



Oregon Coast Community College Bond Projects Project Manager's Report



Report Date: May 14, 2026

GENERAL OVERVIEW

Phase 2 construction of the new OCATT building resumed in April with underground utilities and foundations to be followed by the building structure, exterior siding and roofing. Phase 3 design packages are out to bid. We anticipate bringing 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 in progress at North Center and starting soon 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 AQS and 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. Lighting replacement in AQS was recently added and is out for procurement and permitting.

The final 2027 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 initial cost estimates in early June, 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

AQS Construction budget was increased \$259,140 for lighting replacement to match recently committed cost.

Committed Costs

AQS Construction cost was increased \$259,140 for lighting replacement.

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To date, \$24.4 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, \$10.1 million has been spent.

OCCC Bond Program Budget Summary - Updated May 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.
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	\$ 2,331,675.65	\$ 2,367,305.89	\$ 195,895.47	\$ 35,461,357.07
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	\$ 130,975.00	\$ 66,230.00	\$ 71,660.00	\$ 6,670.00	\$ 1,069,229.16
Permits & Fees	\$ 520,900.00	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 529,548.70
Furnishings & Equipment	\$ 785,600.00	\$ -	\$ 20,000.00	\$ -	\$ -	\$ 805,600.00
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	\$ 5,065,752.90	\$ 2,617,242.62	\$ 2,774,241.15	\$ 259,470.47	\$ 43,612,981.30
					Non-Project Costs	\$ 59,916.41
						\$ 43,672,897.71

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 10,261,848.43	\$ 4,521,480.06	\$ 2,331,675.65	\$ 2,367,305.89	\$ 195,895.47	\$ 19,678,205.50
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	\$ 326,572.81	\$ 130,973.89	\$ 66,227.78	\$ 71,656.85	\$ 6,663.61	\$ 602,094.94
Permits & Fees	\$ 251,718.73	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 260,367.43
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 13,886,329.49	\$ 4,982,751.79	\$ 2,521,240.40	\$ 2,731,238.00	\$ 253,464.08	\$ 24,375,023.76
					Non-Project Costs	\$ 59,916.41
						\$ 24,434,940.17

Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 2,219,786.41	\$ 2,288,236.76	\$ 1,048,768.17	\$ 746,048.36	\$ 61,971.00	\$ 6,364,810.70
Design	\$ 2,181,303.28	\$ 287,920.42	\$ 85,413.30	\$ 215,827.50	\$ 35,905.00	\$ 2,806,369.50
Consultants	\$ 136,635.53	\$ 16,187.68	\$ 2,951.00	\$ 2,746.75	\$ 1,560.00	\$ 160,080.96
Project Management	\$ 326,572.81	\$ 75,108.60	\$ 22,688.00	\$ 29,252.20	\$ 4,380.00	\$ 458,001.61
Permits & Fees	\$ 251,718.73	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 260,367.43
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 5,116,016.76	\$ 2,668,346.43	\$ 1,161,952.44	\$ 999,498.57	\$ 103,816.00	\$ 10,049,630.20
					Non-Project Costs	\$ 59,916.41
						\$ 10,109,546.61

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.

The change from last month is the OCATT Phase 3 bidding completion date of 6/17/26 for the BOE meeting.

OCCT Bond Program Master Schedule Updated May 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	4/13/26	6/17/26							█	█				
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

OCATT Design

The Phase 3 design documents for interior walls, flooring, finishes, HVAC, electrical, plumbing, fire sprinklers, network, sidewalks and landscaping are complete and out to bid. Bids are due in late May and we'll complete our review and validation in early June. The final construction cost will be presented to the BOE for approval in June.

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OCAST Construction

Construction of footings, underslab utilities and stem walls are underway. The slab for the north half of the building is scheduled to be poured in early June.

Site overview via drone photo provided by Chris Rogers in early May.



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Footings have been completed along the north side of the building and stem wall forms are being placed. Underslab utilities are complete in this area.



Footings forms and rebar are in place in the center of the building and underslab utilities are in progress in this zone.



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Footing excavation is being completed in the south area of the building.



Priority System Replacement Projects

HVAC equipment and controls upgrades in the AQS building are complete except for a few remaining components. The North Center upgrades are expected to be complete in June. Central Campus upgrades will begin later this month with completion in August. South Center upgrades will begin in July with completion in August. All work is scheduled to be completed by the end of summer 2026.

Priority Access Controls and Security. Procurement is in progress. Construction will begin in June and will be complete in all the existing buildings by the end of summer 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 with enhanced cooking capabilities
- Renovations to the library, large lecture room, testing lab and other spaces to accommodate current needs

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- Addition of Lactation room

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
- Addition of Lactation room

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 has been completed and we will obtain budgetary cost estimates from the contractor in early June. 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.

SUMMARY OF IMS PRESENTATION POINTS FOR MAY BOE MEETING

- **Phase 2 construction continuing**
- **Phase 3 construction out to bid—IMS expects to bring results of that process and GMP to June BOE meeting**
- **HVAC projects proceeding—at North Center now, soon to begin at Central Campus**
- **Security and Access controls proceeding through the summer at all campuses**
- **Summer 2026 fix it work scheduled—North Center reroof and interior wood refinishing, AQS concrete and recoating of floors in aquatic species room, AQS lighting in procurement and permitting**
- **Photos of current OCATT progress (taken from report)**
- **Invitation to tour the site in July**