



# Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date June 12, 2025

## **GENERAL OVERVIEW**

The Schematic Design phase for the OCATT building has been completed. The project team met with OCCC leadership on Tuesday, 10 June to make final decisions on general building layout and style. Selected schemes from that meeting are included in this report. The GLAS-Hacker design team is issuing Schematic documents for cost estimating on Friday, 13 June. Estimates will be reviewed on 9 July. In the meantime, GLAS is preparing their final proposal to complete design.

Permits have been issued for the summer 2025 "Fix-it" work and bids are due 19 June. Construction costs will be finalized by early July and work is scheduled to begin in August.

Design is 75% complete for the priority system replacements (HVAC controls, AQS Building AC, access controls and security) and will be completed for bidding in July. Design for other facility improvements will begin after that.

## **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 construction cost of \$97,000 was added for contractor pre-construction services.

North Center construction cost of \$9,053 was added for UPS replacement.

To date, \$3.23 million has been committed.

### *Actual Costs*

To date, \$2.45 million has been expended.

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OSCC Bond Program Budget Summary - Updated June 10, 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
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.
<b>Totals</b>	<b>\$ 41,100,000.00</b>	<b>\$ 46,771,143.91</b>	<b>\$ 36,262,284.40</b>	

Original Project Budgets

	OCATT Building	Central County Camp	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 12,303,000.00	\$ 3,740,600.00	\$ 534,200.00	\$ 342,290.00	\$ 291,300.00	\$ 17,817,390.00
Soft Costs	\$ 1,510,300.00	\$ 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
<b>Total Original Project</b>	<b>\$15,900,000.00</b>	<b>\$ 5,423,870.00</b>	<b>\$ 774,590.00</b>	<b>\$ 1,366,320.00</b>	<b>\$ 422,385.00</b>	<b>\$ 23,887,165.00</b>
					Non-Project Costs	\$ 100,000.00
						<b>\$ 23,987,165.00</b>

Note: Original budgets taken from 2023 GLAS Architects Assessment.

Current Budgets

	OCATT Building	Central County Camp	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 37,000.00	\$ 1,684,179.88	\$ 7,000.00	\$ 3,053.44	\$ -	\$ 1,737,233.32
Design	\$ 530,312.00	\$ 288,413.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 1,165,375.16
Consultants	\$ 58,020.00	\$ 15,155.71				\$ 73,175.71
Project Management	\$ 112,288.36	\$ 8,440.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 125,728.36
Permits & Fees	\$ 2,304.66			\$ 5,623.76		\$ 7,928.42
Furnishings & Equipment						\$ -
Owners Contingency & Inflation						\$ -
<b>Total Current Project</b>	<b>\$ 800,525.02</b>	<b>\$ 1,996,188.75</b>	<b>\$ 55,905.00</b>	<b>\$ 280,517.20</b>	<b>\$ 36,905.00</b>	<b>\$ 3,170,040.97</b>
					Non-Project Costs	\$ 58,532.41
						<b>\$ 3,228,573.38</b>

Committed Costs To-Date

	OCATT Building	Central County Camp	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 37,000.00	\$ 1,684,179.88	\$ 7,000.00	\$ 3,053.44	\$ -	\$ 1,737,233.32
Design	\$ 530,312.00	\$ 288,413.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 1,165,375.16
Consultants	\$ 58,020.00	\$ 15,155.71				\$ 73,175.71
Project Management	\$ 112,288.36	\$ 8,440.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 125,728.36
Permits & Fees	\$ 2,304.66			\$ 5,623.76		\$ 7,928.42
Furnishings & Equipment						\$ -
<b>Total Project Committed</b>	<b>\$ 800,525.02</b>	<b>\$ 1,996,188.75</b>	<b>\$ 55,905.00</b>	<b>\$ 280,517.20</b>	<b>\$ 36,905.00</b>	<b>\$ 3,170,040.97</b>
					Non-Project Costs	\$ 58,532.41
						<b>\$ 3,228,573.38</b>

Actual Costs To-Date

	OCATT Building	Central County Camp	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,602,487.08	\$ -	\$ -	\$ -	\$ 1,602,487.08
Design	\$ 289,061.50	\$ 155,828.57	\$ 8,905.00	\$ 151,512.20	\$ 8,905.00	\$ 614,212.27
Consultants	\$ 30,781.30	\$ 10,870.00				\$ 41,651.30
Project Management	\$ 112,288.36	\$ 8,440.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 125,728.36
Permits & Fees	\$ 2,304.66			\$ 5,623.76		\$ 7,928.42
Furnishings & Equipment						\$ -
<b>Total Project Actual</b>	<b>\$ 434,435.82</b>	<b>\$ 1,777,625.65</b>	<b>\$ 9,905.00</b>	<b>\$ 160,135.96</b>	<b>\$ 9,905.00</b>	<b>\$ 2,392,007.43</b>
					Non-Project Costs	\$ 58,532.41
						<b>\$ 2,450,539.84</b>

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.

Oregon Coast Community College Bond Program  
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OCCC Bond Program Master Schedule Updated June 2025

ACTIVITIES	Start	Finish	2025				2026				2027			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>OCATT Building</b>														
Programming	1/24/25	3/31/25	█											
Schematic Design	4/14/25	6/13/25		█										
Sitework Design					█									
Sitework Bidding & Permitting						█								
Sitework Construction							█							
Building Design								█						
Building Bidding & Permitting									█					
Building Construction										█				
Close-Out & Equipment Move-In											█			
<b>Existing Facility Fix-It Packages</b>														
Design	2/10/25	5/16/25	█	█										
Bidding & Permitting	5/19/25	6/19/25		█										
Construction - North						█								
Construction - Central & AQS							█							
Construction - South								█						
<b>Existing Facility Priority Packages</b>														
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												█		
<b>Existing Facility MEP Packages</b>														
Design	7/21/25	2/18/26			█	█	█							
Bidding & Permitting								█						
Construction - North									█					
Construction - Central & AQS										█				
Construction - South											█			
<b>Existing Facility Improvements</b>														
Design									█					
Bidding & Permitting											█			
Construction - North												█		
Construction - Central													█	

**PROJECT-SPECIFIC ACTIVITY**

Lease Crutcher Lewis, the selected contractor, is engaged with design pre-construction support for all projects as well as bidding for the 2025 Fix-It work package.

*OCATT Design*

Schematic Design, developing building floor plans and exterior concepts for the new building, is completed. The GLAS-Hacker design team created multiple options for the site plan, building form and interior layout. The images below reflect the final scheme selected by the OCCC leadership team. Initial cost estimates will be created by 9 July for review and reconciliation with budget expectations.

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OCATT Building View from Campus

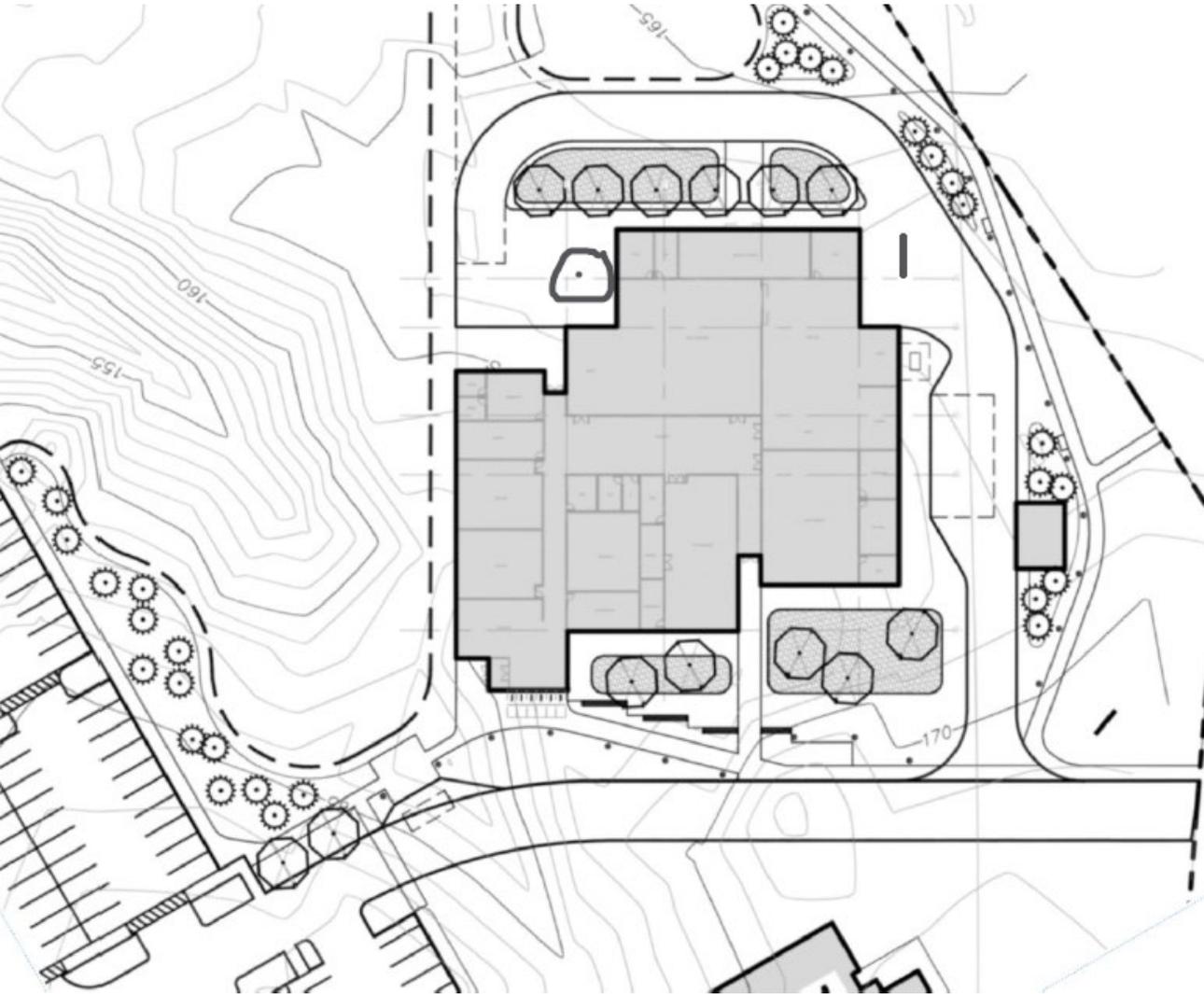


OCATT Building View Entering Campus



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OCATT Building Site Plan



Oregon Coast Community College Bond Program  
Construction Manager's Report

OCATT Building Preliminary Floor Plan



## Oregon Coast Community College Bond Program Construction Manager's Report

### *Existing Building "Fix-It" Design*

The final "Fix-it" design package was issued for bidding on 16 May. Bids will be received by 19 June. The construction cost will be finalized in late June. Procurement will be in July with construction starting in August. Some construction activities will continue past September but will not impact staff or student activities.

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

### *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 will be issued for bidding in July. We expect construction to begin this Fall depending on system lead-times.

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