

## **CCC 2024 BOND – PROJECTS UPDATE – 3/18/26**

### **Natural Resources Center of Excellence**

- Opsis has completed the Schematic Design phase. Design Development has started, where the architects and engineers begin adding detail to the design.
- Swinerton Buildings has been supporting design choices with timely pricing and schedule considerations. They are currently completing work on an overall estimate for the designs shown on the Schematic Design documents.
- The project team has had two early meetings with the City to discuss Land Use considerations and the permitting process. Major hurdles are not foreseen, but a Type III Land Use process will be used to obtain Planning Commission approval on certain design elements.
- Planning to start the work on site Fall of this year. Project completion is scheduled for early 2028.

### **Walking Trail**

- The CCC team has been working with the contractor, GT Bladeworks, on a logistics and phasing plan. It is expected that roads on campus will be passable, but single lane closures are planned.
- Current trail users should expect some detours around work areas.
- Work is expected to start late this month, with completion late summer.
- Site lighting design is nearing completion and will go out for bids this spring.

### **Athletic Facilities**

- Softball and Baseball field work progressing well, with final grading underway. Dugouts at softball are nearly complete. Tension netting (modern backstops) are being installed, as evidenced by the tall black poles that were recently installed.
- Utility work for the first phase is nearing completion, including a large, but necessary drainage swale (landscaped depression) along Douglas Loop by the softball field.
- College leaders and the Tarkett Sports team toured the facilities together on February 28. It was a great chance to see the project up close and express thanks for the good work so far.
- Baseball and Softball are scheduled for completion in April.
- New grandstands, press boxes, restrooms, track storage, soccer field, and track will start summer of 2026, completing around the end of this year.

### **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. A package of roofing restoration projects are out for bid, with BOE action anticipated in April, with work starting this spring.

- An approach to accomplish the decentralization of the central plant is developing. This will provide modern equipment for heating and cooling the original campus core buildings, which will provide greater control and energy efficiency.
- Non-dimming LED lighting conversions in public spaces are ongoing 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 scheduled soon and will realize Energy Trust of Oregon incentives.
- 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. Scheduled for summer of 2026.
- Storefront replacement at the Community Center will occur, also this summer.
- 30-acres on Beaver Creek – plans for fencing, mowing and coordination with BPA are underway.
- A project to replace all the exterior building name letters is underway, with planning and fabrication underway.

### **Wacheno Re-Roof Project**

- Replacement skylights will be installed over spring break.

### **Welding Expansion**

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

### **Maintenance Yard Renovations**

- Bidding is planned for spring due to land use and permitting timing. Work will start this summer and will take approximately 8 months.

### **McLoughlin and Dye**

- McLoughlin, Dye and the Plaza project are intended to be bundled and developed using a Progressive Design Build approach. RFQ is scheduled for late May or early June, with a team on board for the start of the '26/'27 school year.
- Findings of Fact for the use of this Alternative Delivery Method will be brought to the Board in April.

### **Access Control/Safety**

- Barlow door access control work is almost complete, although there are some openings on the exterior that will be handled during the summer storefront project. Cameras are complete.
- Access control and camera work is nearly complete for the Pauling Buildings.

- Yellow Lot camera work is underway with disruptive work being scheduled over spring break.
- Work on Harmony Campus is approved and scheduled for April.
- Developing scope for Walking Loop, Lewelling, Maintenance Yard, ELC, and Wacheno. Security is also an active element of design for the new NRCE project.

### **IT Scope**

- Purchased Cisco switch infrastructure, to replace aging and end of life network switches across all three campuses.
- Purchased Dell Data Center/Server infrastructure. This is to replace aging and end of life virtual and server infrastructure located at the Oregon City campus.
- Purchased new backup appliance for system infrastructure to replace aging and end of life appliance.
- Installations are ongoing.

### **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.
- CCC is preparing an application to the Challenger Center program, for acceptance to move ahead with the project.

### **Wilsonville Campus**

- A master planning process has been launched to help determine the direction of the campus. There will be significant outreach efforts to engage the community and stakeholders on interests and needs.

### **Bond Community Oversight Committee**

- The next meeting of this oversight committee will be on May 19<sup>th</sup>.

### **ADA Improvements Tracking**

- Douglas Loop Trail.
- Parking and drop-off improvements at Niemeyer Center.
- Athletics – sloped site access, grandstand installation, drop-off zones near grandstands and softball.

### **Small, Local, Disadvantaged Business and Student Opportunities**

- Ways to ensure the inclusion of Small, Local, Disadvantaged Businesses are being developed.
- Student engagement opportunities are being explored.



***A great day for a tour of the softball (left) and baseball (right). CCC will be have all-season play soon!***



***A nice aerial rendering courtesy of Opsis Architecture showing the developing NRCE project. Note the greenhouses in the upper left of the image.***

**CCC Bond Funding**

**February 2026**

<b>REVENUES</b>	<b>Revised Budget</b>	<b>Life-to-Date Actuals</b>
Bond Sales	\$ 148,305,000	\$ 148,305,000
Premiums associated with bond sales	11,010,015	13,968,633
Interest	6,000,000	1,804,147
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	\$ 164,173,695
(less expenses related to bond sales)	(1,076,066)	(1,076,066)
<b>Revenue Totals:</b>	<b>\$ 187,488,949</b>	<b>\$ 163,097,629</b>

<b>EXPENSES (by Project)</b>	<b>Planned Expenses*</b>	<b>Life-to-Date Actuals</b>
<b>Refunding of FFCO Beaver Creek Property (complete April 2025)</b>		
<b>Refunding of 2015A/B GO Bonds</b>		
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>

<b>Owner's Rep for Bond Projects</b>	<b>Planned Expenses</b>	<b>Life-to-Date Actuals</b>
	\$ 4,500,000	\$ 438,371
	<u>\$ 4,500,000</u>	<u>\$ 438,371</u>

<b>Campus Services Maintenance Yard</b>	<b>Planned Expenses</b>	<b>Life-to-Date Actuals</b>
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 500,000	\$ 293,415
Direct Construction	3,200,000	-
Furniture/Fixtures/Equipment	50,000	-
Contingency	250,000	-
	<u>\$ 4,000,000</u>	<u>\$ 293,415</u>

<b>Douglas Loop Walking Trail</b>	<b>Planned Expenses</b>	<b>Life-to-Date Actuals</b>
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 500,000	\$ 101,702
Direct Construction	1,400,000	-
Furniture/Fixtures/Equipment	30,000	-
Contingency	70,000	-
	<u>\$ 2,000,000</u>	<u>\$ 101,702</u>

<b>Athletic Facilities</b>	<b>Planned Expenses</b>	<b>Life-to-Date Actuals</b>
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 500,000	\$ 323,901
Direct Construction	16,500,000	2,476,767
Contingency	-	-
	<u>\$ 17,000,000</u>	<u>\$ 2,800,668</u>

<b>Natural Resources Center for Excellence</b>	<b>Planned Expenses</b>	<b>Life-to-Date Actuals</b>
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 10,000,000	\$ 676,949
Direct Construction	39,200,000	-
Furniture/Fixtures/Equipment	2,000,000	-
Contingency	1,000,000	-
	<u>\$ 52,200,000</u>	<u>\$ 676,949</u>

<b>Other Projects</b>	<b>Planned Expenses</b>	<b>Life-to-Date Actuals</b>
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	2,597,857
Safety & Security Upgrades	2,000,000	218,449
Energy Efficiency Upgrades (targeted projects + 1.5% required)	4,500,000	318,228
Deferred Maintenance	20,000,000	2,271,409
Property Purchase	4,050,000	3,789,502
Administrative Costs	2,000,000	155,476
Subtotal of Other Projects	\$ 72,800,000	\$ 9,350,919
Overall Bond Contingency	5,476,074	

**Expense Totals:** \$ 187,488,949 \$ 43,174,899 23% % budget spent

\*Planned/Budgeted expenses as of 5/11/25

<b>Total Fund Balance:</b>	\$ -	\$ <u>119,922,730</u>
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