



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



Report Date: September 11, 2025

## GENERAL OVERVIEW

Design for the new OCATT building is approximately 60% complete. The first design package for site logging and preparation was permitted and bid last month, and the cost amendment for this work will be presented to the Board for approval this month. A Groundbreaking Ceremony was held on September 11. Construction will begin with logging the week of September 22 and completion expected in early November.

OCATT building design will continue into early next year. Also, equipment selection meetings are in progress between the design team and OCCC teaching and student engagement staff.

Fix-It work continues on all three campuses. Work at the South Center will be finished next week. Work at the Central Campus and North Center will be completed in October.

Permitting and bidding for the Priority HVAC system repairs and controls replacement was completed in August. The construction cost amendment will be presented to the Board this month for approval.

## BUDGET

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

### *Income*

No changes.

### *Current Budgets*

No significant changes.

### *Committed Costs*

No significant changes. Costs for the OCATT Phase 1 construction and the Priority HVAC construction will be added after Board approval of the amendments this month.

To date, \$6.71 million has been committed.

### *Actual Costs*

To date, \$3.19 million has been expended.

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

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

### Original Project Budgets

	OCCAT 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
<b>Total Original Project Budget</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>
Note: Original budgets taken from 2023 GLAS Architects Assessment.						Non-Project Costs \$ 100,000.00
						<b>\$ 23,987,165.00</b>

### Current Budgets

	OCCAT Building	Central County Campus	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	\$ 2,714,223.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,370,922.16
Consultants	\$ 750,000.00	\$ 15,155.71		\$ 7,411.50		\$ 772,567.21
Project Management	\$ 770,000.00	\$ 14,872.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 789,872.00
Permits & Fees	\$ 300,000.00	\$ 892.97	\$ 2,131.97	\$ 5,623.76		\$ 308,648.70
Furnishings & Equipment	\$ 800,000.00					\$ 800,000.00
Owners Contingency	\$ 1,400,000.00					\$ 1,400,000.00
<b>Total Current Project Budget</b>	<b>\$ 31,734,223.00</b>	<b>\$ 2,410,645.72</b>	<b>\$ 199,431.97</b>	<b>\$ 839,891.70</b>	<b>\$ 98,876.00</b>	<b>\$ 35,283,068.39</b>
						Non-Project Costs \$ 58,532.41
						<b>\$ 35,341,600.80</b>

### Committed Costs To-Date

	OCCAT Building	Central County Campus	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	\$ 2,714,223.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,370,922.16
Consultants	\$ 103,821.32	\$ 15,155.71		\$ 7,411.50		\$ 126,388.53
Project Management	\$ 176,942.96	\$ 14,872.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 196,814.96
Permits & Fees	\$ 6,084.37	\$ 892.97	\$ 2,131.97	\$ 5,623.76		\$ 14,733.07
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Committed Costs</b>	<b>\$ 3,098,071.65</b>	<b>\$ 2,410,645.72</b>	<b>\$ 199,431.97</b>	<b>\$ 839,891.70</b>	<b>\$ 98,876.00</b>	<b>\$ 6,646,917.04</b>
						Non-Project Costs \$ 58,532.41
						<b>\$ 6,705,449.45</b>

### Actual Costs To-Date

	OCCAT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,602,487.08	\$ -	\$ -	\$ -	\$ 1,602,487.08
Design	\$ 778,582.43	\$ 202,675.80	\$ 35,905.00	\$ 193,828.70	\$ 8,905.00	\$ 1,219,896.93
Consultants	\$ 94,671.32	\$ 10,870.00	\$ -	\$ -	\$ -	\$ 105,541.32
Project Management	\$ 176,942.96	\$ 14,872.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 196,814.96
Permits & Fees	\$ 2,682.13	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 11,330.83
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Actual Costs</b>	<b>\$ 1,052,878.84</b>	<b>\$ 1,831,797.85</b>	<b>\$ 39,036.97</b>	<b>\$ 202,452.46</b>	<b>\$ 9,905.00</b>	<b>\$ 3,136,071.12</b>
						Non-Project Costs \$ 58,532.41
						<b>\$ 3,194,603.53</b>



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# 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.

OCCC Bond Program Master Schedule Updated September 2025

ACTIVITIES	Start	Finish	2025				2026				2027			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>OCCATT Building</b>														
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	9/24/25	11/14/25												
Building Design	7/28/25	2/27/26												
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	7/11/25												
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														
<b>Existing Facility Electrical Improvements</b>														
Design														
Bidding & Permitting														
Construction - North														
Construction - Central & AQS														
Construction - South														
<b>Existing Facility Improvements</b>														
Design														
Bidding & Permitting														
Construction - North														
Construction - Central														

## PROJECT-SPECIFIC ACTIVITY

### *OCATT Design*

Following are the most recent renderings from Design Development.

#### Front Entrance View from Main Parking Lot





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

View of OCATT from Drive Approach



Interior View of Main Build Space (without equipment)



Current OCATT Room Layout (with potential equipment locations)



Construction is being completed on all three campuses. Some construction activities will continue into November at North Center and the Central Campus, but are being coordinated so they won't impact staff or students.

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

## North Center Window Leak Repairs



## North Center Interior Beam Repairs





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Central Campus Exterior Refinishing and Painting





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South Center Exterior Refinishing and Painting



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

### *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

Permitting is complete for these designs. The Priority HVAC bids have been received and an amendment for this work is currently being reviewed before presentation to the Board for approval next week. The Priority Access Controls and Security bids are also complete and a contractor selected. We expect to have an amendment for that work in October. Schedules for both of these work packages are being developed.

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.