



Oregon Coast Community College Bond Projects Project Manager's Report



Report Date: September 8, 2026

GENERAL OVERVIEW

Phase 2 construction of the new OCATT building continues with exterior wall construction nearly complete as well as ceiling structure and placement of ADLT roof panels. Construction of roof structure will continue through the end of the 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 in all buildings. Faulty existing equipment repair is delaying completion in some zones. The contractor expects work to be completed for proper HVAC operation before classes begin. Some faulty equipment replacement will occur in October.

Priority Access Controls & Security replacement is in progress in all buildings. All work is scheduled for completion this month before classes begin.

Summer 2026 Fix-It construction at North Center and AQS is scheduled to be completed this month before classes begin.

The 2027 Renovations to the Central Campus and North Center are in design with completion expected in December for permitting and bidding. Construction will be executed next summer.

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Oregon Coast Community College Bond Program Project Manager's Report

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 \$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 \$422k to the Central Campus construction cost. This was for the 2027 Renovations design fee.

To date, \$39.7 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
- 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, \$18.7 million has been spent which is 47% of the total Committed Costs.

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OCCC Bond Program Budget Summary - Updated September 8, 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	\$ 24,693,386.63	\$ 4,513,237.26	\$ 2,347,521.22	\$ 2,307,809.60	\$ 205,706.37	\$ 34,067,661.08
Design	\$ 2,850,041.00	\$ 714,680.16	\$ 96,505.00	\$ 262,840.00	\$ 35,905.00	\$ 3,959,971.16
Consultants	\$ 250,000.00	\$ 36,505.71	\$ 24,700.00	\$ 26,686.88	\$ 15,000.00	\$ 352,892.59
Project Management	\$ 750,422.55	\$ 142,139.42	\$ 66,655.61	\$ 70,128.08	\$ 6,928.51	\$ 1,036,274.17
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	\$ 900,000.00	\$ 80,000.00	\$ 32,000.00	\$ 35,000.00	\$ -	\$ 1,047,000.00
Total Current Project Budget	\$ 30,529,450.18	\$ 5,487,455.52	\$ 2,589,513.80	\$ 2,708,088.32	\$ 263,539.88	\$ 41,578,047.70
						Non-Project Costs \$ 59,916.41
						\$ 41,637,964.11

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 24,693,386.63	\$ 4,513,237.26	\$ 2,347,521.22	\$ 2,307,809.60	\$ 205,706.37	\$ 34,067,661.08
Design	\$ 2,850,041.00	\$ 714,680.16	\$ 96,505.00	\$ 262,840.00	\$ 35,905.00	\$ 3,959,971.16
Consultants	\$ 235,128.32	\$ 36,505.71	\$ 24,700.00	\$ 26,686.88	\$ 15,000.00	\$ 338,020.91
Project Management	\$ 750,285.31	\$ 142,139.42	\$ 66,655.61	\$ 70,128.08	\$ 6,928.51	\$ 1,036,136.93
Permits & Fees	\$ 252,058.69	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 260,707.39
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 28,780,899.95	\$ 5,407,455.52	\$ 2,537,513.80	\$ 2,673,088.32	\$ 263,539.88	\$ 39,662,497.47
						Non-Project Costs \$ 59,916.41
						\$ 39,722,413.88

Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 6,416,603.36	\$ 3,537,454.07	\$ 2,149,619.71	\$ 2,015,269.56	\$ 196,529.90	\$ 14,315,476.60
Design	\$ 2,508,515.40	\$ 287,920.42	\$ 96,505.00	\$ 250,700.85	\$ 35,905.00	\$ 3,179,546.67
Consultants	\$ 172,917.09	\$ 16,347.68	\$ 4,313.00	\$ 6,630.13	\$ 1,560.00	\$ 201,767.90
Project Management	\$ 437,699.71	\$ 112,628.60	\$ 52,348.00	\$ 34,612.20	\$ 6,880.00	\$ 644,168.51
Permits & Fees	\$ 252,058.69	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 260,707.39
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 9,787,794.25	\$ 3,955,243.74	\$ 2,304,917.68	\$ 2,312,836.50	\$ 240,874.90	\$ 18,601,667.07
						Non-Project Costs \$ 59,916.41
						\$ 18,661,583.48

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 and construction schedule for the Summer 2027 Renovations was updated this month.

OCCC Bond Program Master Schedule Updated September 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	Sep-27												
Existing Facility Priority Packages														
HVAC, Security & Access Controls	3/10/25	Sep-27												
Other Bond Projects														
Central & North Multiple Renovations	2/18/26	Sep-27												

Legend: Design Bidding & Permitting Construction Projected Activity

PROJECT-SPECIFIC ACTIVITY

OCATT Construction

Glulam column and beam installation has been completed. Column wrapping will be removed and replaced with plywood to protect the finish before construction proceeds.



Exterior wall framing is nearly complete. The remaining openings will be infilled with storefront window systems.



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The final sections of ADLT roof structure were placed this week. The underside of the ADLT panels are exposed finishes with ridges for acoustical properties. Gaps between panels are for utility chases.



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Summer 2026 Renovations

Roof replacement at North Center is complete except for final finishes and punchlist items which will be completed next week.

AQS floor refinishing and lighting replacement has been completed.

Priority System Replacement Projects

HVAC equipment and controls upgrades in all buildings are complete and being commissioned. There were a number of unexpected equipment and control systems that needed to be replaced but the contractor believes all systems will be functioning before classes start this month. System commissioning and hand-off to Chris Rogers is expected to be completed in October.

Priority Access Controls and Security construction is being completed this month before classes begin.

Summer 2027 Renovation Projects

Design for the following renovations and improvements are in progress.

Central Campus Main Building

- Commons renovations including lighting replacement, removal of shelving units and new furniture
- Kitchen expansion with enhanced cooking capabilities
- Renovations to the bookstore, library, large lecture room, testing center, and administrative offices
- Addition of a lactation room

North Center

- Lobby and commons renovations including new furniture
- Adding food warming capabilities to the community room
- Addition of a lactation room

Design will be completed in December for permitting and bidding. Construction for these projects will be completed during 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.