



Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date: May 14, 2025

GENERAL OVERVIEW

The Schematic Design phase for the OCATT building has begun. Four potential building schemes developed by the design team are included in this report. Options are being explored for an exterior plaza, building curb appeal, safe visibility to work spaces from inside and outside, a possible second floor, truck drive-through for equipment/vehicle delivery to the work spaces, and orientation to the neighborhood. We expect the final site and floor plans to be completed by June for an initial construction cost estimate. Sitework and building final design will begin in July, and construction of underground utilities and building foundations will begin this Fall. Construction of the OCATT building itself is expected to begin next Spring.

Design for the summer 2025 "Fix-it" work for the three campuses is 95% complete and will be finished for bidding later this week. Design is also 50% complete 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.

Contract negotiations with Lease Crutcher Lewis (LCL), the selected general contractor, were completed early this month and the contract has been executed.

BUDGET

The current program budget summary is shown on the next page. 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

OCATT schematic design fee of \$398,097 was added.

Central Campus construction cost of \$24,760 was added for a new fire alarm panel and relay replacement.

Aquarium Building construction cost of \$7,000 was added to build a pad for storage container location off the SE corner of the building.

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Aquarium Building design fee of \$12,000 was added for boiler replacement.

North Center design fee of \$7,500 was added for solar-ready roof structure.

To date, \$3.07 million has been committed.

Actual Costs

To-date, \$2.22 million has been expended.

OCCC Bond Program Budget Summary - Updated May 12, 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

	OCCATT 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

	OCCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,684,179.88	\$ 7,000.00			\$ 1,691,179.88
Design	\$ 530,912.00	\$ 288,413.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 1,165,975.16
Consultants	\$ 35,470.00	\$ 15,155.71				\$ 50,625.71
Project Management	\$ 97,767.16	\$ 6,440.00				\$ 104,207.16
Permits & Fees	\$ 1,767.40					\$ 1,767.40
Furnishings & Equipment						\$ -
Owners Contingency & Inflation						\$ -
Total Current Project Budget	\$ 665,916.56	\$ 1,994,188.75	\$ 54,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,013,755.31
						Non-Project Costs \$ 58,532.41
						\$ 3,072,287.72

Committed Costs To-Date

	OCCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,684,179.88	\$ 7,000.00	\$ -	\$ -	\$ 1,691,179.88
Design	\$ 530,912.00	\$ 288,413.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 1,165,975.16
Consultants	\$ 35,470.00	\$ 15,155.71	\$ -	\$ -	\$ -	\$ 50,625.71
Project Management	\$ 97,767.16	\$ 6,440.00	\$ -	\$ -	\$ -	\$ 104,207.16
Permits & Fees	\$ 1,767.40	\$ -	\$ -	\$ -	\$ -	\$ 1,767.40
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 665,916.56	\$ 1,994,188.75	\$ 54,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,013,755.31
						Non-Project Costs \$ 58,532.41
						\$ 3,072,287.72

Actual Costs To-Date

	OCCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,602,487.08	\$ -	\$ -	\$ -	\$ 1,602,487.08
Design	\$ 170,660.58	\$ 155,828.57	\$ 8,905.00	\$ 81,358.40	\$ 8,905.00	\$ 425,657.55
Consultants	\$ 24,369.80	\$ -	\$ -	\$ -	\$ -	\$ 24,369.80
Project Management	\$ 97,767.16	\$ 6,440.00	\$ -	\$ -	\$ -	\$ 104,207.16
Permits & Fees	\$ 1,767.40	\$ -	\$ -	\$ -	\$ -	\$ 1,767.40
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 294,564.94	\$ 1,764,755.65	\$ 8,905.00	\$ 81,358.40	\$ 8,905.00	\$ 2,158,488.99
						Non-Project Costs \$ 58,532.41
						\$ 2,217,021.40

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.

The OCATT Schematic Design committed schedule has been added.

OSCC Bond Program Master Schedule Updated May 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	4/14/25	6/9/25												
Sitework Design														
Sitework Bidding & Permitting														
Sitework Construction														
Building Design														
Building Bidding & Permitting														
Building Construction														
Close-Out & 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 HVAC 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														

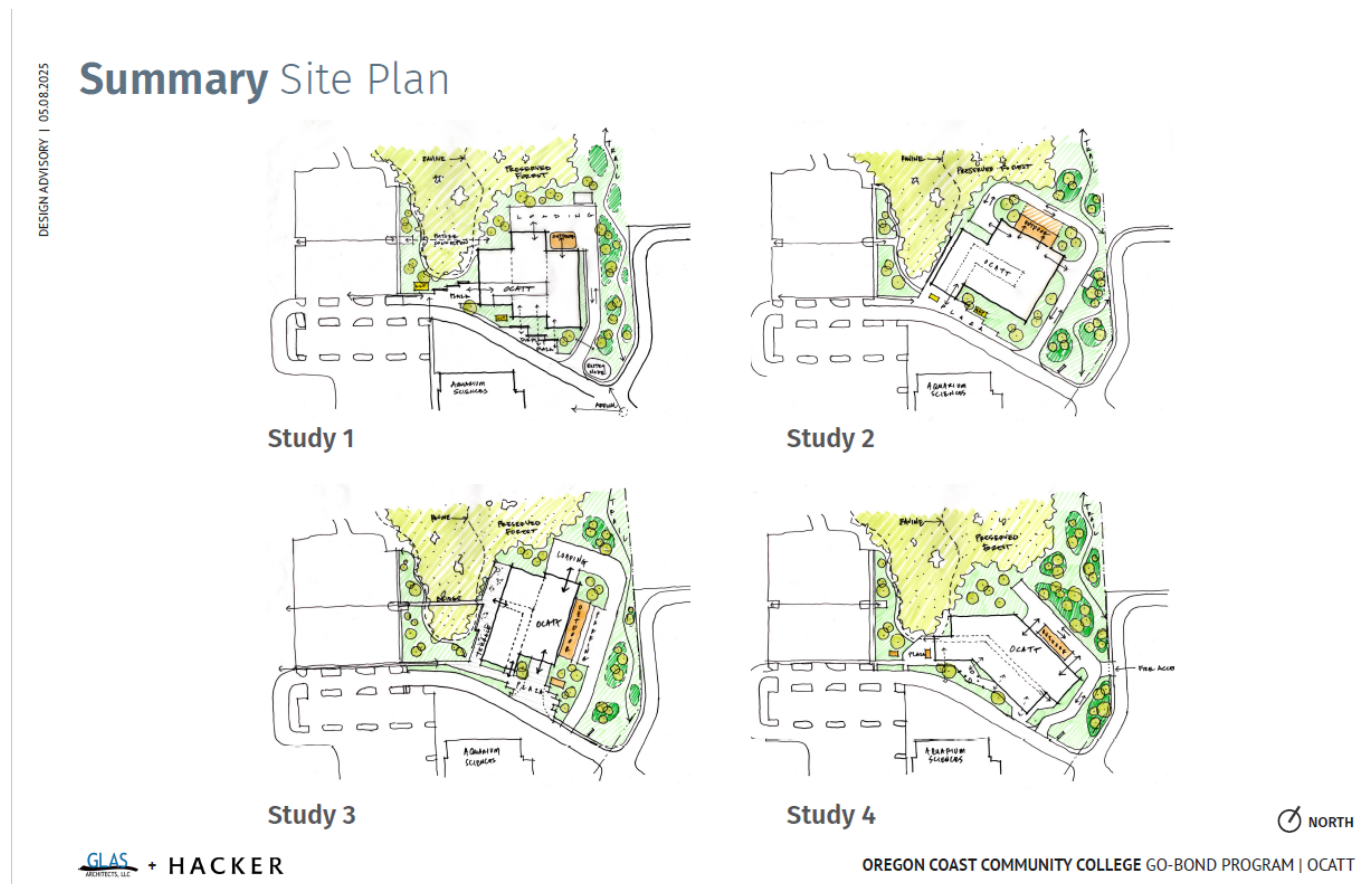
PROJECT-SPECIFIC ACTIVITY

CM/GC Selection

Contract negotiations were completed this month and a contract has been executed. Lease Crutcher Lewis has engaged and is preparing to bid the Fix-It work package starting next week. They're also joining the OCATT Schematic Design meetings.

OCATT Design

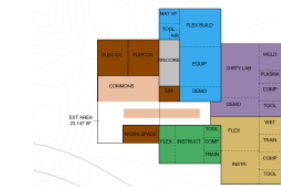
Schematic Design, developing building floor plans and exterior concepts for the new building, has begun. The GLAS-Hacker team introduced four possible layouts as shown below. The project team provided feedback earlier this week on these options. Refined layouts will be presented by the design team on May 22.



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DESIGN ADVISORY | 05.08.2025

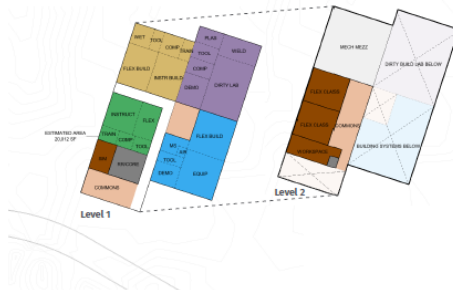
Summary Floor Plan



Study 1 23,147sf = ESTIMATED AREA



Study 2 24,561sf = ESTIMATED AREA



Study 3 30,435sf = ESTIMATED AREA



Study 4 23,534sf = ESTIMATED AREA



GLAS + HACKER
ARCHITECTS, LLC

OREGON COAST COMMUNITY COLLEGE GO-BOND PROGRAM | OCATT

A preliminary construction cost estimate will be developed after Schematic design is completed in June.

Existing Building “Fix-It” Design

The final “Fix-it” design package will be issued for bidding on May 16. The work in this package includes the following items:

- 1) refinishing exterior brick and siding systems at north, central and south county centers
- 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 County building

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

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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 are having issues. These systems are:

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

Design is 50% complete for these systems and will be issued for bidding 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.