

CCC 2024 BOND – PROJECTS UPDATE – 12/17/25

Natural Resources Center of Excellence

- Swinerton Builders is integrating into the existing Opsis/Wenaha/CCC team and is actively engaged in systems assessment and estimating.
- Project Leadership reviewed the first Program level estimate of the work this month. It is at an appropriate level, capturing desired scopes, while still recognizing that design is just getting underway.
- Groundbreaking is targeted for summer or fall of 2026 with completion planned for the spring of 2028.

Walking Trail

- City land use comments have been received and are being reviewed.
- Project will go out for bids in December/January with completion due late spring.

Athletic Facilities

- Softball and Baseball field work is actively underway with significant excavation work taking place. Utility work will start soon.
- As is normal for CCC construction projects, many large boulders are being discovered and dealt with as needed.
- Baseball and Softball are scheduled for completion in the spring.
- New grandstands, press boxes, restrooms, soccer field, and track will start summer of 2026 completing in the fall.
- Pricing and design for is underway for these items.

Deferred Maintenance/Energy Efficiency/Decentralization

- A building envelope (exterior walls and roofs) study has been completed and will be used to support prioritization of projects to be done with bond funds.
- Mazzetti, an engineering firm, has developed a prioritized master plan for HVAC/Plumbing and Electrical projects. Decisions on decentralizing the main heating and cooling plant are being considered at this time.
- Non-dimming LED lighting conversions in public spaces will be installed over the next year.
- Pneumatic Controls upgrades in Barlow/Randall/Old Wacheno/McLoughlin/Pauling A are under contract and scheduled to complete spring of 2026.
- Air Handler Coil Cleaning is being analyzed by Energy Trust of Oregon. Potential incentives available.
- Barlow IT Server Room HVAC upgrades are scheduled to complete spring of 2026.
- Harmony East IT Server Room HVAC upgrades are scheduled to complete spring of 2026.

- The majority of the exterior storefronts at Barlow will be replaced. Project procured and will be installed summer of 2026 after materials arrive.
- Storefront replacement at the Community Center (old portion of Wacheno) is being considered.
- Recently acquired 30-acres on Beavercreek – fencing, mowing and coordination with BPA.

Wacheno Re-Roof Project

- Considering replacing the two skylights as they have reached the end of their useful life.
- Safety anchors for roof maintenance workers are being installed.

Welding Expansion

- This project will follow the NRCE building project due to existing WET Lab program at the west end of the building moving into the new facility.
- Plumbers Apprenticeship space usage may require some adjustment due to WET Lab shift.

Maintenance Yard Renovations

- Project bidding period is shifting to early spring due to land use and permitting timing. Work targeted to start in the spring and will take approximately 6-months.

McLoughlin and Dye

- McLoughlin and Dye are under consideration for a bundled project.
- Depending on timing, the Pathways and Plaza project might be included as well.
- Timeline and procurement method under discussion, design start potentially spring of 2026.

Access Control/Safety

- Barlow door access control will be installed after door improvement project occurs.
- Planning is underway for Pauling Buildings.
- Yellow Lot camera work is underway.

IT Scope

- IT infrastructure needs (servers & networking) are still being evaluated.
- The cloud migration process is underway and is a long-term project.

Challenger Center

- This unique project will convert the south end of Clairmont Hall into an interactive space experience for middle school students. It is being planned for a construction start after the programs vacate the space into the new NRCE building, early 2028.
- A virtual tour of several existing facilities occurred in November.

Wilsonville Campus

- Planning for a master planning effort to engage the community and stakeholders on interests and needs. Targeting early 2026.
- Discussions underway on PGE's usage and agreement on this campus. Additionally, there are discussions underway with Wilsonville City Leaders.

Bond Community Oversight Committee

- The first meeting of this oversight committee occurred on December 2nd. It appeared to be well-received. Quarterly meetings are planned.

ADA Improvements Tracking

- Douglas Loop Trail
- Parking and drop-off improvements at Niemeyer Center
- Athletics – sloped site access and grandstand installation

Small, Local, Disadvantaged Business and Student Opportunities

- Ways to ensure the inclusion of Small, Local, Disadvantaged Businesses are being considered. In addition, bond leaders will be working to provide learning for CCC students.
- A Bond Fair is scheduled for December 15th to share opportunities and to help inform folks interested in participating in the bond work.

CCC Bond Funding

November 2025

REVENUES	Revised Budget	Life-to-Date Actuals
Bond Sales	\$ 148,305,000	\$ 148,305,000
Premiums associated with bond sales	11,010,015	13,968,633
Interest	6,000,000	1,465,994
State Grant NRCE	8,000,000	
OSU Extension "Match"	15,100,000	
Other Grants/Donations/Foundation (see below)		
Energy Trust of Oregon	150,000	95,915
Foundation Donation pass-throughs		
Other small donations, grants, etc.		
Subtotal of gross revenues:	\$ 188,565,015	\$ 163,835,543
(less expenses related to bond sales)	(1,076,066)	(1,076,066)
Revenue Totals:	\$ 187,488,949	\$ 162,759,477

EXPENSES (by Project)

Refunding of FFCO Beavercreek Property (complete April 2025)	Planned Expenses*	Life-to-Date Actuals
Refunding of 2015A/B GO Bonds		
Refunding of Debt - 2021 FFCO	\$ 1,207,875	\$ 1,207,875
2015A & 2015B General Obligation Bonds	\$ 28,305,000	\$ 28,305,000
	<u>\$ 29,512,875</u>	<u>\$ 29,512,875</u>

Owner's Rep for Bond Projects	Planned Expenses	Life-to-Date Actuals
	\$ 4,500,000	\$ 259,581
	<u>\$ 4,500,000</u>	<u>\$ 259,581</u>

Campus Services Maintenance Yard	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng, PM, Permits, Legal)	\$ 500,000	\$ 255,136
Direct Construction	3,200,000	-
Furniture/Fixtures/Equipment	50,000	-
Contingency	250,000	
	<u>\$ 4,000,000</u>	<u>\$ 255,136</u>

Douglas Loop Walking Trail	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng, PM, Permits, Legal)	\$ 500,000	\$ 79,114
Direct Construction	1,400,000	-
Furniture/Fixtures/Equipment	30,000	-
Contingency	70,000	
	<u>\$ 2,000,000</u>	<u>\$ 79,114</u>

Athletic Facilities	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng, PM, Permits, Legal)	\$ 500,000	\$ 245,680
Direct Construction	16,500,000	-
Contingency	-	-
	<u>\$ 17,000,000</u>	<u>\$ 245,680</u>

Natural Resources Center for Excellence	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng, PM, Permits, Legal)	\$ 10,000,000	\$ 175,808
Direct Construction	39,200,000	-
Furniture/Fixtures/Equipment	2,000,000	
Contingency	1,000,000	
	<u>\$ 52,200,000</u>	<u>\$ 175,808</u>

Other Projects	Planned Expenses	Life-to-Date Actuals
Welding Expansion/South Clairmont Renovations	\$ 2,000,000	\$ -
McLoughlin Renovations	8,250,000	-
Dye Renovations	3,000,000	-
Core/Quad Improvements	3,000,000	-
Wilsonville Campus Improvements	10,000,000	-
Challenger Center	4,000,000	-
Central Plant Replacement	6,500,000	-
IT Upgrades	3,500,000	442,811
Safety & Security Upgrades	2,000,000	131,157
Energy Efficiency Upgrades (targeted projects + 1.5% required)	4,500,000	100,732
Deferred Maintenance	20,000,000	1,892,102
Property Purchase	4,050,000	3,768,619
Administrative Costs	2,000,000	139,047
Subtotal of Other Projects	\$ 72,800,000	\$ 6,474,468
Overall Bond Contingency	5,476,074	

Expense Totals:	\$ 187,488,949	\$ 37,002,661	20% % budget spent
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*Planned/Budgeted expenses as of 5/1/25

Total Fund Balance:	\$ -	\$ 125,756,816
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