



Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date: November 13, 2025

GENERAL OVERVIEW

Design for the new OCATT building is 75% complete. The Design Development package was 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 late 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 will be completed in late November. Construction will be on-hold over the winter and will resume in February 2026. The Phase 2 design package for building utilities, foundations and exterior structure were issued for bidding this week. Bids are due November 25.

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 the guardrail replacement at North Center will be completed in November. Flooring replacement in the Central Campus main building is scheduled over the Christmas break to avoid disruptions.

Priority HVAC work has started with boiler replacement in the AQS building. New HVAC equipment procurement is in progress, and software connections are being coordinated for the contractor to begin system switchover with Chris Rogers. Switchover will be accomplished in zones and will begin with AQS before moving into the Central Campus main building.

Priority Access Controls & Security design has been completed. The construction cost proposal is expected in early December.

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 changes last month. The OCATT project budget will be updated next month when the 75% design cost estimate is completed.

Oregon Coast Community College Bond Program Construction Manager's Report

Committed Costs

No significant changes to committed costs last month. To date, \$11.29 million has been committed.

Actual Costs

To date, \$4.94 million has been spent.

OSCC Bond Program Budget Summary - Updated November 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	

Original Project Budgets

	OCAIT 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

	OCAIT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 25,000,000.00	\$ 3,357,727.25	\$ 1,563,428.00	\$ 864,620.44	\$ 126,326.00	\$ 30,912,101.69
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	\$ 3,869,475.09	\$ 1,733,464.97	\$ 1,214,095.70	\$ 172,611.00	\$ 38,723,869.76
						Non-Project Costs \$ 58,532.41
						\$ 38,782,402.17

Committed Costs To-Date

	OCAIT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 1,355,156.00	\$ 3,357,727.25	\$ 1,563,428.00	\$ 864,620.44	\$ 126,326.00	\$ 7,267,257.69
Design	\$ 2,714,223.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,370,922.16
Consultants	\$ 160,945.32	\$ 18,505.71	\$ -	\$ 7,411.50	\$ -	\$ 186,862.53
Project Management	\$ 211,931.56	\$ 99,300.00	\$ 42,000.00	\$ 30,600.00	\$ 4,380.00	\$ 388,211.56
Permits & Fees	\$ 6,965.10	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 15,613.80
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 4,449,220.98	\$ 3,786,475.09	\$ 1,655,464.97	\$ 1,171,095.70	\$ 166,611.00	\$ 11,228,867.74
						Non-Project Costs \$ 58,437.41
						\$ 11,287,305.15

Actual Costs To-Date

	OCAIT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 166,589.41	\$ 1,908,415.08	\$ 252,231.12	\$ 439,231.35	\$ 61,971.00	\$ 2,828,437.96
Design	\$ 1,182,728.49	\$ 218,707.92	\$ 35,905.00	\$ 193,828.70	\$ 35,905.00	\$ 1,667,075.11
Consultants	\$ 105,000.97	\$ 10,870.00	\$ -	\$ 553.25	\$ -	\$ 116,424.22
Project Management	\$ 211,931.56	\$ 24,872.00	\$ 5,000.00	\$ 10,121.60	\$ 4,380.00	\$ 256,305.16
Permits & Fees	\$ 6,965.10	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 15,613.80
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 1,673,215.53	\$ 2,163,757.97	\$ 295,268.09	\$ 649,358.66	\$ 102,256.00	\$ 4,883,856.25
						Non-Project Costs \$ 58,532.41
						\$ 4,942,388.66

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.

The only significant change to the Master Schedule this month is the addition of specific dates for the OCATT Phase 2 bidding and permitting.

OCCC Bond Program Master Schedule Updated November 2025

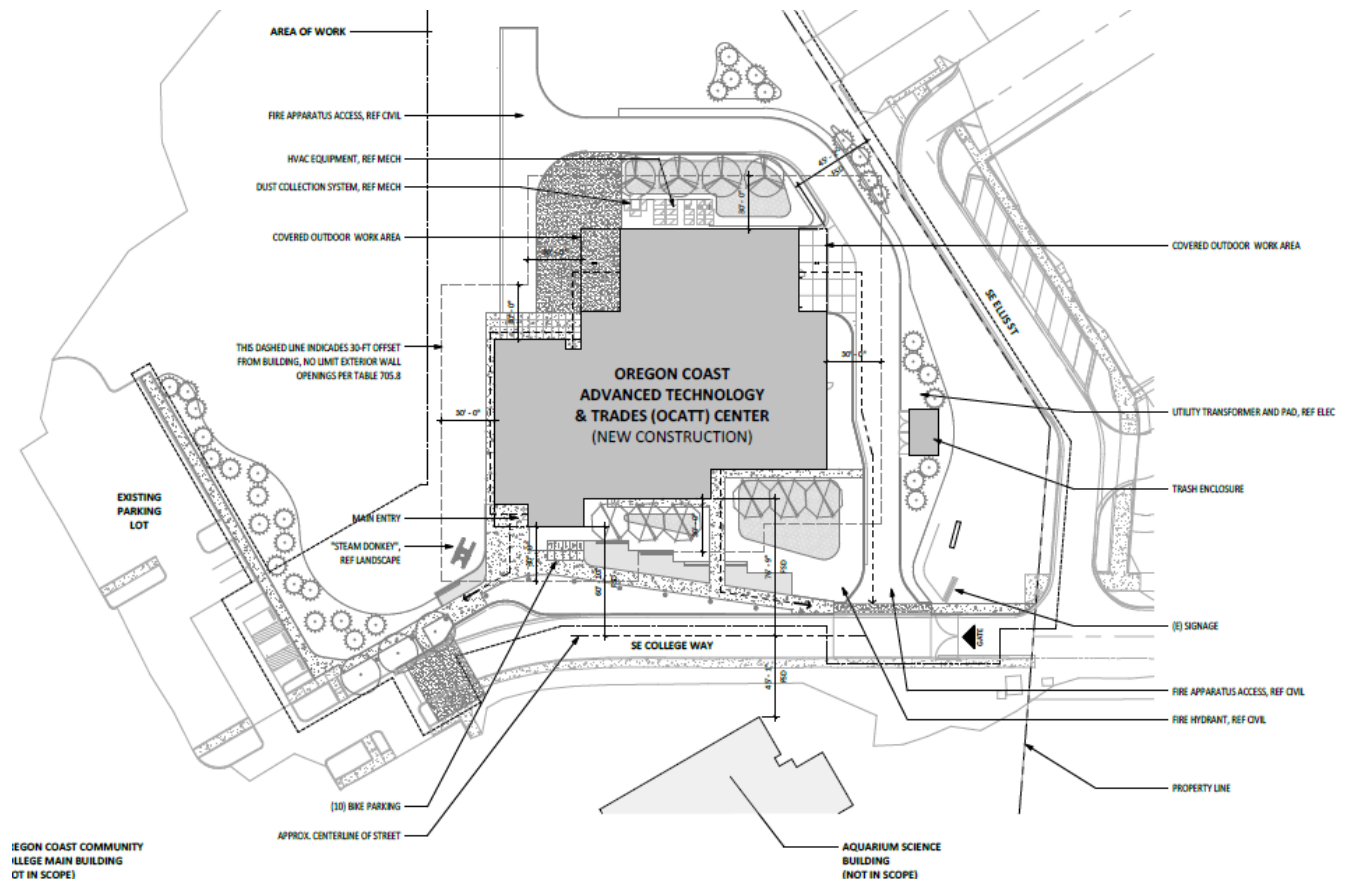
ACTIVITIES	Start	Finish	2025				2026				2027			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
OCATT Building														
Programming	1/24/25	3/31/25												
Schematic Design	4/14/25	6/13/25												
Phase 1 Sitework Design	6/23/25	7/31/25												
Phase 1 Sitework Bidding & Permitting	8/4/25	9/12/25												
Phase 1 Sitework Construction	9/24/25	11/14/25												
Phase 2 Building Design	7/28/25	11/7/25												
Phase 2 Building Bidding & Permitting	11/7/25	1/16/26												
Phase 2 Building Construction	TBD													
Phase 3 Interior Design	11/10/25	2/27/26												
Phase 3 Interior Bidding & Permitting	TBD													
Phase 3 Interior Construction	TBD													
Close-Out & Equipment Move-In	TBD													
Existing Facility Fix-It Packages														
Design	2/10/25	5/16/25												
Bidding & Permitting	5/19/25	6/19/25												
Construction - North	7/7/25	11/21/25												
Construction - Central & AQS	7/7/25	12/31/25												
Construction - South	7/7/25	9/26/25												
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	12/12/25												
HVAC Construction - North	TBD													
HVAC Construction - Central & AQS	TBD													
HVAC Construction - South	TBD													
Security Construction - North	TBD													
Security Construction - Central & AQS	TBD													
Security Construction - South	TBD													
Other Bond Projects														
TBD														

Legend: Design Bidding & Permitting Construction Projected Activity

PROJECT-SPECIFIC ACTIVITY

OCATT Design

The Phase 2 design documents for underground utilities, foundations and building shell were issued on November 7. The site plan and latest exterior rendering are shown below.



Oregon Coast Community College Bond Program Construction Manager's Report

OCATT Construction

Tree removal and site clearing has been completed. Trees and root balls have been removed and donated to the MidCoast Watershed Council for stream restoration projects. The building pad area is being stabilized with gravel so that underground utility and foundation construction can begin early next year with minimal impacts from the winter weather.



Oregon Coast Community College Bond Program Construction Manager's Report

Site stabilization is expected to be completed in late November. Construction activities will cease at that time and resume in February 2026 after permitting and procurement are completed for the Phase 2 design of the underground utilities, building foundations, structure, exterior finishes and roof.

Existing Building "Fix-It"

North Center window leak repairs have been completed and build-back of the interior drywall and exterior siding are scheduled for completion this week. Exterior handrails at the North Center will be replaced starting later this week.

The only work remaining in the Fix-It package after November will be the Central Campus main building restroom tile, stairway treads and entry walk-off carpet. This work is scheduled to begin mid-December and will be completed during Winter Break to minimize disruption.

Priority System Replacement Projects

The Priority HVAC work has begun. The first priority is boiler replacement in AQS to provide reliable heating in the aquatic species rooms. Boiler pumps failed during boiler installation delaying system start-up to later this month.

The HVAC contractor is coordinating with Chris Rogers on the new building management controls system interface for system replacement without lengthy shutdown to heating systems. The AQS building system has been established as the first priority. A complete system change-over schedule has been requested.

The Priority Access Controls and Security design has been completed and is being permitted. The contractor is developing a firm construction cost by early December.

Other Bond Projects

Design for other projects 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 December to determine the next design priorities.

Communications

IMS monthly reports are being provided to the Board of Education and Bond Oversight Committee each month. Reports are also being published on the college website.

IMS received two phone calls this month, from locals wanting more information about the construction projects. Lease Crutcher Lewis is working with GLAS to create a sign showing the latest rendering of the OCATT building to be posted on or near the construction fencing for the community to get an idea of the future building.