



Oregon Coast Community College Bond Projects Project Manager's Report



Report Date: August 10, 2026

GENERAL OVERVIEW

Phase 2 construction of the new OCATT building continues with underground utilities and foundations completed. The building pad has also been recently completed. Exterior wall construction is in progress and ceiling structure is scheduled to begin at the end of this month. Exterior siding and roofing will be completed in October and then the majority of work will shift to the interior of the building. The building will be ready for shop equipment move-in and utility connection starting in March 2027. Completion of construction for occupancy is scheduled for June 2027.

Priority HVAC equipment and controls replacement is being completed at the North Center and in the AQS building. Construction is in progress at the Central Campus and at South Center. All work will be completed in September before classes begin.

Priority Access Controls & Security replacement is in progress in all buildings. All work is scheduled for completion this summer.

Summer 2026 Fix-It construction is nearing completion, including roof replacement at North Center and recoating floors in the AQS aquatic species rooms. Lighting replacement in AQS is in progress and will be completed this summer as well. All work is scheduled to be completed in September before classes begin.

The final 2027 bond-funded projects are in early design including renovations to the Central Campus commons, kitchen/bookstore expansion, the North Campus commons, and commons furnishings at both locations. We're reviewing the final design proposal with the OCCC Executive Leadership and expect to finalize it this week. Design will begin later this month with completion for bidding by the end of the year. Construction will be executed during Summer 2027.

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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

There were no significant changes to the active project budgets last month.

The 2027 Renovations budget hasn't been included in the Master Budget spreadsheet yet. The available budget for these projects is determined by comparing the current Income total with the current Budget total. Both of these values are highlighted in green on the Master Budget below. The difference between the two values is \$5.61M. The soft costs for design, permitting, consultants, fees and contingency are estimated to be 20% of the construction cost. Therefore, the estimated funds for construction alone are \$4.68M. The list of priority projects selected by the OCCC Executive Leaders that fit within this construction budget are listed under *Summer 2027 Renovation Projects* in the Project-Specific Activity section later in this report.

Committed Costs

The only significant change in Committed Costs last month was an increase of \$195k to the OCATT construction cost. This was for structural and mechanical changes required by the jurisdiction and additional elements required by the recently issued Phase 3 design package. The value of these changes was deducted from the contingency allowance in the Budget line so the overall OCATT budget is unchanged.

To date, \$39.2 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
- RK Excavation \$1,013,510

Aside from the local contractors listed above, two local carpenters were active on the project last month working for a non-local subcontractor.

Actual Costs

To date, \$13.95 million has been spent which is 36% of the total Committed Costs.

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OCCC Bond Program Budget Summary - Updated August 7, 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.
CLPUD EV Charger Grant for OCATT	\$ -	\$ 18,000.00		Awarded July 2026.
Totals	\$ 41,100,000.00	\$ 46,795,543.91	\$ 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
Note: Original budgets taken from 2023 GLAS Architects Assessment.						Non-Project Costs \$ 100,000.00
						\$ 23,987,165.00

Current Budgets

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 24,689,845.97	\$ 4,513,237.26	\$ 2,334,521.22	\$ 2,304,444.64	\$ 195,895.47	\$ 34,037,944.56
Design	\$ 2,830,180.00	\$ 292,899.16	\$ 96,505.00	\$ 262,840.00	\$ 35,905.00	\$ 3,518,329.16
Consultants	\$ 250,000.00	\$ 36,505.71	\$ 24,700.00	\$ 26,686.88	\$ 15,000.00	\$ 352,892.59
Project Management	\$ 750,108.41	\$ 130,751.34	\$ 66,304.61	\$ 70,037.23	\$ 6,663.61	\$ 1,023,065.20
Permits & Fees	\$ 300,000.00	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 308,648.70
Furnishings & Equipment	\$ 785,600.00	\$ -	\$ 20,000.00	\$ -	\$ -	\$ 805,600.00
Owners Contingency	\$ 908,000.00	\$ 80,000.00	\$ 45,000.00	\$ 40,000.00	\$ 5,000.00	\$ 1,078,000.00
Total Current Project Budget	\$ 30,513,734.38	\$ 5,054,286.44	\$ 2,589,162.80	\$ 2,709,632.51	\$ 258,484.08	\$ 41,125,280.21
						Non-Project Costs \$ 59,916.41
						\$ 41,185,196.62

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 24,689,845.97	\$ 4,513,237.26	\$ 2,334,521.22	\$ 2,304,444.64	\$ 195,895.47	\$ 34,037,944.56
Design	\$ 2,830,180.00	\$ 292,899.16	\$ 96,505.00	\$ 262,840.00	\$ 35,905.00	\$ 3,518,329.16
Consultants	\$ 219,603.18	\$ 36,505.71	\$ 24,700.00	\$ 26,686.88	\$ 15,000.00	\$ 322,495.77
Project Management	\$ 750,108.41	\$ 130,751.34	\$ 66,304.61	\$ 70,037.23	\$ 6,663.61	\$ 1,023,065.20
Permits & Fees	\$ 252,058.69	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 260,707.39
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 28,741,796.25	\$ 4,974,286.44	\$ 2,524,162.80	\$ 2,669,632.51	\$ 253,484.08	\$ 39,163,342.08
						Non-Project Costs \$ 59,916.41
						\$ 39,223,258.49

Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 3,878,895.44	\$ 3,109,738.48	\$ 1,048,768.17	\$ 1,749,683.86	\$ 61,971.00	\$ 9,849,056.95
Design	\$ 2,351,132.12	\$ 287,920.42	\$ 86,326.80	\$ 223,370.30	\$ 35,905.00	\$ 2,984,654.64
Consultants	\$ 166,649.74	\$ 16,187.68	\$ 3,405.00	\$ 6,630.13	\$ 1,560.00	\$ 194,432.55
Project Management	\$ 409,007.61	\$ 109,948.60	\$ 38,768.00	\$ 34,612.20	\$ 4,300.00	\$ 596,716.41
Permits & Fees	\$ 252,058.69	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 260,707.39
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 7,057,743.60	\$ 3,524,688.15	\$ 1,179,399.94	\$ 2,019,920.25	\$ 103,816.00	\$ 13,885,567.94
						Non-Project Costs \$ 59,916.41
						\$ 13,945,484.35

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.

Design schedule for the Summer 2027 Renovations was updated this month.

OCCC Bond Program Master Schedule Updated August 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	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	Sep-27												

Legend: Design Bidding & Permitting Construction Projected Activity

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PROJECT-SPECIFIC ACTIVITY

OCATT Construction

The final section of building slab was poured last week and is being cured.



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Exterior walls are being constructed while glulam columns are being installed.



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Summer 2026 Renovations

Roof replacement at North Center will be completed by the end of August. Roof panel installation is being finalized for trim and gutter completion.

Interior wood ceiling refinishing at North Center will also be completed in August.

AQS floor refinishing has been completed in the two aquatic species rooms and the tank room. Lighting replacement is in progress and will be completed by early September.

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 also completed except for those associated with rooftop exhaust fans which were removed for roof replacement. Central Campus and South Center upgrades are in progress with completion expected by mid-September.

Priority Access Controls and Security. Construction is in progress in all buildings and will be completed by early September.

Summer 2027 Renovation Projects

The OCCC Executive Leadership approved proceeding with design for a number of projects using the remaining bond funds. These projects are listed below (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 bookstore, library, and large lecture room
- Addition of a Lactation room

North Center

- Lobby and commons renovations
- Adding food warming capabilities to the community room
- Addition of a Lactation room
- Adding solar panels to the roof

Design will begin later this month and be completed late this year for permitting and bidding. Construction for these projects will be completed during summer 2027 to wrap-up the bond program.

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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.

IMS will host additional tours of the construction site this fall, after we get a consensus of good times for the BOC and BOE members. If requested we will also offer a tour for college staff as the building takes more shape.