

CCC 2024 BOND – PROJECTS UPDATE – 10/14/26

Holden Natural Resources Center

- A Groundbreaking Event is scheduled for November 17 at the site with heavy equipment and site work scheduled to start in January.
- Land Use response is due back from the City shortly.
- The project estimates are in alignment with the budget.
- The design team has achieved what is known as the 50% Construction Document phase. The full design will be completed over the next two months.
- Some elements are out for subcontractor and supply bids at this time. The team is planning to bring an initial Guaranteed Maximum Price before the Board for approval in November.
- The Board should anticipate another action item in January to capture the entire project.
- Project completion is scheduled for spring of 2028.

Walking Trail

- There was a very successful ribbon cutting event on September 15.
- Although there is some “punch list” work underway, the trail is seeing heavy usage.
- The Trail Lighting project is making good progress, with many of the precast concrete pole bases now installed and most of the conduits are underground. Completion is scheduled for this fall after the lights and poles arrive.

Athletic Facilities

- The “Phase 2” work is well-underway, 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.

Deferred Maintenance/Energy Efficiency/Decentralization

- Roof restorations on all three campuses are under contract and are wrapping up and will be inspected this month.
- Cleaning, maintenance and repairs to the exterior facades of multiple buildings at all three campuses is also wrapping up. Concrete and brick surfaces are pressure-washed and sealed. Various steel elements have received new paint. Structural repairs to some brick have been completed.
- 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 are complete at Barlow, Pauling and Wacheno.
- 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.
- Recently executed a small contract to replace an air handler unit for the Barlow 2nd Floor wing above Autobody.

Maintenance Yard Renovations

- Kirby Nagelhout Construction (KNCC) is slightly ahead of their schedule. The project is expected to complete in the spring. Parking changes and utility disruptions are being navigated as they arise.
- The bond team appreciates the patience of the Community Gardens and the Home Orchard Center folks as they experience access and water disruptions.

McLoughlin / Dye / Plaza

- A Progressive Design Build procurement is underway. Step 1 included a Statement of Qualifications (SOQ) and CCC received 14 responses.
- 3 firms were shortlisted, and may have selected a team by the time of this Board meeting.
- 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 access control is nearly complete.
- Wacheno access control work started in August. Should complete soon.
- Getting quotes for DeJardin and Gregory Forum for October/November.
- Continued planning for Walking Loop, Lewelling, Maintenance Yard, ELC, and the new NRC project.

IT Scope

- Network switch replacement project is completing.
- 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 October.
- 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 construction to start after the programs vacate the space into the new NRC 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 NRC 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 resolution to approve a contract for the replacement of three aged (original) air handling units is before the Board at this meeting.

Bond Community Oversight Committee

- The next meeting of this oversight committee is on October 27th.

ADA Improvements Tracking

- Douglas Loop Trail improvements include paved trails, a new ADA ramp at Green Lot 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 NRC building in the procurement process soon, this will be important.
- Opsis, Swinerton and Wenaha Group hosted a booth at the CCC Manufacturing Day. Lots of interest in the projects and the construction/design industry.

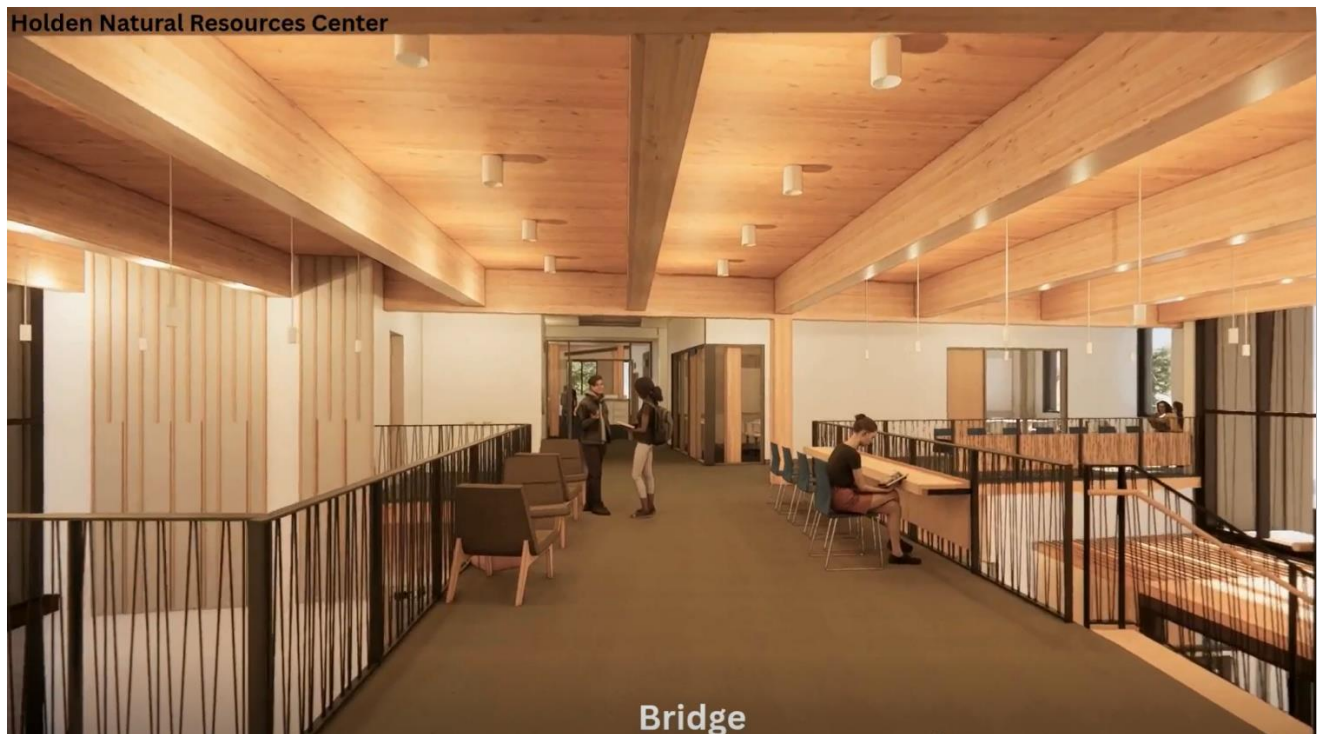
Holden Natural Resources Center



Tree Climbing

A recent rendering of the tree climbing element of the NRC project.

Holden Natural Resources Center



Bridge

Showing the “bridge element” over the lobby at the NRC project.

CCC Bond Funding
September 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)		
Refunding of FFCO Beaver Creek 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	\$ 988,520
	<u>\$ 4,500,000</u>	<u>\$ 988,520</u>
Campus Services Maintenance Yard	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 500,000	\$ 422,164
Direct Construction	3,200,000	262,850
Furniture/Fixtures/Equipment	50,000	2,063
Contingency	250,000	
	<u>\$ 4,000,000</u>	<u>\$ 687,077</u>
Douglas Loop Walking Trail	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 500,000	\$ 388,465
Direct Construction	1,400,000	141,282
Furniture/Fixtures/Equipment	30,000	8,703
Contingency	70,000	
	<u>\$ 2,000,000</u>	<u>\$ 538,450</u>
Athletic Facilities	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 2,500,000	\$ 452,148
Direct Construction	17,000,000	10,742,620
Energy Efficiency Upgrades	750,000	-
	<u>\$ 20,250,000</u>	<u>\$ 11,194,768</u>
Natural Resources Center for Excellence	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 10,000,000	\$ 2,794,198
Direct Construction	42,200,000	59,835
Furniture/Fixtures/Equipment	2,000,000	
Contingency	1,000,000	
	<u>\$ 55,200,000</u>	<u>\$ 2,854,033</u>
Other Projects	Planned Expenses	Life-to-Date Actuals
Welding Expansion/South Clairmont Renovations	\$ 2,000,000	\$ -
McLoughlin Renovations	8,250,000	1,749
Dye Renovations	3,000,000	-
Core/Quad Improvements	3,000,000	-
Wilsonville Campus Improvements	10,000,000	78,864
Challenger Center	4,000,000	9,322
Central Plant Replacement	6,500,000	-
IT Upgrades	3,800,000	3,127,798
Safety & Security Upgrades	2,000,000	868,279
Energy Efficiency Upgrades (targeted projects + 1.5% required)	3,750,000	608,249
Deferred Maintenance	20,000,000	5,418,470
Property Purchase	4,050,000	3,869,845
Administrative Costs	2,000,000	174,057
Subtotal of Other Projects	\$ 72,350,000	\$ 14,156,633
Overall Bond Contingency	4,176,074	
Expense Totals:	\$ 191,988,949	\$ 59,932,357
		31% % budget spent
		*Planned/Budgeted expenses as of 5/1/25
Total Fund Balance:	\$ -	\$ 106,325,457