



Oregon Coast Community College Bond Projects Project Manager's Report



Report Date: June 15, 2026

GENERAL OVERVIEW

Phase 2 construction of the new OCATT building continues with underground utilities and foundations to be followed by the building structure, exterior siding and roofing. The first section of the slab will be poured this week with the remaining sections completed by mid-July. Structure erection will begin by the end of the month.

Phase 3 design of building utilities and interior finishes was sent out to bid and the results are being reviewed. While we do not yet have the exact number, the maximum price for Phase 3 construction will be \$14,743,681. This is a savings of \$596,000 from the last cost estimate, bringing the full construction cost for the OCATT to just under the \$25M goal. An Action Item to approve the final construction cost for the OCATT will be brought to the Board of Education at the June meeting. Completion of construction for equipment move-in is scheduled for the first of June 2027.

Priority HVAC equipment and controls replacement is nearing completion at the North Center and in the AQS building. Construction is beginning now at the Central Campus and work at the South Center will begin in July. Controls switchover is being accomplished in zones to minimize impacts to occupants. All work will be completed by the end of this summer.

Priority Access Controls & Security replacement has started at the Central Campus and will move to AQS and North Center next month. Work at the South Center will start in August. All work is scheduled for completion this summer.

Summer 2026 Fix-It construction, including roof replacement at North Center and recoating floors in the AQS aquatic species rooms, is starting this week. Lighting replacement in AQS was added to the scope of work and will be completed this summer as well.

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 received construction initial cost estimates in early June for all potential projects that totaled \$5.1M. We're reviewing these estimates this week while we refine the final OCATT budget to determine the remaining bond funds for a meeting with the OCCC Executive team next week.

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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

The OCATT construction budget was reduced to the current value based on the recent GMP for Package 3. This budget will be the maximum contract value to complete the final phase of work. OCCC's goal was to bring the OCATT construction in under \$25M and this was achieved.

The OCATT owner's contingency was reduced from \$1.4M to \$1.1M which represents 5% of the lower construction cost without the \$2M in completed work. This still gives us a comfortable contingency while freeing up some additional funds for Summer 2027 project budgets.

Committed Costs

No significant changes.

To date, \$24.3 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, \$10.3 million has been spent.

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OCCC Bond Program Budget Summary - Updated June 12, 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	\$ 24,935,556.85	\$ 4,513,237.26	\$ 2,331,675.65	\$ 2,304,444.64	\$ 195,895.47	\$ 34,280,809.87
Design	\$ 2,830,180.00	\$ 292,899.16	\$ 96,505.00	\$ 262,840.00	\$ 35,905.00	\$ 3,518,329.16
Consultants	\$ 498,711.14	\$ 36,505.71	\$ 24,700.00	\$ 23,811.50	\$ 15,000.00	\$ 598,728.35
Project Management	\$ 763,140.10	\$ 130,751.34	\$ 66,227.78	\$ 69,959.60	\$ 6,663.61	\$ 1,036,742.43
Permits & Fees	\$ 498,711.14	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 507,359.84
Furnishings & Equipment	\$ 785,600.00	\$ -	\$ 20,000.00	\$ -	\$ -	\$ 805,600.00
Owners Contingency	\$ 1,100,000.00	\$ 80,000.00	\$ 50,000.00	\$ 40,000.00	\$ 5,000.00	\$ 1,275,000.00
Total Current Project Budget	\$ 31,411,899.22	\$ 5,054,286.44	\$ 2,591,240.40	\$ 2,706,679.50	\$ 258,464.08	\$ 42,022,569.64
					Non-Project Costs	\$ 59,916.41
						\$ 42,082,486.05

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 10,191,875.85	\$ 4,513,237.26	\$ 2,331,675.65	\$ 2,304,444.64	\$ 195,895.47	\$ 19,537,128.87
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	\$ 347,294.61	\$ 130,751.34	\$ 66,227.78	\$ 69,959.60	\$ 6,663.61	\$ 620,896.93
Permits & Fees	\$ 252,172.53	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 260,821.23
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 13,837,532.51	\$ 4,974,286.44	\$ 2,521,240.40	\$ 2,666,679.50	\$ 253,464.08	\$ 24,253,202.92
					Non-Project Costs	\$ 59,916.41
						\$ 24,313,119.33

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	\$ 2,323,938.47	\$ 287,920.42	\$ 86,326.80	\$ 223,370.30	\$ 35,905.00	\$ 2,957,460.99
Consultants	\$ 148,461.91	\$ 16,187.68	\$ 2,951.00	\$ 2,746.75	\$ 1,560.00	\$ 171,907.34
Project Management	\$ 347,294.61	\$ 75,108.60	\$ 38,768.00	\$ 31,932.20	\$ 4,380.00	\$ 497,483.41
Permits & Fees	\$ 252,172.53	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 260,821.23
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 5,291,653.93	\$ 2,668,346.43	\$ 1,178,945.94	\$ 1,009,721.37	\$ 103,816.00	\$ 10,252,483.67
					Non-Project Costs	\$ 59,916.41
						\$ 10,312,400.08

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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.

Dates for the OCATT Phase 3 construction have been added to this month's schedule along with the projected dates for OCATT equipment move-in by OCCC.

OCCC Bond Program Master Schedule Updated June 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	5/17/26					█	█	█					
Phase 3 Interior Bidding & Permitting	5/18/26	7/30/26							█	█				
Phase 3 Interior Construction	9/30/26	5/28/27									█	█	█	█
Close-Out & Equipment Move-In	6/1/27	Aug-27												█
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	Aug-27					█	█	█	█	█	█	█	█

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

PROJECT-SPECIFIC ACTIVITY

OCATT Construction

Construction of footings, underslab utilities and stem walls are nearing completion.



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Water barrier is being applied to foundations prior to backfill.



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 late June. Central Campus upgrades have started 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. Construction is starting in the Central Campus main building 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 review budgetary cost estimates from the contractor with the OCCC Leadership next week. They'll 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.

The Bond Oversight Committee is scheduled for an in-person tour of the OCATT construction site on 15 July.