

CCC 2024 BOND – PROJECTS UPDATE – 9/16/26

Natural Resources Center of Excellence

- A Land Use response is due back from the City shortly. Their initial questions and requirements were not surprising and were addressed. There is some discussion with TriMet about a small bus stop enhancement.
- The design team is in the Construction Document phase, where significant design changes are avoided so that the permitting and construction “buy-out” process can begin.
- The project estimates are in alignment with the budget.
- With pricing and subcontractor bidding underway, the Board should anticipate action items in September, November and January.
- Planning to start work on site in January of 2027. This start is aligned with the optimal start of the mass-timber framing work in the dry season. Project completion is still scheduled for early 2028.

Walking Trail

- By the time of the Board meeting, assuming no unforeseen issues, the entire trail will have been paved. There is an opening event on September 15.
- The drinking fountain (including dog bowl) has been installed at the intersection of Douglas Loop and Inskeep.
- There has been a noticeable shift of pedestrians, runners, bikers and families out of the street onto the new trail.
- The Trail Lighting project is well underway, with completion scheduled for this fall after materials arrive.

Athletic Facilities

- The “Phase 2” work has begun, including the new grandstands, solar panels, press boxes, restrooms, track storage, soccer field, track and improvements to the throws area. The work is expected to complete early in 2027. Depending on the weather late fall, the final coating on the new track may need to wait until spring, but it will be useable for track season regardless. An action item will be before the board in September to increase the GMP to incorporate added scope and unforeseen conditions.

Deferred Maintenance/Energy Efficiency/Decentralization

- Roof restorations on all three campuses are under contract and are underway.

- Cleaning, maintenance and repairs to the exterior facades of multiple buildings at all three campuses is underway. Work will commence this summer. Completion schedule is being developed and will be communicated.
- An Investment Grade Audit (IGA) contract is in place with McKinstry to review projects related to the decentralization of the central plant and other energy-efficiency projects. The outcome of this IGA will be schematic design and a GMP proposal for completion of the projects. It is anticipated that the GMP agreement will come before the Board early in 2027.
- 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 summer of 2026.
- Storefront replacement project at Barlow and will be followed by Wacheno Community Center. Work to complete this fall.
- 30-acres on Beaver Creek – Initial brush clearing has occurred. Next phase of scope to ensure a safe, maintainable site, are being considered.
- Installation of new exterior building name letters is complete.
- Campus exterior door access and rekeying project is underway, with the goal of standardizing building access through the Access Control System and limiting the use of a single master key to designated emergency key holders. Implementation is planned to complete by end of summer.
- Developing a project to replace the air handler for Barlow 2nd Floor wing above Autobody.

Maintenance Yard Renovations

- Kirby Nagelhout Construction (KNCC) is underway. The project is expected to take about 9 months. There will be changes and disruption to routine parking and traffic in this area.
- The Campus Services team has established a temporary yard in Brown Lot closer to Beaver Creek.

McLoughlin / Dye / Plaza

- A Progressive Design Build procurement is underway. Step 1 includes a Statement of Qualifications (SOQ) and CCC received 14 responses. This response rate indicates a market looking for work, and affirms the industry option that CCC is a great place to work.
- 3 firms were shortlisted, and a selection should occur early October.
- Design work is expected to start in November with construction possible the summer of 2027 at the earliest. Schedules and phasing plans are very much dependent on collaboration with the chosen design/build team and stakeholders.

Access Control/Safety

- Barlow exterior door replacement and access is nearly complete. Camera and access control Commissioning completed on May 21st.
- Yellow Lot camera work commissioning completed May 21st. Still a few punch list items.

- Work on Harmony Campus is nearly complete. Commissioning completed August 25th. Still a few punch list items.
- Wacheno access control work started in August. Hoping to complete before Fall Term.
- Getting quotes for Dejardin and Gregory Forum for October/November.
- Continued planning for Walking Loop, Lewelling, Maintenance Yard, ELC, and the new NRCE project.

IT Scope

- Continued the network switch replacement as part of the network refresh project, with approximately 85% of buildings complete by the end of August; the remaining buildings are scheduled for completion in September.
- Began and largely completed the Oregon City campus fiber optic backbone replacement, an element of the network refresh project, with final segments and testing wrapping up in September.
- Continued progress remediating security vulnerabilities from the network assessment; cleanup 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.

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.

Wilsonville Campus

- A master planning process is underway to help determine the direction of the campus. There will be significant outreach efforts to engage the community and stakeholders.
- A Request for Bids was issued late August for the replacement of three aged (original) air handling units. This will likely come before the Board in October.

Bond Community Oversight Committee

- The next meeting of this oversight committee will be in October.

ADA Improvements Tracking

- Douglas Loop Trail improvements are underway and include paved trails and ADA-compliant crosswalks.
- Parking and drop-off improvements at Niemeyer Center have been completed.
- Athletics – sloped site access, grandstand installation, drop-off zones near grandstands and softball.

Small, Local, Disadvantaged Business and Student Opportunities

- Inclusion of Small, Local, Disadvantaged Businesses is always an important part of project planning. With the NRCE building starting the procurement process soon, this will be important.
- Student engagement and internship opportunities are being explored. Swinerton Builders, our contractor for the NRCE Building, is planning for 2 or 3 interns to support the project.



Maintenance Yard Project has Started. New Drainage Swale on Left, Cleared Yard on Right.



Former Smucker's Site Blending into the ELC.



Large Footings for the Emerging Grandstands.

CCC Bond Funding

August 2026

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		7,500,000	4,958,832
State Grant NRCE		8,000,000	
OSU Extension "Match"		15,100,000	
Other Grants/Donations/Foundation (see below)			
Energy Trust of Oregon		150,000	101,415
Foundation Donation pass-throughs			
Holden Naming Rights		3,000,000	
Other small donations, grants, etc.			
Subtotal of gross revenues:	\$	193,065,015	\$ 167,333,880
(less expenses related to bond sales)		(1,076,066)	(1,076,066)
Revenue Totals:	\$	191,988,949	\$ 166,257,814
EXPENSES (by Project)		Planned Expenses*	Life-to-Date Actuals
Refunding of FFCO Beavercreek Property (complete April 2025)			
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
	\$	29,512,875	\$ 29,512,875
Owner's Rep for Bond Projects			
	\$	4,500,000	\$ 923,460
	\$	4,500,000	\$ 923,460
Campus Services Maintenance Yard			
	\$	500,000	\$ 401,118
Soft Costs (Architect, Eng. PM, Permits, Legal)		3,200,000	-
Direct Construction		50,000	2,063
Furniture/Fixtures/Equipment		250,000	
Contingency		4,000,000	403,181
	\$	4,000,000	\$ 403,181
Douglas Loop Walking Trail			
	\$	500,000	\$ 359,560
Soft Costs (Architect, Eng. PM, Permits, Legal)		1,400,000	18,554
Direct Construction		30,000	-
Furniture/Fixtures/Equipment		70,000	
Contingency		2,000,000	378,113
	\$	2,000,000	\$ 378,113
Athletic Facilities			
	\$	2,500,000	\$ 414,695
Soft Costs (Architect, Eng. PM, Permits, Legal)		17,000,000	8,000,333
Direct Construction		750,000	-
Energy Efficiency Upgrades		20,250,000	8,415,028
	\$	20,250,000	\$ 8,415,028
Natural Resources Center for Excellence			
	\$	10,000,000	\$ 2,551,906
Soft Costs (Architect, Eng. PM, Permits, Legal)		42,200,000	59,835
Direct Construction		2,000,000	
Furniture/Fixtures/Equipment		1,000,000	
Contingency		55,200,000	2,611,741
	\$	55,200,000	\$ 2,611,741
Other Projects			
	\$	2,000,000	\$ -
Welding Expansion/South Clairmont Renovations		8,250,000	174
McLoughlin Renovations		3,000,000	-
Dye Renovations		3,000,000	-
Core/Quad Improvements		10,000,000	61,732
Wilsonville Campus Improvements		4,000,000	9,322
Challenger Center		6,500,000	-
Central Plant Replacement		3,800,000	3,127,798
IT Upgrades		2,000,000	793,289
Safety & Security Upgrades		3,750,000	588,705
Energy Efficiency Upgrades (targeted projects + 1.5% required)		20,000,000	4,082,930
Deferred Maintenance		4,050,000	3,848,195
Property Purchase		2,000,000	173,614
Administrative Costs		72,350,000	12,685,760
Subtotal of Other Projects	\$	72,350,000	\$ 12,685,760
Overall Bond Contingency		4,176,074	
Expense Totals:	\$	191,988,949	\$ 54,930,157
			29% % budget spent
*Planned/Budgeted expenses as of 5/1/25			
Total Fund Balance:		\$ -	\$ 111,327,656