

CCC 2024 BOND – PROJECTS UPDATE – 2/18/26

Natural Resources Center of Excellence

- Opsis is in the middle of the Schematic Design phase, where “bubble diagrams” become real.
- The team has seen initial renderings of the building to help influence design choices such as roof forms and facade materials.
- Discussions about sourcing of materials for the mass timber structure as underway. Identifying the right types of materials, within Clackamas County, is a priority. It takes many months to acquire, harvest, process and fabricate these materials. Installation is planned to start in the spring of 2027, so it is important to get the process underway in the next couple of months.
- Project completion is still scheduled for early 2028.

Walking Trail

- The college received 12 bids for the project, and the Board action is on the agenda for February 18. This number of bidders reflects the tough market, with many contractors looking for project opportunities.
- Work is expected to start in March or April, with completion before the fall rainy season.
- City requires that lighting be at acceptable levels around the entirety of the trail. An engineering review is underway to ensure compliance with requirements and to provide improved safety. Security camera gaps will also be covered with this effort.

Athletic Facilities

- Softball and Baseball field work is actively underway with significant excavation work taking place. Utility work is underway, including subsurface drainage systems needed for the fields. Fencing is being installed and new dugouts are being built at the softball field.
- Students from the Geology department were able to take a field trip to observe the work, and to study some of the many large boulders left on campus from previous projects.
- 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 in the fall.

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. Bid packages are being assembled.
- 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 will occur, with bids due February 5th.
- Recently acquired 30-acres on Beavercreek – plans for fencing, mowing and coordination with BPA are underway.
- A project to replace all the exterior building name letters has been bid. More information to follow in the next report, but it is planned that the work will occur in the spring and summer of this year.

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 into the new facility. For efficiency, this project may be combined with the Challenger Center project due to proximity and timing.
- Plumbers Apprenticeship space usage may require some adjustment due to WET Lab shift.

Maintenance Yard Renovations

- Bidding is planned for early spring due to land use and permitting timing. Work is targeted to start in the late 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.
- A Progressive Design Build approach was selected. Findings of Fact for the use of this Alternative Delivery Method will be brought to the Board in the next few months.
- Programming discussions are intended to start this spring.

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 was released for the Pauling Buildings.
- Yellow Lot camera work is underway with disruptive work being scheduled over spring break.
- Developing scope for Harmony campus, 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.

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 February 24th.

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 explored and developed.
- Student engagement opportunities are being explored, such as a recent Geology department tour and internship opportunities.

Massing - Roof Forms
Shed - East Peak



Some of the many renderings under consideration by the project team for the NRCE project. The lower image includes a glimpse into the potential indoor tree climbing training area of the building, from Beaver Creek Road.

CCC Bond Funding

January 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	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
	\$ 29,512,875	\$ 29,512,875

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

Campus Services Maintenance Yard	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 500,000	\$ 274,954
Direct Construction	3,200,000	-
Furniture/Fixtures/Equipment	50,000	-
Contingency	250,000	-
	\$ 4,000,000	\$ 274,954

Douglas Loop Walking Trail	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 500,000	\$ 93,232
Direct Construction	1,400,000	-
Furniture/Fixtures/Equipment	30,000	-
Contingency	70,000	-
	\$ 2,000,000	\$ 93,232

Athletic Facilities	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 500,000	\$ 253,180
Direct Construction	16,500,000	1,298,928
Contingency	-	-
	\$ 17,000,000	\$ 1,552,108

Natural Resources Center for Excellence	Planned Expenses	Life-to-Date Actuals
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$ 10,000,000	\$ 515,170
Direct Construction	39,200,000	-
Furniture/Fixtures/Equipment	2,000,000	-
Contingency	1,000,000	-
	\$ 52,200,000	\$ 515,170

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	2,463,696
Safety & Security Upgrades	2,000,000	177,445
Energy Efficiency Upgrades (targeted projects + 1.5% required)	4,500,000	265,376
Deferred Maintenance	20,000,000	2,110,926
Property Purchase	4,050,000	3,789,502
Administrative Costs	2,000,000	146,705
Subtotal of Other Projects	\$ 72,800,000	\$ 8,953,651
Overall Bond Contingency	5,476,074	
Expense Totals:	\$ 187,488,949	\$ 41,340,361

22% % budget spent

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

Total Fund Balance:	\$ -	\$ 121,419,115
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