



Oregon Coast Community College Bond Projects Project Manager's Report



Report Date: February 17, 2026

GENERAL OVERVIEW

Design for the new OCATT building is 75% complete and moving into the final design of Phase 3 for interiors and facilities. Final decisions on value engineering items were completed and the changes to Phase 2 for foundations and building structure resulted in ~\$390K cost below the value approved by the BOE. Construction of the new OCATT building will resume in March for Phase 2, including underground utilities, foundations, building exterior and roof. Phase 3 construction will begin in October and be completed in May 2027.

Priority HVAC equipment and controls replacement is in construction with work continuing in the AQS building and scheduled to begin at North Center in the next month. Controls switchover will be accomplished in zones within 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 have been established for Board approval this month. Work is scheduled to be completed during summer 2026.

Other bond-funded projects, including upgrades to the Central Campus Main Building, kitchen/bookstore expansion, roof replacement and renovations to the North Campus commons, and lobby and furnishings at both locations are in early design. We expect to have concepts developed by May for initial cost estimates which will allow OCCC leadership to make decisions on which projects to prioritize with the remaining budget.

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.

Committed Costs

OCATT Phase 2 construction cost of \$8.54 million was added.

OCATT Phase 2 Geotech consultant cost of \$17.6K was added.

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To date, \$20.45 million has been committed.

Actual Costs

To date, \$7.19 million has been spent.

OCCC Bond Program Budget Summary - Updated February 10, 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.
Totals	\$ 41,100,000.00	\$ 46,777,543.91	\$ 36,268,684.40	

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
					Non-Project Costs	\$ 100,000.00
						\$ 23,987,165.00

Note: Original budgets taken from 2023 GLAS Architects Assessment.

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	\$ 1,588,559.06	\$ 978,332.89	\$ 135,502.47	\$ 32,211,967.48
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	\$ 102,900.45	\$ 44,851.43	\$ 34,154.58	\$ 5,033.00	\$ 979,111.98
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	\$ 76,000.00	\$ 43,000.00	\$ 6,000.00	\$ 1,608,000.00
Total Current Project Budget	\$ 32,838,395.52	\$ 3,997,921.35	\$ 1,784,147.46	\$ 1,347,762.73	\$ 197,440.47	\$ 40,165,667.53
					Non-Project Costs	\$ 58,532.41
						\$ 40,224,199.94

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 9,919,553.69	\$ 3,464,573.06	\$ 1,588,559.05	\$ 978,332.89	\$ 135,502.47	\$ 16,086,521.16
Design	\$ 2,773,823.00	\$ 310,049.16	\$ 47,905.00	\$ 262,840.00	\$ 35,905.00	\$ 3,430,522.16
Consultants	\$ 178,515.32	\$ 36,505.71	\$ 24,700.00	\$ 23,811.50	\$ 15,000.00	\$ 278,532.53
Project Management	\$ 351,336.76	\$ 102,900.00	\$ 44,850.00	\$ 34,155.00	\$ 5,030.00	\$ 538,271.76
Permits & Fees	\$ 48,862.79	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 57,511.49
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 13,272,091.56	\$ 3,914,920.90	\$ 1,708,146.02	\$ 1,304,763.15	\$ 191,437.47	\$ 20,391,359.10
					Non-Project Costs	\$ 58,532.41
						\$ 20,449,891.51

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	\$ 1,790,692.11	\$ 226,934.42	\$ 43,120.00	\$ 203,284.70	\$ 35,905.00	\$ 2,299,936.23
Consultants	\$ 119,654.77	\$ 13,627.68	\$ 1,802.50	\$ 874.75	\$ -	\$ 135,959.70
Project Management	\$ 269,768.96	\$ 46,475.60	\$ 22,688.00	\$ 13,172.20	\$ 4,380.00	\$ 356,484.76
Permits & Fees	\$ 48,862.79	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 57,511.49
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 3,326,099.13	\$ 2,197,118.75	\$ 839,440.21	\$ 662,186.76	\$ 102,256.00	\$ 7,127,100.85
					Non-Project Costs	\$ 58,532.41
						\$ 7,185,633.26

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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 according to the key at the bottom of the schedule, and with start/finish dates. Other projected project activities are shown in gray.

Changes since last month are:

- Committed dates for OCATT Phase 2 construction have been added.
- Committed dates for OCATT Phase 3 design have been modified.
- Project schedules for the Fix-It and Priority Packages have been consolidated for ease of viewing.
- Design schedules for Other Bond Projects have been added.

OCCC Bond Program Master Schedule Updated February 2026

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	3/25/26	9/29/26						█						
Phase 3 Interior Design	11/10/25	4/10/26					█							
Phase 3 Interior Bidding & Permitting	TBD	TBD							█					
Phase 3 Interior Construction	TBD	TBD								█				
Close-Out & Equipment Move-In	TBD	TBD									█			
Existing Facility Fix-It Packages														
Completed	2/10/25	12/31/26	█	█	█	█	█							
Existing Facility Priority Packages														
HVAC, Security & Access Controls	3/10/25	8/15/26	█	█	█	█	█	█						
Other Bond Projects														
Lighting Upgrade Central Commons & AQS	1/20/26	TBD						█						
Central Campus & North Center Renovations	3/11/26	TBD						█						

Legend: █ Design █ Bidding & Permitting █ Construction █ Projected Activity

PROJECT-SPECIFIC ACTIVITY

OCATT Design

The Phase 3 design documents for interior walls, flooring, finishes, HVAC, electrical, plumbing, fire sprinklers and network are in progress. The more economical HVAC

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system design has been coordinated so final design can proceed. The final Phase 3 construction documents will be pushed back to mid-April, but this will not impact the construction schedule since Phase 2 construction will continue into September.

OCAST Construction

The temporary fence remains in place around the stabilized construction area. Construction will resume in late March, starting with underground utilities and then proceeding into foundations, slab and building structure through the summer. The construction sign with visual rendering has been installed near the entrance to the campus.



Priority System Replacement Projects

HVAC equipment and controls upgrades in the AQS building are well underway with first zone switchovers expected in the next month. The North Center upgrades will begin in the next month, followed by the Central Campus and South Center. All work is scheduled to be completed by the end of summer 2026.

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Priority Access Controls and Security. The construction costs have been finalized and we'll present the cost to the BOE this month for approval to proceed. Construction will be done during Summer Break 2026.

Other Bond Projects

The OCCC Leadership developed a list of project priorities for the remaining bond funds. These projects include the following ideas (not in order of priority):

Central Campus Main Building

- Commons renovations, including lighting replacement and removal of shelving units, to enable larger gatherings and ceremonies
- Kitchen expansion
- Renovations to the library, large lecture room, testing lab and other spaces to accommodate current needs.
- Lactation room addition

North Center

- Roof replacement
- Lobby and commons renovations
- Adding food warming capabilities to the community room
- Lactation room addition

AQS

- Aquatic species room floor refinishing
- Tank room floor and pad repairs
- Lighting replacement

The North Center roof replacement and the AQS renovations have been designed and bid for possible construction this summer. Conceptual design has started for the remaining projects and we will obtain budgetary cost estimates from the contractor in April/May as concepts are completed. OCCC Leadership will then determine which projects to pursue for final design and construction based on the remaining bond funds. Construction for these projects will be completed by summer 2027 to wrap up the bond program.

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.

Oregon Coast Community College Bond Program
Project Manager's Report

A second presentation to the Bond Oversight Committee was made 2 February.
A second presentation to the Wilder neighborhood was made 2 February. Ten residents attended and were provided the anticipated OCATT construction schedule through September.