



Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date: August 12, 2025

GENERAL OVERVIEW

With the completion of Schematic Design phase for the OCATT building, the contractor and a 3rd party estimating firm prepared preliminary cost estimates based on that design. These estimates were reviewed with the project team and OCCC leadership in July. The estimates were much higher than expected and we tasked the project team to develop substantial value engineering (VE) and scope reduction ideas. These ideas were reviewed with the OCCC leadership and more than \$3.35 million in cost reductions were accepted, including more than 2,700 sf reduction in building size, without substantially reducing program space. The design team is incorporating these reductions as they begin the next stage of building design. Simultaneously, they also completed design for the OCATT Site Preparation that will begin this October.

A contract was executed in mid-July with the general contractor for the 2025 Fix-It work package. Work begins on all three campuses this week and is being scheduled so that areas inside the buildings will be completed before classes start in late September.

Design for the priority system replacements (HVAC controls, AQS Building AC, access controls and security) was completed mid-July. Permitting and bidding will be completed in late August with work scheduled as possible without impacting staff and students.

BUDGET

The current program budget summary is shown on the next page. Changes since last month are noted below.

Income

No changes.

Current Budgets

The projected budget for the OCATT building has been added. Projected budgets for the other repair and renovation projects are being added as design and bidding are completed.

Committed Costs

OCATT final design and construction support cost of \$2,145,311 was added.

2025 Fix-It construction cost of \$1,140,825 was added to each of the campus columns in proportion to the work in each building.

To date, \$6.62 million has been committed.

Oregon Coast Community College Bond Program Construction Manager's Report

Actual Costs

To date, \$2.89 million has been expended.

OSCC Bond Program Budget Summary - Updated August 11, 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				
Current Budgets							
	OCATT Building	Central County Camp	Aquarium Building	North County Center	South County Center	Total	
Construction	\$ 25,000,000.00	\$ 2,069,675.88	\$ 148,395.00	\$ 561,016.44	\$ 61,971.00	\$ 27,841,058.32	
Design	\$ 2,676,223.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,332,922.16	
Consultants	\$ 750,000.00	\$ 15,155.71		\$ 7,411.50		\$ 772,567.21	
Project Management	\$ 770,000.00	\$ 8,440.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 783,440.00	
Permits & Fees	\$ 300,000.00	\$ 1,110.86		\$ 5,623.76		\$ 306,734.62	
Furnishings & Equipment	\$ 800,000.00					\$ 800,000.00	
Owners Contingency	\$ 1,400,000.00					\$ 1,400,000.00	
Total Current Project	\$ 31,696,223.00	\$ 2,404,431.61	\$ 197,300.00	\$ 839,891.70	\$ 98,876.00	\$ 35,236,722.31	
						Non-Project Costs	\$ 58,532.41
							\$ 35,295,254.72
Committed Costs To-Date							
	OCATT Building	Central County Camp	Aquarium Building	North County Center	South County Center	Total	
Construction	\$ 97,000.00	\$ 2,069,675.88	\$ 148,395.00	\$ 561,016.44	\$ 61,971.00	\$ 2,938,058.32	
Design	\$ 2,676,223.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,332,922.16	
Consultants	\$ 93,939.92	\$ 15,155.71	\$ -	\$ 7,411.50	\$ -	\$ 116,507.13	
Project Management	\$ 155,421.76	\$ 8,440.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 168,861.76	
Permits & Fees	\$ 2,632.14	\$ 1,110.86	\$ -	\$ 5,623.76	\$ -	\$ 9,366.76	
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Committed	\$ 3,025,216.82	\$ 2,404,431.61	\$ 197,300.00	\$ 839,891.70	\$ 98,876.00	\$ 6,565,716.13	
						Non-Project Costs	\$ 58,532.41
							\$ 6,624,248.54
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	\$ 555,930.93	\$ 189,023.90	\$ 35,905.00	\$ 193,828.70	\$ 8,905.00	\$ 983,593.53	
Consultants	\$ 59,319.27	\$ 10,870.00	\$ -	\$ -	\$ -	\$ 70,189.27	
Project Management	\$ 155,421.76	\$ 8,440.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 168,861.76	
Permits & Fees	\$ 2,404.64	\$ 1,110.86	\$ -	\$ 5,623.76	\$ -	\$ 9,139.26	
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project Actual	\$ 773,076.60	\$ 1,811,931.84	\$ 36,905.00	\$ 202,452.46	\$ 9,905.00	\$ 2,834,270.90	
						Non-Project Costs	\$ 58,532.41
							\$ 2,892,803.31

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 activities are shown in gray.

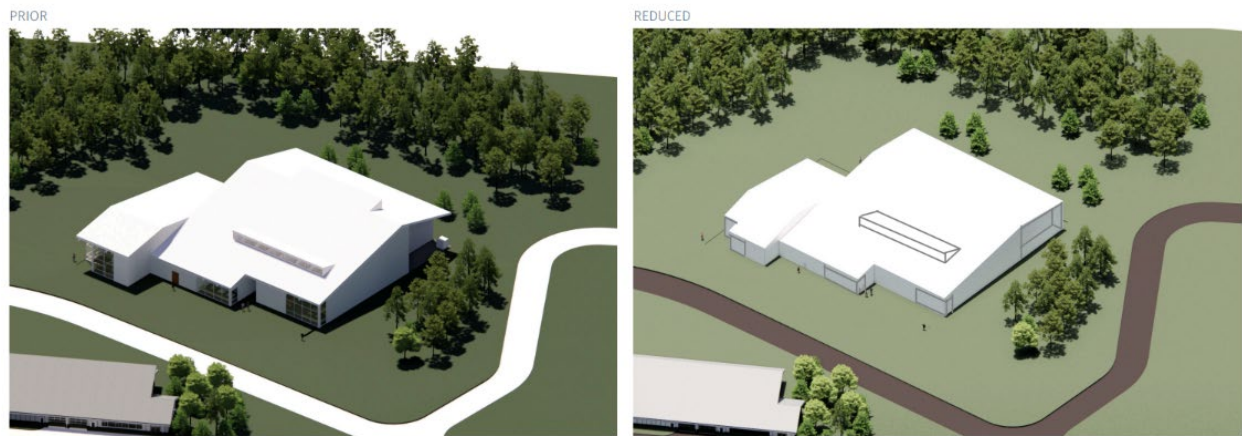
ACTIVITIES	Start	Finish	2025				2026				2027			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
OCATT Building														
Programming	1/24/25	3/31/25												
Schematic Design	4/14/25	6/13/25												
Sitework Design	6/23/25	7/31/25												
Sitework Bidding & Permitting	8/4/25	9/12/25												
Sitework Construction														
Building Design	7/28/25	2/27/26												
Building Bidding & Permitting														
Building Construction														
Close-Out & Equipment Move-In														
Existing Facility Fix-It Packages														
Design	2/10/25	5/16/25												
Bidding & Permitting	5/19/25	6/19/25												
Construction - North														
Construction - Central & AQS														
Construction - South														
Existing Facility Priority Packages														
HVAC Controls & AQS HVAC Design	3/10/25	7/11/25												
Security & Access Controls Design	3/10/25	7/11/25												
Bidding & Permitting	7/18/25	9/19/25												
HVAC Construction - North														
HVAC Construction - Central & AQS														
HVAC Construction - South														
Security Construction - North														
Security Construction - Central & AQS														
Security Construction - South														
Existing Facility Electrical Improvements														
Design														
Bidding & Permitting														
Construction - North														
Construction - Central & AQS														
Construction - South														
Existing Facility Improvements														
Design														
Bidding & Permitting														
Construction - North														
Construction - Central														
Legend:														

PROJECT-SPECIFIC ACTIVITY

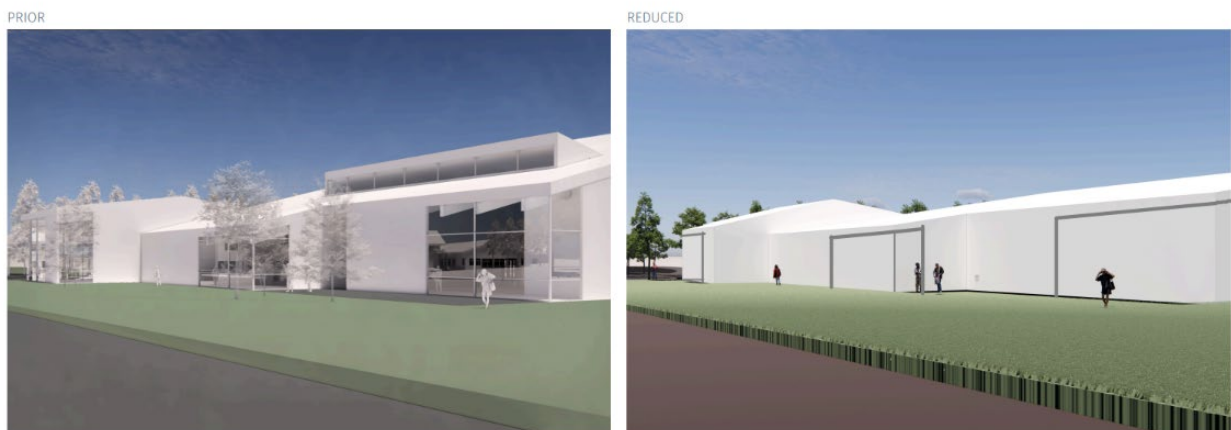
OCATT Design

Following post Schematic Design VE meetings the GLAS-Hacker design team created updated renderings reflecting the reduced roof height and square footage of the new OCATT. The photos on the left are the previous view, you'll note the changes are visibly subtle. Windows were not shown in the new renderings on the right but will be added back as appropriate.

Rendering View From Above



Rendering View of South Elevation



Rendering View of Main Entry

PRIOR



REDUCED



GLAS + HACKER

OREGON COAST COMMUNITY COLLEGE GO-BOND PROGRAM | OCATT

DESIGN ADVISORY | 08.06.2025

Updated Floor Plan



24,650sf Prior
21,920sf Shown
-2,730sf Reduction

SUMMARY OF CHANGES:

1. Reduced lab space by ~1300sf
2. Reduced size of Commons and Commons Corridor
3. Removed (1) Flex Lab
4. Reduced number of lavatories + toilet compartments as a result of reduced square footage
5. Increased area for Custodial Closet
6. Revised furniture and equipment layout based on 1+2
7. Provided (1) Jib-Crane (alternate) and (1) bridge crane in build lab spaces
8. Reduced overall building height

PROGRAM QUESTIONS

- Wet Lab Layout
- Discuss Trainer Integration
- Welding Stations vs Welding Booths and future flexibility
- Crane Feedback

Footprint of previous plan

GLAS + HACKER

OREGON COAST COMMUNITY COLLEGE GO-BOND PROGRAM | OCATT

Oregon Coast Community College Bond Program Construction Manager's Report

Existing Building "Fix-It" Design

Construction begins this week at all three campuses. Some exterior construction activities will continue past September but will not impact staff or students.

The latest 4-week look-ahead construction schedules are provided below. The AQS floor coating and North Center re-roofing projects have been deferred to next summer since they couldn't be completed this year before classes resume.

OCCC North Campus Lookahead

Start Date: 8/11/2025

	Week 1							Week 2							Week 3							Week 4							Status/Notes:
	August							August							August							September							
	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	
	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	
Exterior Work																													
Clean Siding	X	X	X	X	X																								
Prep/Paint Downspouts								X	X	X	X	X																	
Clean Brick/Concrete	X	X	X	X	X																								
Refinish Wood Decking															X	X	X	X	X			X	X						
Reseal Brick/Concrete					X			X	X	X	X	X										X	X						
Remove Siding to address Leaks																		X	X			X	X						
Window Leak Repairs																						X	X	X	X	X			
Interior Work																													
Remove Drywall at Leaks				X	X	X																							
Store Front Door Infill																									X	X			
Install Drywall Control Joints																	X	X				X	X	X	X	X			
Repairs at North Stair Landing																		X				X	X	X	X	X			

OCCC Central Campus

Start Date: 8/11/2025

	Week 1							Week 2							Week 3							Week 4							Status/Notes:
	August							August							August							September							
	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	
	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	
Exterior Work																													
Prep Siding For Paint											X	X			X	X	X	X	X			X	X	X	X	X			
Paint Siding																	X	X	X			X	X	X	X	X			
Clean Brick																						X	X	X	X	X			
Prep Wood Decking											X	X			X	X	X	X	X			X							
Reseal Decking																	X	X				X	X	X	X	X			
Prep/Prime/Paint Steel Elements																X	X	X	X			X	X	X	X	X			
Prep/Prime/Paint Down Spouts																	X	X	X			X	X	X	X	X			
Interior Work																													
Corner Guard Install															X	X	X	X	X										
Drywall Repairs At Window											X				X	X	X												
Replace Window Gasketing																								X	X	X			
Replace Broken Glazing Units																								X	X	X			
Bathroom Tile Replacement															X	X	X	X	X			X	X	X	X	X		Pending Submittals	
Replace Floor Grills																												starts 9/11	
Stair tread/Landing Cover																												starts 9/12	

OCCC Aquarium Science

Start Date: 8/11/2025

	Week 1							Week 2							Week 3							Week 4							Status/Notes:
	August							August							August							September							
	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	
	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	
Exterior Work																													
Prep Siding For Paint	X	X	X	X	X	X			X	X	X	X			X	X	X	X	X			X	X	X	X	X		Potential for some early work	
Paint Siding/Soffits																	X	X	X			X	X						
Clean Brick	X	X	X	X	X	X								X	X	X	X	X	X			X	X	X	X	X		Potential for some early work	
Reseal Brick																		X	X			X	X						
Prep/Prime/Paint Down Spouts																	X	X	X			X	X	X	X	X			
Interior Work																													
Garage Door Upgrade																												starts Approximately 9/12/2025	
Replace Floor Grills																												starts 9/12	

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OCCC South Campus

Start Date: 8/11/2025

	Week 1							Week 2							Week 3							Week 4							Status/Notes:
	August							August							August							September							
	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	
	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	
Exterior Work																													
Pressure Wash Siding	X	X																											
Pressure Wash Brick	X	X	X																										
Install New Caulking				X	X			X	X	X																			
Prep Wood Decking			X	X	X																								
Paing Siding/Soffits														X	X	X	X	X											
Prime Paint Guardrail														X	X	X	X	X											
Seal Brick														X	X	X	X	X											
Seal Wood Decking/Beams														X	X	X	X	X											
Interior Work																													
Ceiling Grid Repairs														X															
Corner Guard Install														X															

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 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 was issued for bidding in late July and bids should be received and validated by mid-September. We expect construction to begin this Fall, depending on system lead-times.

Design for other mechanical, electrical and low-voltage system improvements is on hold pending establishment of budget for the Priority work described above. The master budget will be reviewed with OCCC leadership at that time to determine the next design priorities.

Existing Building Interior Improvements

The final planned element of the Bond Program will be improvements to interior spaces at all campuses if sufficient budget remains after the other projects are completed. This could include renovations to the Central Commons and the North Lobby and Commons. A preliminary walk-through of the Central County Commons was held with Marshall and the Architect. A proposal to design these items is being reviewed.