CCC 2024 BOND – PROJECTS UPDATE – 11/18/26

Holden Natural Resources Center

- A Groundbreaking Event is scheduled for December 7th, 3:30pm at the site. Actual construction work is scheduled to start in January.
- The land use response was received from the City, with no extraordinary requirements identified.
- The first significant package of the project has been bid out with good response from subcontractors and suppliers.
- The team is bringing a Guaranteed Maximum Price request before the Board on 11/18/26.
- There will be one or two additional Board requests before the entire project is covered.
- Project completion is scheduled for spring of 2028.

Walking Trail

- Punch List work and minor design revisions are underway on the project.
- The trail is seeing heavy usage.
- The Trail Lighting project is making good progress, with most of the precast concrete pole bases now installed and most of the conduit underground.
- Completion is scheduled for this fall.

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. See images at the end of this report.
- The work is expected to be completed in early 2027.

Deferred Maintenance/Energy Efficiency/Decentralization

- Roof restorations on all three campuses are being punch listed.
- Exterior wood siding repairs and painting projects are underway as weather allows, at Art Center, Family Resource Center and Environmental Learning Center.
- An Investment Grade Audit (IGA) is underway with McKinstry to develop 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 scheduled to complete this fall.

- 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.
- Recently, a small contract was issued to replace an air handler unit for the Barlow 2nd Floor wing above Autobody.
- A project to replace an aged boiler in Streeter is being developed.

Maintenance Yard Renovations

- Kirby Nagelhout Construction (KNCC) is making good progress with the two new buildings about 75% framed. 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 team of Walsh Construction, Mahlum Architects and Walker Macy Landscape Design was selected. A contract is being prepared.
- The initial kick-off meeting will occur soon, to establish stakeholders and design priorities.
- The new team will join with CCC and Wenaha to develop an overall project schedule, identifying design milestones, construction periods and logistical measures to minimize campus disruptions.

Access Control/Safety

- Barlow and Wacheno projects completed.
- Dejardin, and Gregory Forum being worked on.
- Orange Lot Project (improving cabling connections) pending.
- NRC, Loop Trail, and Lewelling - still in planning.
- Next buildings - Randall, Art Center, and Holden ITC.

IT Scope

- Completed the network switch replacement in campus buildings.
- Completed the Oregon City campus fiber optic backbone replacement.
- A new fiber run connecting Lewelling directly to Barlow Hall is being evaluated as an extension of the backbone project.
- Began the data center phase of the network refresh. New data center switches are on order, the data center firewalls have been received, and installation planning starts soon.
- Continued remediating security items from the network assessment.

Challenger Learning Center / Welding Center / Associated Sitework

- 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, likely summer of 2028.
- CCC is preparing an application to the Challenger Learning Center program, targeted for January.
- A master planning/programming process has launched to support the application process and to start the design process for Clairmont Hall, Training B (Welding) and the surrounding parking and existing greenhouse areas.

Wilsonville Campus

- Initial master planning is complete and will be reviewed with the consultant soon. Next steps will be determined after that, to help determine the direction of the campus.
- A project to replace three aged (original) air handling units was approved by the Board last month and is getting underway.

Bond Community Oversight Committee

- There was good engagement by the committee at the October 27 meeting. The committee's next meeting will be in January 2027

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.
- The new Holden NRC building and future buildings will include Assisted Listening Devices.

Small, Local, Disadvantaged Business and Student Opportunities

- Inclusion of Small, Local, Disadvantaged Businesses is always an important part of project planning. The first round of bidding for the NRC building is complete, and the team will be reviewing the bid results to evaluate participation in this area.



Athletics: A view from above Randall Hall



Perfect symmetry at softball



Athletics: A view from above Clairmont Hall



South end of the Holden NRC building, showing the OSU Extension spaces

CCC Bond Funding

October 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	5,153,795
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	$ 167,528,844
(less expenses related to bond sales)	(1,076,066)	(1,076,066)
Revenue Totals:	**$ 191,988,949**	**$ 166,452,778**

EXPENSES (by Project)

Refunding of FFCO Beavercreek Property (complete April 2025) Refunding of 2015A/B GO Bonds	Planned Expenses*	Life-to-Date Actuals
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	Planned Expenses	Life-to-Date Actuals
	$ 4,500,000	$ 1,065,631
	$ 4,500,000	$ 1,065,631

Campus Services Maintenance Yard	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	$ 500,000	$ 454,873
Direct Construction	3,200,000	682,464
Furniture/Fixtures/Equipment	50,000	2,063
Contingency	250,000	
	$ 4,000,000	$ 1,139,399

Douglas Loop Walking Trail	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	$ 500,000	$ 393,649
Direct Construction	1,400,000	315,910
Furniture/Fixtures/Equipment	30,000	8,703
Contingency	70,000	
	$ 2,000,000	$ 718,262

Athletic Facilities	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	$ 2,500,000	$ 453,817
Direct Construction	17,000,000	10,742,620
Energy Efficiency Upgrades	750,000	-
	$ 20,250,000	$ 11,196,436

Natural Resources Center for Excellence	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	$ 10,000,000	$ 3,264,551
Direct Construction	42,200,000	59,835
Furniture/Fixtures/Equipment	2,000,000	
Contingency	1,000,000	
	$ 55,200,000	$ 3,324,386

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	83,239
Challenger Center	4,000,000	9,322
Central Plant Replacement	6,500,000	-
IT Upgrades	3,800,000	3,664,965
Safety & Security Upgrades	2,000,000	905,568
Energy Effeciency Upgrades (targeted projects + 1.5% required)	3,750,000	605,051
Deferred Maintenance	20,000,000	5,794,572
Property Purchase	4,050,000	3,902,990
Administrative Costs	2,000,000	219,610
Subtotal of Other Projects	$ 72,350,000	$ 15,187,066
Overall Bond Contingency	*4,176,074*	
Expense Totals:	**$ 191,988,949**	**$ 62,144,055**

32% % budget spent

*Planned/Budgeted expenses as of 5/1/25

Total Fund Balance:	$ -	**$ 104,308,723**