
Bidding & Permitting														
Construction - North														
Construction - Central & AQS														
Construction - South														
Existing Facility Improvements														
Design														
Bidding & Permitting														
Construction - North														
Construction - Central														



Integrity Management Solutions

PROJECT-SPECIFIC ACTIVITY

CM/GC Selection

An RFP was published February 28th and a mandatory pre-proposal walk-through of the projects was held March 11. Four companies submitted proposals by the due date of March 25. The Selection Committee, consisting of seven OCCC leaders, IMS and GLAS met March 27 to score proposals. Three of the companies were chosen for interviews on April 4: Andersen, Lewis and Todd. The Selection Committee completed interviews and is recommending Lewis Construction as the CM/GC contractor for the bond program based on their experience with very similar projects, their cohesive team that just completed a similar project for Lane Community College, their excellent references, and their knowledgeable responses to interview questions. A Notice of Intent was issued on April 8 to begin the mandatory 7-day protest period which will end at noon on Tuesday, April 15. No protests are expected, and we'll be asking the Board to approve the Committee's recommendation next week.

OCATT Design

The final Programming design meeting was held on March 31 to make final adjustments to the report. That report is provided separately for Board information. The next phase is Schematic Design which will develop building floor plans and exterior concepts. We expect to receive GLAS' proposal for these services in a few days. A preliminary construction cost estimate will be developed after Schematic design in June.

Existing Building "Fix-It" Design

The "fix-it" package design is 75% complete. Final design will be completed mid-May. The work in this package includes the following items:

- 1) refinishing exterior brick and siding systems at north, central and south county campuses
- 2) resolving water intrusion issues
- 3) repairing damaged interior finishes
- 4) replacing corroded interior fixtures in the Aquarium Sciences building
- 5) replacing the roof on the North Campus building

Construction is expected to begin in July with completion in September.

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. The OCCC Facilities Manager has asked that some of these systems be prioritized because they are at, or past, the end of their service life and have had periodic issues. These systems are:

- 1) HVAC controls at all campuses
- 2) AQS building boiler replacement and air conditioning addition

Oregon Coast Community College Bond Program Construction Manager's Report

3) Access controls and security at all campuses

Design is 25% complete for these systems and will be completed in early July. We expect construction to begin this Fall depending on system lead-times.

Design for the other mechanical, electrical and low-voltage system improvements will begin in July with construction 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 design for OCATT and the existing facility repairs are completed and those budgets firmly established. Construction of the interior improvements will likely occur during summer 2027 and would conclude the current scope of the Bond Program.