



Oregon Coast Community College Bond Projects Project Manager's Report



Report Date: October 12, 2026

GENERAL OVERVIEW

Construction of the new OCATT building continues with waterproofing on the exterior along with interior wall construction. Roofing and siding installation will begin later this month. Building dry-in is starting so utility installation can also begin later this month. 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, access controls and security replacement have been completed in all buildings. A variety of unexpected system repairs are being addressed along with programming issues and a few design discrepancies. The general contractor is responding quickly as new issues are discovered and is coordinating the contractors and consultants to resolve everything before the project is closed.

Summer 2026 Fix-It construction at North Center and AQS was completed before classes began except for some final punchlist work on the North roof which will be completed this week.

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.

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.

Committed Costs

There were no significant changes in Committed Costs last month other than construction change orders that were deducted from contingency in the project budgets.

To date, \$39.8 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

INTEGRITY MANAGEMENT SOLUTIONS LLC

18525 Van Horn Road, Alsea, Oregon 97324
(541) 452-1919 (541) 760-5885

915 SW Rimrock Wy, Redmond, OR 97756
(541) 207-7084

Oregon Coast Community College Bond Program Project Manager's Report

- 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, \$21.1 million has been spent which is 53% of the total Committed Costs.

OSCC Bond Program Budget Summary - Updated October 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.
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	\$ 24,696,182.35	\$ 4,528,437.62	\$ 2,348,827.62	\$ 2,307,809.60	\$ 205,706.37	\$ 34,086,963.56
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	\$ 42,855.71	\$ 24,700.00	\$ 26,686.88	\$ 15,000.00	\$ 344,370.91
Project Management	\$ 756,245.41	\$ 142,721.28	\$ 66,690.88	\$ 70,128.08	\$ 6,928.51	\$ 1,042,714.17
Permits & Fees	\$ 290,298.66	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 298,947.36
Furnishings & Equipment	\$ 785,600.00	\$ -	\$ 20,000.00	\$ -	\$ -	\$ 805,600.00
Owners Contingency	\$ 890,000.00	\$ 55,000.00	\$ 30,000.00	\$ 35,000.00	\$ -	\$ 1,010,000.00
Total Current Project Budget	\$ 30,503,495.74	\$ 5,484,587.74	\$ 2,588,855.47	\$ 2,708,088.32	\$ 263,539.88	\$ 41,548,567.16
						Non-Project Costs \$ 59,916.41
						\$ 41,608,483.57

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 24,696,182.35	\$ 4,528,437.62	\$ 2,348,827.62	\$ 2,307,809.60	\$ 205,706.37	\$ 34,086,963.56
Design	\$ 2,844,708.82	\$ 714,680.16	\$ 96,505.00	\$ 262,840.00	\$ 35,905.00	\$ 3,954,638.98
Consultants	\$ 235,128.32	\$ 42,855.71	\$ 24,700.00	\$ 26,686.88	\$ 15,000.00	\$ 344,370.91
Project Management	\$ 756,245.41	\$ 142,721.28	\$ 66,690.88	\$ 70,128.08	\$ 6,928.51	\$ 1,042,714.17
Permits & Fees	\$ 290,298.66	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 298,947.36
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Committed Costs	\$ 28,822,563.56	\$ 5,429,587.74	\$ 2,538,855.47	\$ 2,673,088.32	\$ 263,539.88	\$ 39,727,634.98
						Non-Project Costs \$ 59,916.41
						\$ 39,787,551.39

Actual Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	\$ 7,445,623.00	\$ 3,770,122.50	\$ 2,197,944.41	\$ 2,170,729.08	\$ 196,529.90	\$ 15,780,948.89
Design	\$ 2,539,840.43	\$ 338,776.42	\$ 96,505.00	\$ 250,700.85	\$ 35,905.00	\$ 3,261,727.70
Consultants	\$ 177,289.69	\$ 18,417.59	\$ 11,350.00	\$ 6,918.13	\$ 11,700.00	\$ 225,675.41
Project Management	\$ 1,201,056.00	\$ 119,935.60	\$ 56,601.00	\$ 41,812.20	\$ 6,880.00	\$ 1,426,284.80
Permits & Fees	\$ 290,298.66	\$ 892.97	\$ 2,131.97	\$ 5,623.76	\$ -	\$ 298,947.36
Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Actual Costs	\$ 11,654,107.78	\$ 4,248,145.08	\$ 2,364,532.38	\$ 2,475,784.02	\$ 251,014.90	\$ 20,993,584.16
						Non-Project Costs \$ 59,916.41
						\$ 21,053,500.57

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 significant changes this month.

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

Legend: Design Bidding & Permitting Construction Projected Activity

The primary schedule milestones for the OCATT building construction are:

Exterior

- Roofing systems installation 10/15/26 to 11/19/26
- Siding systems installation 10/29/26 to 1/6/27
- Brick installation on exterior walls 11/16/26 to 12/22/26
- Curtain wall window installation 1/19/27 to 3/1/27
- Sitework and landscaping 2/18/27 to 5/19/27

Interior

- Wall and mezzanine framing completion 10/30/26
- Mechanical, electrical and plumbing rough-in 10/23/26 to 12/2/26
- Drywall installation 11/6/26 to 2/11/27
- Painting 1/20/27 to 5/20/27
- Casework installation 2/16/27 to 3/22/27
- Flooring installation 2/3/27 to 4/1/27
- HVAC, electrical and dust collector equipment installation 11/16/26 to 3/18/27
- Final cleaning and punchlist 5/25/27 to 6/30/27

Oregon Coast Community College Bond Program
Project Manager's Report

PROJECT-SPECIFIC ACTIVITY

OCATT Construction

ADLT roof panels have been installed. Shear walls have been completed and interior wall framing continues.



Oregon Coast Community College Bond Program
Project Manager's Report

Vapor barrier has been installed over all the DLT roof panels and roof structure straps are being installed.



Visqueen barriers have been installed over all the storefront openings except the roof monitors to prepare for the upcoming building dry-out.



Oregon Coast Community College Bond Program Project Manager's Report

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.

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.

A complaint was received from one of the immediate neighbors regarding privacy during construction. LCL responded by installing a visibility fence barrier in front of all five homes bordering the job site.

