Oregon Coast Community College
Bond Projects
Project Manager's Report

Report Date: November 10, 2026

GENERAL OVERVIEW

Construction of the new OCATT building continues with the building waterproofing and rain barriers in-place along with temporary heating. Interior framing is underway for walls and the mezzanine. Roofing and siding installation will 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 late May 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 in the next month or two.

Summer 2026 Fix-It construction at North Center and AQS was completed before classes began.

The 2027 Renovations to the Central Campus and North Center are in design. A few additional renovation areas are being added to the design with completion expected early next year 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

Actual reimbursements to-date from the State Grant have been added.

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

- 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, $20.4 million has been spent which is 51% of the total Committed Costs.

OCCC Bond Program Budget Summary - Updated November 6, 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	$ 3,168,017.00	Actual value updated 11/6/26.
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 Changer Grant for OCATT	$ -	$ 18,000.00		Awarded July 2026.
Totals	$ 41,100,000.00	$ 46,795,543.91	$ 39,436,701.40	

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	$ 24,652,145.16	$ 4,529,721.73	$ 2,334,966.49	$ 2,330,734.49	$ 212,718.12	$ 34,060,285.99
Design	$ 2,844,708.82	$ 714,680.16	$ 96,505.00	$ 262,840.00	$ 35,905.00	$ 3,954,638.98
Consultants	$ 231,534.52	$ 42,980.71	$ 24,700.00	$ 26,686.88	$ 15,000.00	$ 340,902.11
Project Management	$ 756,616.29	$ 142,759.33	$ 66,316.63	$ 70,747.06	$ 7,117.82	$ 1,043,557.13
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	$ 30,450,903.45	$ 5,486,034.90	$ 2,574,620.09	$ 2,731,632.19	$ 270,740.94	$ 41,513,931.57
					Non-Project Costs	$ 59,916.41
						$ 41,573,847.98

Committed Costs To-Date

	OCATT Building	Central County Campus	Aquarium Building	North County Center	South County Center	Total
Construction	$ 24,652,145.16	$ 4,529,721.73	$ 2,334,966.49	$ 2,330,734.49	$ 212,718.12	$ 34,060,285.99
Design	$ 2,844,708.82	$ 714,680.16	$ 96,505.00	$ 262,840.00	$ 35,905.00	$ 3,954,638.98
Consultants	$ 231,534.52	$ 42,980.71	$ 24,700.00	$ 26,686.88	$ 15,000.00	$ 340,902.11
Project Management	$ 756,616.29	$ 142,759.33	$ 66,316.63	$ 70,747.06	$ 7,117.82	$ 1,043,557.13
Permits & Fees	$ 290,298.66	$ 892.97	$ 2,131.97	$ 5,623.76	$ -	$ 298,947.36
Furnishings & Equipment	$ -	$ -	$ -	$ -	$ -	$ -
Total Project Committed Costs	$ 28,775,303.45	$ 5,431,034.90	$ 2,524,620.09	$ 2,696,632.19	$ 270,740.94	$ 39,698,331.57
					Non-Project Costs	$ 59,916.41
						$ 39,758,247.98

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	$ 2,577,654.48	$ 364,204.42	$ 96,048.25	$ 254,472.25	$ 35,905.00	$ 3,328,284.40
Consultants	$ 179,753.87	$ 31,446.69	$ 11,350.00	$ 7,206.13	$ 12,090.00	$ 241,846.69
Project Management	$ 487,417.39	$ 121,535.60	$ 60,401.00	$ 55,172.20	$ 6,880.00	$ 731,406.19
Permits & Fees	$ 290,298.66	$ 892.97	$ 2,131.97	$ 5,623.76	$ -	$ 298,947.36
Furnishings & Equipment	$ -	$ -	$ -	$ -	$ -	$ -
Total Project Actual Costs	$ 10,980,747.40	$ 4,288,202.18	$ 2,367,875.63	$ 2,493,203.42	$ 251,404.90	$ 20,381,433.53
					Non-Project Costs	$ 59,916.41
						$ 20,441,349.94

SCHEDULE

The Master Schedule for the Bond Program is shown below. This schedule shows the primary design and construction elements for the projects. We adjusted the schedule this month to show completed activities is gray and remaining activities in color since so much of the program has been completed. We also updated activities for design, bidding and construction of the 2027 renovations.

OCCC Bond Program Master Schedule Updated November 2026

ACTIVITIES	Start	Finish	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2	2026 Q3	2026 Q4	2027 Q1	2027 Q2	2027 Q3	2027 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	12/1/26												
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 Renovations														
2025 Projects (All Buildings)	2/10/25	12/31/25												
2026 Projects (AQS & North)	9/1/25	10/1/26												
2027 Projects (Central & North)	2/18/26	Sep-27												
Existing Facility Priority Packages														
HVAC, Security & Access Controls	3/10/25	Dec-27												

Legend: Design; Bidding & Permitting; Construction; Completed Activities

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

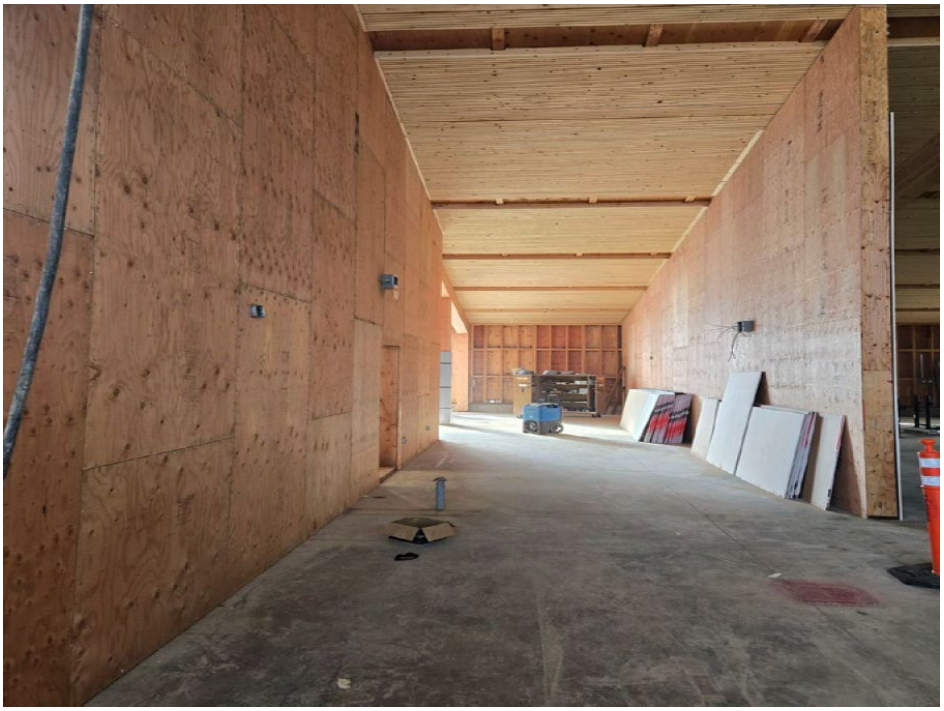
Interior

- 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

PROJECT-SPECIFIC ACTIVITY

OCATT Construction

Interior framing is nearly complete in the high-bay shop areas. The building is kept dry and wood appears to be in good condition. Sheathing and priority drywall for the electrical room and mezzanine are complete.





Interior wall base plate templates are started in the lab areas to prepare for wall framing.



Electrical conduit and wiring is progressing.



Exterior wall insulation is ongoing at completed electrical installation locations.



Fire sprinkler installation is in progress with ceiling installation complete in the high-bay shop areas. Plumbing and duct installation are pending interior wall and mezzanine framing.



Building water connection to the City's line is complete. Repair and patchback of the entry road to campus will be completed this month.





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
- Basic Skills room renovations (recently added)
- Student Services renovations (recently added)
- Administrative Office renovations (recently added)
- Engagement Office renovation (recently added)

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 early 2027 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.