



Oregon Coast Community College Bond Projects Construction Manager's Report



Report Date: December 5, 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 and estimates were received in November. We met with the design team, estimators and OCCC leadership on December 2 to review the final reconciled estimates. The estimate was approximately \$3M over the budget value set at the end of Schematic Design. Value engineering items are being developed to reduce the construction cost and a follow-up meeting is scheduled for this Thursday to review the VE items.

Construction on the OCATT Phase 1 design package for logging, site clearing and to install base rock was completed in late November. Construction will be on-hold over the winter and will resume in late February 2026.

Bids for the OCATT Phase 2 design package for building utilities, foundations and exterior structure were received December 4. Bid results are being vetted with the contractor, and a maximum project value will be presented at the December 10 Board meeting for approval.

Fix-It work has been completed at the South Center, and work at the North Center and Central Campus will be completed in December. Guardrail replacement at North Center will be completed the week of December 15. Flooring replacement in the Central Campus main building will be completed by the first of the year.

Priority HVAC equipment and controls replacement is in construction with work beginning in the AQS building. Switchover will be accomplished in zones and will begin with AQS before moving on to the North Center, Central Campus main building and South Center in that order. All work will be completed by summer 2026.

Priority Access Controls & Security design has been completed and final construction costs for associated demolition and repairs will be established in early January. Work is scheduled to be completed during summer 2026.

BUDGET

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

Income

No changes.

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Current Budgets

No changes last month. The OCATT project budget will be updated next month when the 75% design cost estimate is resolved and value engineering items are included.

Committed Costs

No significant changes to committed costs last month. To date, \$11.41 million has been committed.

Actual Costs

To date, \$5.03 million has been spent.

OCOC Bond Program Budget Summary - Updated December 4, 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	\$ 26,000,000.00	\$ 3,358,500.25	\$ 1,563,428.00	\$ 864,620.44	\$ 126,326.00	\$ 31,912,874.69
Design	\$ 2,773,823.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,430,522.16
Consultants	\$ 520,000.00	\$ 18,505.71	\$ -	\$ 7,411.50	\$ -	\$ 545,917.21
Project Management	\$ 790,933.22	\$ 99,300.00	\$ 42,000.00	\$ 30,600.00	\$ 4,380.00	\$ 967,213.22
Permits & Fees	\$ 520,000.00	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 528,648.70
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	\$ 32,804,756.22	\$ 3,870,248.09	\$ 1,733,464.97	\$ 1,214,095.70	\$ 172,611.00	\$ 39,795,175.98
					Non-Project Costs	\$ 58,532.41
						\$ 39,853,708.39

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 1,355,156.00	\$ 3,358,500.25	\$ 1,563,428.00	\$ 864,620.44	\$ 126,326.00	\$ 7,268,030.69
Design	\$ 2,773,823.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,430,522.16
Consultants	\$ 160,945.32	\$ 18,505.71	\$ -	\$ 7,411.50	\$ -	\$ 186,862.53
Project Management	\$ 234,926.96	\$ 99,300.00	\$ 42,000.00	\$ 30,600.00	\$ 4,380.00	\$ 411,206.96
Permits & Fees	\$ 48,633.06	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 57,281.76
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 4,573,484.34	\$ 3,787,248.09	\$ 1,655,464.97	\$ 1,171,095.70	\$ 166,611.00	\$ 11,353,904.10
					Non-Project Costs	\$ 58,532.41
						\$ 11,412,436.51

Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 166,589.41	\$ 1,909,188.08	\$ 252,231.12	\$ 439,231.35	\$ 61,971.00	\$ 2,829,210.96
Design	\$ 1,182,728.49	\$ 218,707.92	\$ 35,905.00	\$ 193,828.70	\$ 35,905.00	\$ 1,667,075.11
Consultants	\$ 116,483.97	\$ 13,627.68	\$ -	\$ 874.75	\$ -	\$ 130,986.40
Project Management	\$ 234,926.96	\$ 24,872.00	\$ 14,648.00	\$ 10,121.60	\$ 4,380.00	\$ 288,948.56
Permits & Fees	\$ 48,633.06	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 57,281.76
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 1,749,361.89	\$ 2,167,288.65	\$ 304,916.09	\$ 649,680.16	\$ 102,256.00	\$ 4,973,502.79
					Non-Project Costs	\$ 58,532.41
						\$ 5,032,035.20

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 significant change to the Master Schedule this month is the addition of specific dates for the Priority HVAC and Security/Access Controls construction.

OCCC Bond Program Master Schedule Updated December 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 Design	3/10/25	7/11/25												
Security & Access Controls Design	3/10/25	7/11/25												
Bidding & Permitting	7/18/25	11/15/25												
HVAC Controls Construction	12/8/25	7/31/26												
Security & Access Controls Construction	6/8/26	7/31/26												
Other Bond Projects														
TBD														
Legend:														

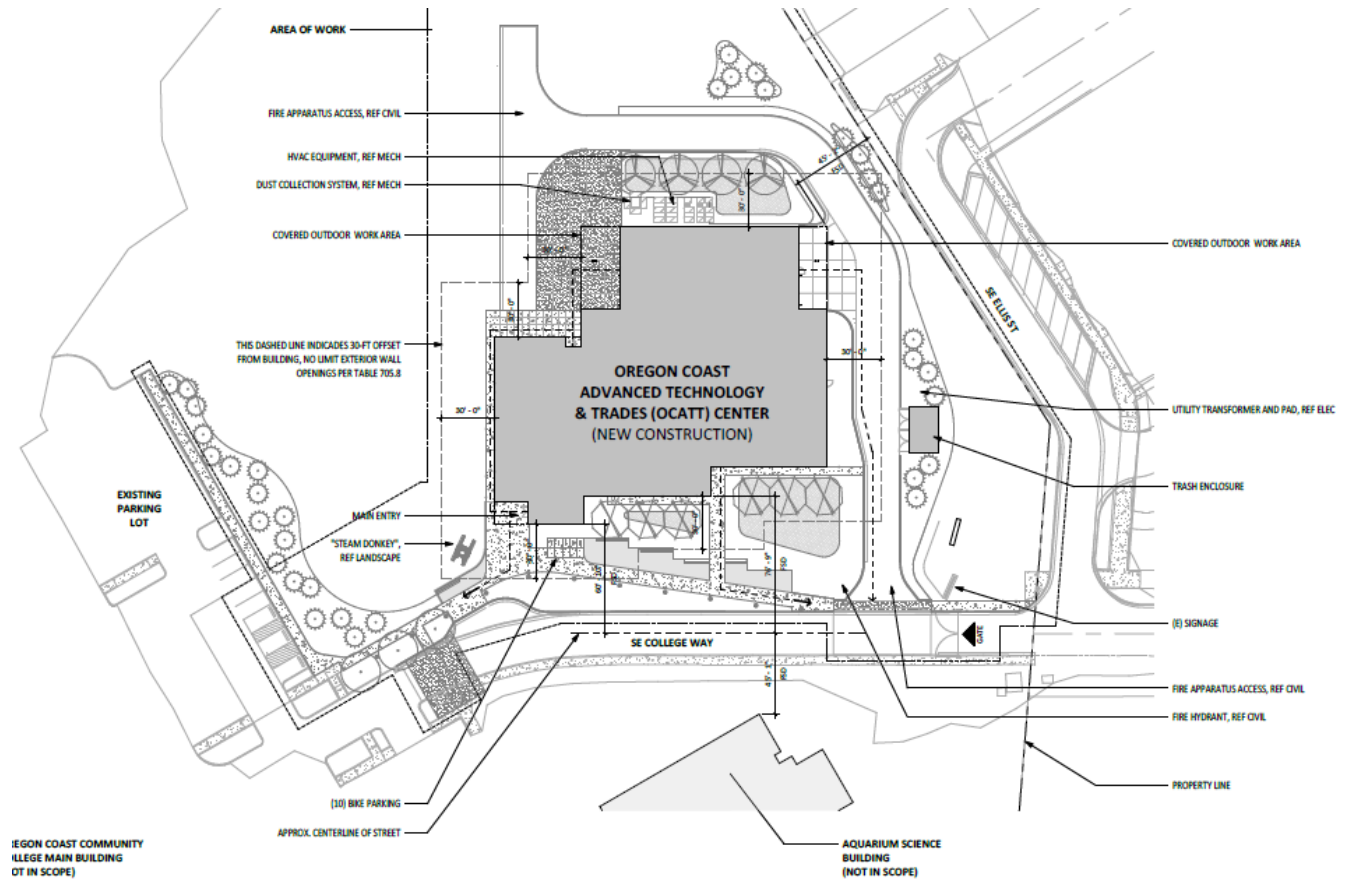
Legend: Design Bidding & Permitting Construction Projected Activity

PROJECT-SPECIFIC ACTIVITY

OCCATT 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. Design will move into the Construction Document phase in January after value engineering design is completed from the recent cost estimate. The final Phase 3 construction documents will be issued for bidding and permitting in late February 2026.

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OCATT Construction

The building pad area has been stabilized with gravel so that underground utility and foundation construction can begin early next year with minimal impacts from the winter weather. The construction fence will remain in-place.



Site stabilization includes wood chip placement to mitigate erosion during wet weather.



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Existing Building "Fix-It"

North Center window leak repairs have been completed. Exterior handrails at the North Center are currently being replaced.

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 was boiler replacement in AQS to provide reliable heating in the aquatic species rooms. This work has been completed and the boilers are operational.

Chris Rogers designated the AQS building as the primary priority for HVAC equipment and controls changes. This work will begin in early December with completion expected in February. The North Center will be prioritized next, followed by the Central Campus and South Center. All work is scheduled to be completed by summer 2026.

Priority Access Controls and Security. The equipment and controls cost has been established and the contractor is developing associated costs for door/wall demolition and rebuild. Final construction costs are expected in January. Construction will be done during Summer Break 2026.

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.

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.

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.