



Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date: October 8, 2025

GENERAL OVERVIEW

Design for the new OCATT building is nearing 75% completion. The Design Development package will be issued for review and cost estimating on October 20. Cost estimates for this package will be prepared by the general contractor and the professional estimator simultaneously for comparison in mid-November. We expect to establish the final OCATT budget at that time.

Construction on the OCATT Phase 1 design package for site clearing and rock base was permitted and bid last month. Construction started last week and will be completed in early November. Construction will be on-hold over the winter and resume again in February 2026 after the Phase 2 design for building utilities, foundations and exterior structure are complete for permitting and bidding.

Fix-It work has been completed at the South Center and is continuing at the North Center and Central Campus. Repairs to leaking windows and guardrail replacement at North Center should be completed in November. Painting on the Central main building and AQS will be completed this week. Flooring replacement in the Central main building is scheduled for mid-November.

Priority HVAC work has been permitted and bid, and work is starting next week with new boiler installation in AQS. HVAC equipment procurement is in progress, and software connections are being made for the contractor to plan system switchover with Chris Rogers by zone for each building.

Priority Access Controls & Security design is in final review with permit documents expected by mid-October. The selected contractor will then prepare the construction cost proposal for approval in November.

BUDGET

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

Income

No changes.

Current Budgets

Budgets for Central, AQS, North & South buildings were increased for the Priority HVAC construction cost and contingencies approved by the Board last month.

Modifications to the OCATT budget are pending the updated construction cost estimates in November.

Oregon Coast Community College Bond Program Construction Manager's Report

Committed Costs

OCATT construction cost increased \$1,258,156 for the Phase 1 sitework package approved by the Board last month.

Construction costs at Central, AQS, North and South buildings increased \$3,064,261 for the Priority HVAC package approved by the Board last month.

To date, \$11.24 million has been committed.

Actual Costs

To date, \$3.63 million has been expended.

OCOC Bond Program Budget Summary - Updated October 6, 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

	OCATT 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

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 25,000,000.00	\$ 3,350,944.88	\$ 1,563,428.00	\$ 864,620.44	\$ 126,326.00	\$ 30,905,319.32
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	\$ 18,505.71	\$ -	\$ 7,411.50	\$ -	\$ 775,917.21
Project Management	\$ 770,000.00	\$ 99,300.00	\$ 42,000.00	\$ 30,600.00	\$ 4,380.00	\$ 946,280.00
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	\$ 83,000.00	\$ 78,000.00	\$ 43,000.00	\$ 6,000.00	\$ 1,610,000.00
Total Current Project Budget	\$ 31,734,223.00	\$ 3,862,692.72	\$ 1,733,464.97	\$ 1,214,095.70	\$ 172,611.00	\$ 38,717,087.39
						Non-Project Costs \$ 58,532.41
						\$ 38,775,619.80

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 1,355,156.00	\$ 3,350,944.88	\$ 1,563,428.00	\$ 864,620.44	\$ 126,326.00	\$ 7,260,475.32
Design	\$ 2,714,223.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,370,922.16
Consultants	\$ 126,895.32	\$ 18,505.71	\$ -	\$ 7,411.50	\$ -	\$ 152,812.53
Project Management	\$ 205,687.96	\$ 99,300.00	\$ 42,000.00	\$ 30,600.00	\$ 4,380.00	\$ 381,967.96
Permits & Fees	\$ 6,864.36	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 15,513.06
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 4,408,826.64	\$ 3,779,692.72	\$ 1,655,464.97	\$ 1,171,095.70	\$ 166,611.00	\$ 11,181,691.03
						Non-Project Costs \$ 58,437.41
						\$ 11,240,128.44

Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ -	\$ 1,602,487.08	\$ -	\$ 258,873.20	\$ -	\$ 1,861,360.28
Design	\$ 884,307.06	\$ 203,950.85	\$ 35,905.00	\$ 193,828.70	\$ 35,905.00	\$ 1,353,896.61
Consultants	\$ 99,471.32	\$ 10,870.00	\$ -	\$ 553.25	\$ -	\$ 110,894.57
Project Management	\$ 205,687.96	\$ 14,872.00	\$ 1,000.00	\$ 3,000.00	\$ 4,380.00	\$ 228,939.96
Permits & Fees	\$ 6,484.36	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 15,133.06
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 1,195,950.70	\$ 1,833,072.90	\$ 39,036.97	\$ 461,878.91	\$ 40,285.00	\$ 3,570,224.48
						Non-Project Costs \$ 58,532.41
						\$ 3,628,756.89

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.

There were no significant changes to the Master Schedule this month.

OCCC Bond Program Master Schedule Updated October 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	6/13/25												
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														
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														



Integrity Management Solutions

PROJECT-SPECIFIC ACTIVITY

OCATT Design

The final Design Development meeting on October 2 focused on exterior details and interior features. Specific items and decisions are noted below with plans and renderings.

Exterior Siding Brick Skirt

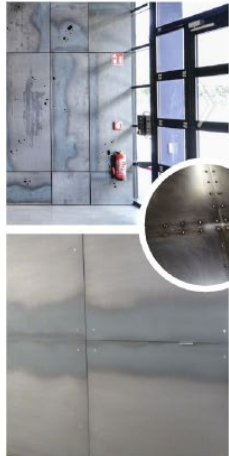


Plywood Wall Protection+ Treatment

PROTECTION | ENTRY | WARMTH



Additional Wall Protection



Steel sheet finish
Epoxy finish

Steel wrapped
column base



Floor Finish Plan



POLISHED CONCRETE
(Medium)

POLISHED CONCRETE
(Medium) w/ SEALER AT
RESTROOM STALLS/SHOWER

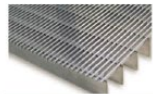


POLISHED CONCRETE (Salt-Pepper)
w/ EPOXY TOP COAT (Clear, Satin)

POLISHED CONCRETE (Salt-Pepper)
w/ SPECIALTY TOP COAT (Clear, Satin)
resistant to salt water use



SEALED CONCRETE
(Matte)



WALK OFF ENTRANCE GRILLE



WALK OFF CARPET TILE

CARPET ANYWHERE?

no ;)



Oregon Coast Community College Bond Program Construction Manager's Report

Lighting Approach



OCATT Construction

Tree removal and site clearing have started. Trees and root balls are down.



Oregon Coast Community College Bond Program
Construction Manager's Report



Oregon Coast Community College Bond Program Construction Manager's Report

Existing Building "Fix-It"

Construction has been completed at the South Center with new painting, wood canopy restoration, railing renovations and interior trim. Painting is also being completed at Central, AQS and North buildings this week. North Center window leak repairs are also in progress. Recent pictures of work in progress are shown below.

North Center window wall open for new flashing and waterproof barrier installation



North Center stairway landing structural repair



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 with replacement of failing equipment
- 2) AQS building boiler replacement and air conditioning addition
- 3) Access controls and security at all campuses

The Priority HVAC work has been bid and permitted. The first work will be boiler replacement in AQS to provide heating in the aquatic species rooms.

The HVAC contractor is coordinating with Chris Rogers on access to the building management controls system so they can begin the interface for system replacement. A schedule for system switchover in each building will be developed in the near future.

The Priority Access Controls and Security design was completed last week by the selected contractor with input from Chris Roger and Spencer Smith. This final design is being reviewed by the GLAS design team before permitting. The contractor will develop a firm construction cost estimate from this final design in November.

Design for other mechanical, electrical and low-voltage system improvements is on hold pending establishment of the final budget for the OCATT project and the Priority work described above. The master budget will be reviewed with OCCC leadership in late November 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.