



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



Report Date: January 14, 2026

## GENERAL OVERVIEW

Design for the new OCATT building is 75% complete and moving into the final design package for interiors and facilities. Final decisions on value engineering items were completed earlier this month. The general contractor is refining their guaranteed maximum price (GMP) for the value-engineering scope changes to Package 2 for foundations and building structure. The Board approved a preliminary Package 2 GMP last month and the updated GMP will be below this value. Construction of the new OCATT building will resume in March for Package 2.

The 2025 Fix-It work has been completed except for some small flooring changes at Central and roll-up door hardware changes at AQS. The North Center Re-Roof project was deferred to summer 2026 at OCCC's request and is being rebid now.

Priority HVAC equipment and controls replacement is in construction with work continuing 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 February. Work is scheduled to be completed during summer 2026.

Other bond-funded projects are being discussed now that a refined OCATT budget has been established. More information will be provided in subsequent reports as decisions are made.

## 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 OCATT project budget was updated to \$26,045,000 based on the 75% design cost estimate and value engineering decisions. This value includes \$1.4M in design contingency and escalation which we expect to be reduced after bids are received for Package 3.

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## Committed Costs

Network equipment costs of \$140k were added to all four existing buildings.

Commissioning costs of \$74k were added for the HVAC controls replacement in all four existing buildings.

To date, \$11.78 million has been committed.

## Actual Costs

To date, \$6.81 million has been spent.

## OCCC Bond Program Budget Summary - Updated January 13, 2026

### 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.
Energy Trust Incentives	\$ -	\$ 6,400.00	\$ 6,400.00	ETO incentive of \$2,500 for OCATT energy charette plus \$3,900 for AQS boiler replacement.
<b>Totals</b>	<b>\$ 41,100,000.00</b>	<b>\$ 46,777,543.91</b>	<b>\$ 36,268,684.40</b>	

### 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
<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

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 26,045,000.00	\$ 3,464,573.06	\$ 1,586,689.99	\$ 978,332.89	\$ 135,502.47	\$ 32,210,098.41
Design	\$ 2,773,823.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,430,522.16
Consultants	\$ 520,900.00	\$ 36,505.71	\$ 24,700.00	\$ 23,811.50	\$ 15,000.00	\$ 620,917.21
Project Management	\$ 792,172.52	\$ 99,300.00	\$ 42,000.00	\$ 30,600.00	\$ 4,380.00	\$ 968,452.52
Permits & Fees	\$ 520,900.00	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 529,548.70
Furnishings & Equipment	\$ 785,600.00	\$ -	\$ -	\$ -	\$ -	\$ 785,600.00
Owners Contingency	\$ 1,400,000.00	\$ 83,000.00	\$ 78,000.00	\$ 43,000.00	\$ 6,000.00	\$ 1,610,000.00
<b>Total Current Project Budget</b>	<b>\$ 32,838,395.52</b>	<b>\$ 3,994,320.90</b>	<b>\$ 1,781,426.96</b>	<b>\$ 1,344,208.15</b>	<b>\$ 196,787.47</b>	<b>\$ 40,155,139.00</b>
						Non-Project Costs \$ 58,532.41
						<b>\$ 40,213,671.41</b>

### Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 1,378,026.69	\$ 3,464,573.06	\$ 1,586,689.99	\$ 978,332.89	\$ 135,502.47	\$ 7,543,125.10
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	\$ 36,505.71	\$ 24,700.00	\$ 23,811.50	\$ 15,000.00	\$ 260,962.53
Project Management	\$ 255,127.16	\$ 99,300.00	\$ 42,000.00	\$ 30,600.00	\$ 4,380.00	\$ 431,407.16
Permits & Fees	\$ 48,715.80	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 57,364.50
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Committed Costs</b>	<b>\$ 4,616,637.97</b>	<b>\$ 3,911,320.90</b>	<b>\$ 1,703,426.96</b>	<b>\$ 1,301,208.15</b>	<b>\$ 190,787.47</b>	<b>\$ 11,723,381.45</b>
						Non-Project Costs \$ 58,532.41
						<b>\$ 11,781,913.86</b>

### Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 1,097,120.50	\$ 1,909,188.08	\$ 769,697.74	\$ 439,231.35	\$ 61,971.00	\$ 4,277,208.67
Design	\$ 1,465,263.63	\$ 219,432.92	\$ 35,905.00	\$ 203,284.70	\$ 35,905.00	\$ 1,959,791.25
Consultants	\$ 119,654.77	\$ 13,627.68	\$ -	\$ 874.75	\$ -	\$ 134,157.20
Project Management	\$ 255,127.16	\$ 38,435.60	\$ 14,648.00	\$ 10,121.60	\$ 4,380.00	\$ 322,712.36
Permits & Fees	\$ 48,715.80	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 57,364.50
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project Actual Costs</b>	<b>\$ 2,985,881.86</b>	<b>\$ 2,181,577.25</b>	<b>\$ 822,382.71</b>	<b>\$ 659,136.16</b>	<b>\$ 102,256.00</b>	<b>\$ 6,751,233.98</b>
						Non-Project Costs \$ 58,532.41
						<b>\$ 6,809,766.39</b>



Integrity Management Solutions

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## 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 January 2026

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												
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													
<b>Existing Facility Fix-It Packages</b>														
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 & AOS	7/7/25	12/31/25												
Construction - South	7/7/25	9/26/25												
<b>Existing Facility Priority Packages</b>														
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												
<b>Other Bond Projects</b>														
TBD														

Legend: Design Bidding & Permitting Construction Projected Activity

## PROJECT-SPECIFIC ACTIVITY

### OCCATT Design

The Phase 3 design documents for interior walls, flooring, finishes, HVAC, electrical, plumbing, fire sprinklers and network are in progress. The HVAC system was evaluated with OCCC to determine if a more economical scheme was available and, with those decisions made, final design can proceed. The final Phase 3 construction documents will likely be delayed to March or early April but this will not impact the construction schedule since Package 2 construction will continue into the Fall.

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### *OCAST Construction*

The construction fence remains in-place around the stabilized construction area. Construction will resume in March with the Phase 2 package starting with underground utilities and then proceeding into foundations, slab and building structure through the summer.

### *Priority System Replacement Projects*

Chris Rogers designated the AQS building as the primary priority for HVAC equipment and controls changes. This work began in December with completion expected in March. The North Center changes will begin in February, followed by the Central Campus and South Center. All work is scheduled to be completed by the end of 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 early February. Construction will be done during Summer Break 2026.

### *Other Bond Projects*

The OCCC Leadership has developed a wish list of projects with remaining bond funds. These projects include renovating the Central Campus commons and expanding the kitchen, renovating the North Center lobby and commons, and adding upgraded student furnishings at Central and North. We're initiating a design scoping meeting with GLAS and OCCC to develop concepts and budgetary cost estimates for these projects.

## **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.

A second presentation to the Bond Oversight Committee is scheduled 2 February 2026.  
A second presentation to the Wilder neighborhood is scheduled 2 February 2026.