



Oregon Coast Community College Bond Projects Project Manager's Report



Report Date: April 6, 2026

GENERAL OVERVIEW

Design for the new OCATT building is 99% complete and the final Phase 3 design package for interiors and facilities will be issued this Friday. Construction of the new OCATT building resumed this week for Phase 2 which includes underground utilities, foundations, building structure, exterior siding and roofing. Phase 3 will go out for bidding in late April and we expect to bring the final GMP to the BOE for approval at the June meeting. Construction on Phase 3 will begin in October with completion expected in May 2027.

Priority HVAC equipment and controls replacement is in construction with work nearing completion in the AQS building, in progress at North Center, and beginning this month at the Central Campus. Controls switchover is being accomplished in zones to minimize impacts to occupants. All work will be completed this summer including systems at the South Center.

Priority Access Controls & Security procurement is in progress and work is scheduled for construction this summer.

Summer 2026 Fix-It construction, including roof replacement at North Center and recoating floors in the AQS aquatic species rooms, is scheduled for construction this summer. Procurement is in progress. A late lighting replacement design in AQS is also being completed and will be added to the project when construction costs are established later this month.

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

BUDGET

The current bond program budget summary is shown on the next page. Significant changes since last month are described below.

Income

No changes.

Current Budgets

No changes.

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Committed Costs

OCATT Construction fee was increased \$68,808 for CLPUD transformer costs.

To date, \$23.7 million has been committed. Included in this value are the following contracts with local businesses in Lincoln County:

- Ground FX Landscaping \$20,961
- JCC Construction \$859,674
- Three Rocks Electrical & Plumbing \$500,108

Actual Costs

To date, \$7.98 million has been spent.

OCCC Bond Program Budget Summary - Updated April 3, 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	\$ 4,521,480.06	\$ 2,069,451.74	\$ 2,367,305.89	\$ 195,895.47	\$ 35,199,133.16
Design	\$ 2,830,180.00	\$ 292,899.16	\$ 96,505.00	\$ 262,840.00	\$ 35,905.00	\$ 3,518,329.16
Consultants	\$ 520,900.00	\$ 36,505.71	\$ 24,700.00	\$ 23,811.50	\$ 15,000.00	\$ 620,917.21
Project Management	\$ 793,694.16	\$ 130,970.00	\$ 59,145.00	\$ 71,655.00	\$ 6,660.00	\$ 1,062,124.16
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	\$ 32,896,274.16	\$ 5,065,747.90	\$ 2,327,933.71	\$ 2,774,236.15	\$ 259,460.47	\$ 43,323,652.39
					Non-Project Costs	\$ 59,916.41
						\$ 43,383,568.80

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 9,988,361.63	\$ 4,521,480.06	\$ 2,069,451.74	\$ 2,367,305.89	\$ 195,895.47	\$ 19,142,494.79
Design	\$ 2,830,180.00	\$ 292,899.16	\$ 96,505.00	\$ 262,840.00	\$ 35,905.00	\$ 3,518,329.16
Consultants	\$ 216,009.52	\$ 36,505.71	\$ 24,700.00	\$ 23,811.50	\$ 15,000.00	\$ 316,026.73
Project Management	\$ 375,267.41	\$ 130,970.00	\$ 59,145.00	\$ 71,655.00	\$ 6,660.00	\$ 643,697.41
Permits & Fees	\$ 56,482.77	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 65,131.47
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 13,466,301.33	\$ 4,982,747.90	\$ 2,251,933.71	\$ 2,731,236.15	\$ 253,460.47	\$ 23,685,679.56
					Non-Project Costs	\$ 59,916.41
						\$ 23,745,595.97

Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 1,440,790.13	\$ 1,909,188.08	\$ 930,347.19	\$ 439,231.35	\$ 61,971.00	\$ 4,781,527.75
Design	\$ 1,897,485.97	\$ 239,059.62	\$ 54,557.30	\$ 203,284.70	\$ 35,905.00	\$ 2,430,292.59
Consultants	\$ 126,412.02	\$ 16,027.68	\$ 2,724.00	\$ 2,602.75	\$ 1,430.00	\$ 149,196.45
Project Management	\$ 375,267.41	\$ 75,108.60	\$ 22,688.00	\$ 13,172.20	\$ 4,380.00	\$ 490,616.21
Permits & Fees	\$ 56,482.77	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 65,131.47
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 3,896,438.30	\$ 2,240,276.95	\$ 1,012,448.46	\$ 663,914.76	\$ 103,686.00	\$ 7,916,764.47
					Non-Project Costs	\$ 59,916.41
						\$ 7,976,680.88

Oregon Coast Community College Bond Program
Project 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 according to the key at the bottom of the schedule, and with start/finish dates. Other projected project activities are shown in gray.

There were no changes since last month.

OCCC Bond Program Master Schedule Updated April 2026

ACTIVITIES	Start	Finish	2025				2026				2027			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
OCCAT 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	4/13/26	TBD							█					
Phase 3 Interior Construction	9/30/26	TBD								█				
Close-Out & Equipment Move-In	TBD	TBD											█	█
Existing Facility Fix-It Packages														
2025 Projects - Completed	2/10/25	12/31/26	█	█	█	█	█	█	█	█	█	█	█	█
2026 Projects (AQS & North)	1/5/26	9/1/26	█	█			█		█	█				
Existing Facility Priority Packages														
HVAC, Security & Access Controls	3/10/25	8/15/26		█	█	█	█	█	█	█				
Other Bond Projects														
Central & North Multiple Renovations	2/18/26	TBD					█	█						

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

PROJECT-SPECIFIC ACTIVITY

OCCAT Design

The Phase 3 design documents for interior walls, flooring, finishes, HVAC, electrical, plumbing, fire sprinklers, network, sidewalks and landscaping will be issued for permit and bidding this Friday, April 10. Bid packages will be prepared and issued in late April with preliminary bid results expected mid-May. The final construction GMP will be validated and presented to the BOE for approval in June.

OCCAT Construction

Construction of the Phase 2 work begins this week with underground utilities and proceeding into foundations, building slab, building structure, siding and roofing. This phase of work will be completed in September. The Phase 3 interior and exterior work will begin in October.

Oregon Coast Community College Bond Program Project Manager's Report

Priority System Replacement Projects

HVAC equipment and controls upgrades in the AQS building are nearing completion; first zone switchovers were completed last month. The North Center upgrades are in progress, 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. Procurement is in progress. Construction will be done during Summer Break 2026 in all the existing buildings.

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 with enhanced cooking capabilities
- Renovations to the library, large lecture room, testing lab and other spaces to accommodate current needs
- Lactation room addition

North Center

- Roof replacement – approved in February and scheduled for completion Summer 2026
- Lobby and commons renovations
- Adding food warming capabilities to the community room
- Lactation room addition

AQS

- Aquatic species room floor refinishing – approved in February and scheduled for completion Summer 2026
- Tank room floor and pad repairs – approved in February and scheduled for completion Summer 2026

Conceptual design is in progress for these 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.

Oregon Coast Community College Bond Program
Project Manager's Report

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.

Summary of April 2026 IMS Construction Manager's Report

- 1. All projects are moving forward on schedule and within budget**
- 2. OCATT Phase 2 construction has begun as of April 8;**
- 3. OCATT Phase 3 design was completed for bidding and permits April 10;**
- 4. The final GMP for Phase 3 OCATT construction will be ready for BOE approval by the June BOE meeting. We expect to bring an Action Item to that meeting to approve the amount and will be available to answer questions at that time;**
- 5. Priority HVAC, Access Controls and Security projects are all proceeding;**
- 6. Summer 2026 Fix It work, including replacing the North Center roof and recoating the AQS floors is on schedule;**
- 7. Note that on page 2 of our report we've added a list of local (Lincoln County) contractors who have been hired for the bond projects. This list will be added to as additional contracts are executed.**