

OCCC BOND PROGRAM PROJECT MANAGER'S REPORT

July 16, 2025



OREGON COAST
COMMUNITY COLLEGE



**INTEGRITY MANAGEMENT
SOLUTIONS, LLC**

What's Happening!

OCAAT

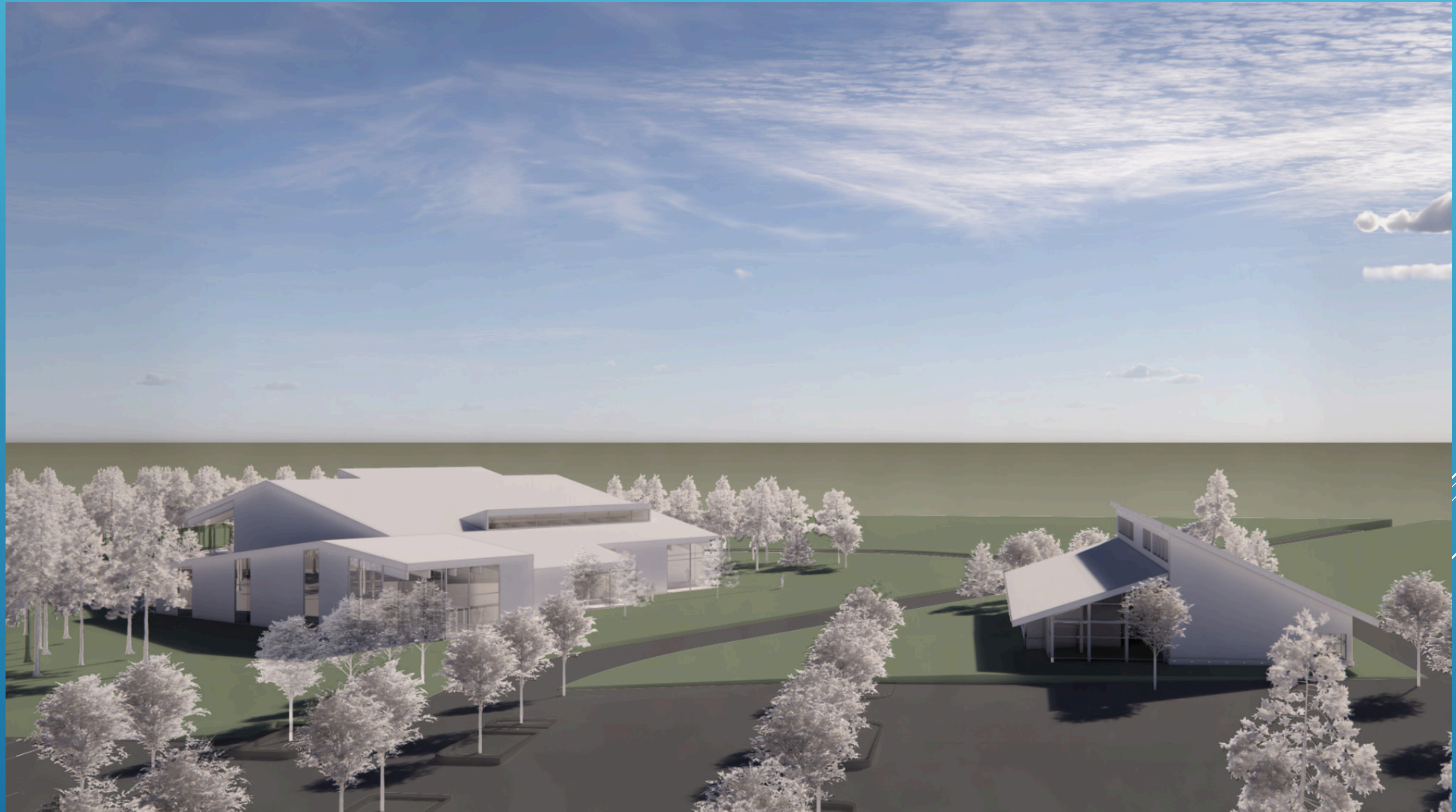
Preliminary cost estimates are complete but came in higher than expected. The design and construction team are developing VE ideas for cost savings.

Priority Renovations

Summer 2025 Fix-It projects have been permitted and construction cost is ready for approval this evening.

HVAC controls, access controls and security system design are complete and out for bid and permit.

OCATT With AQS Looking East



OCATT Schematic Cost Estimate Summary

By: [Name] Format: [Format]

Description	TOTAL			RLB TOTAL	VARIANCE
	26,024 GSF			7/7/25	
	Amount	\$/GSF			
02.000 - Demolition	\$ 121,220	\$ 4.66		\$ 204,988	\$ (83,768)
03.000 - Sitework	\$ 2,493,657	\$ 95.82		\$ 2,012,259	\$ 481,398
04.000 - Structure	\$ 3,009,018	\$ 115.62		\$ 3,752,104	\$ (743,086)
05.000 - Exterior Wall	\$ 2,415,684	\$ 92.83		\$ 2,879,398	\$ (463,714)
06.000 - Roofing	\$ 1,061,732	\$ 40.80		\$ 1,290,115	\$ (228,383)
07.000 - Interior Construction	\$ 2,275,637	\$ 87.44		\$ 1,861,228	\$ 414,409
09.000 - HVAC	\$ 2,607,841	\$ 100.21		\$ 2,484,616	\$ 123,225
10.000 - Plumbing	\$ 857,355	\$ 32.94		\$ 666,910	\$ 190,445
11.000 - Fire Sprinklers	\$ 250,805	\$ 9.64		\$ 173,781	\$ 77,024
12.000 - Electrical	\$ 3,194,077	\$ 122.74		\$ 2,009,542	\$ 1,184,535
14.000 - Equipment	\$ 733,865	\$ 28.20		-	\$ 733,865
Direct Cost Subtotal	\$ 19,020,891	\$ 730.90			\$ 17,334,941
General Conditions	\$ 2,288,282	\$ 87.93	6%	\$ 1,040,096	\$ 2,265,541
General Requirements	\$ 1,017,355	\$ 39.09	0%	-	
Contractor's Contingency [2.5%]	\$ 558,163	\$ 21.45	3%	\$ 551,251	\$ 6,912
Subtotal	\$ 22,884,692	\$ 879.37		\$ 18,926,288	\$ 2,272,453
Subcontractor Bonds [1.223%]	\$ 231,409	\$ 8.89	3%	\$ 567,789	\$ 212,853
PL/PD Insurance [1.1%]	\$ 251,732	\$ 9.67	0%	-	
Builders Risk [0.6%]	\$ 137,308	\$ 5.28	0%	-	
Perf. Bond [0.7%]	\$ 160,193	\$ 6.16	0%	-	
Fee [3.39%]	\$ 802,255	\$ 30.83	3%	\$ 584,822	\$ 217,433
Subtotal	\$ 24,467,588	\$ 940.19		\$ 20,078,899	\$ 2,702,739
Design+Est. Cont. [12%]	\$ 2,936,111	\$ 112.82	15%	\$ 3,011,835	\$ (75,724)
Escalation [5%]	\$ 1,223,379	\$ 47.01	4%	\$ 941,422	\$ 281,957
Preconstruction Fee	\$ 97,000	\$ 3.73	8%	\$ 97,000	-
Green Energy [1.5%]	\$ 430,861	\$ 16.56	1.5%	\$ 347,816	\$ 83,045
Oregon CAT [0.45%]	\$ 131,197	\$ 5.04	0%		\$ 131,197
GRAND TOTAL	\$ 29,286,137	\$ 1,125.35		\$ 24,476,972	\$ 3,123,214

Target
cost set
at \$25M
by
OCCC

2025 Summer Fix-It Cost **Action Item**

Construction cost = \$1,140, 823

Scope:

- Refinish exterior of all campus buildings
- Resolve water intrusion issues at North & Central
- Repair hallway structural issue at North
- Replace damaged entry, stairway and restroom finishes at Central

Deferred scope:

- North roof replacement
- AQS aquatic room floor coating & hardware

Upcoming Schedule Milestones

OCATT

7/28/25 - Design Development phase starts

7/31/25 - Site prep design issued for bid & permit

9/18/25 - Site prep construction starts

Priority Renovations

8/7/25 - Summer 2025 Fix-It construction begin

9/19/25 - Summer 2025 interior work complete

9/5/25 - HVAC, Access Controls & Security package bids due

QUESTIONS?

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