

## **CCC 2024 BOND – PROJECTS UPDATE – 1/21/26**

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

- Opsi is in the middle of the Schematic Design phase, where “bubble diagrams” become real.
- Swinerton Builders led an analysis of structural types, considering both cost, schedule and sustainability. A decision to utilize mass timber construction was made by the team.
- Swinerton is also generating their first estimate of the project to determine if the program elements fit the overall budget.
- The choice of mass timber construction supports a shorter construction duration for the project and work on site is scheduled to start in the fall of this year. Completion is still scheduled for early 2028.

### **Walking Trail**

- The project is out for contractor bids, with remarkable interest. This reflects an attractive project for the market at a time when there aren't a lot of projects available to bid. Firms of all sizes were represented at a pre-bid meeting on January 7.
- Bids are due January 29, with an intention for Board action on February 18.
- 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. 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.
- As is normal for CCC construction projects, many large boulders are being discovered and dealt with as needed. Photos from the original campus construction were viewed, and it was apparent that burying original boulders in a consolidated location was a strategy, and now 60 years later, they are re-emerging.
- Baseball and Softball are scheduled for completion in the spring.
- New grandstands, press boxes, restrooms, soccer field, and track will start summer of 2026 completing in the fall.
- Pricing and design for is underway for these items.

### **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.

- 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 (old portion of Wacheno) is being considered.
- Recently acquired 30-acres on Beaver Creek – plans for fencing, mowing and coordination with BPA are underway.

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

- Replacement skylights have been ordered. The original units have reached the end of their useful life.
- Safety anchors for roof maintenance workers have been installed.

#### **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 targeted to start in the 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 soon.
- Programming discussions are intended to start this spring.

**Access Control/Safety**

- Barlow door access control will be installed after door improvement project occurs.
- Planning is underway for Pauling Buildings.
- Yellow Lot camera work is underway.

**IT Scope**

- IT infrastructure needs (servers & networking) are being evaluated.
- The cloud migration process is underway and is a long-term project.

**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.
- A virtual tour of several existing facilities occurred in November.
- CCC is preparing an application to the Challenger Center program, for acceptance to move ahead with the project.

**Wilsonville Campus**

- Preparing for a master planning effort to engage the community and stakeholders on interests and needs. Targeting early 2026.
- Discussions underway on PGE's usage and agreement on this campus. Additionally, there are discussions ongoing with Wilsonville City Leaders.

**Bond Community Oversight Committee**

- The first meeting of this oversight committee occurred on December 2<sup>nd</sup>. It appeared to be well-received. Quarterly meetings are planned, with the next meeting on February 24<sup>th</sup>.

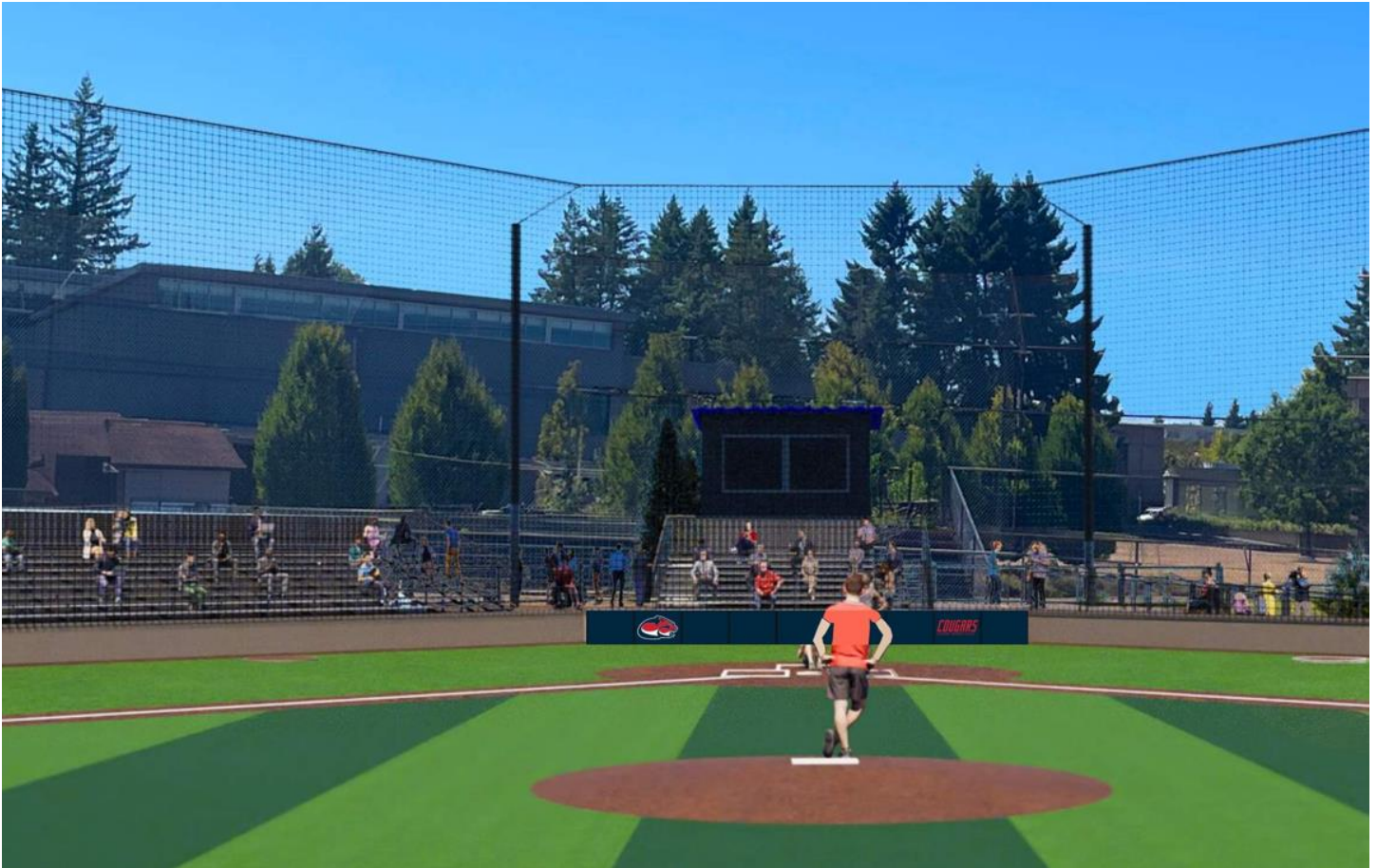
**ADA Improvements Tracking**

- 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 explored and developed. In addition, bond leaders will be working to provide learning for CCC students.

- A Bond Fair occurred on December 15<sup>th</sup> to share opportunities and to help inform folks interested in participating in the bond work. It is intended to repeat these periodically throughout the bond work.
- The team is exploring opportunities for Student Engagement with discussions underway with engineering and geology. Our contractors have committed to support this effort.



***Rendering from the perspective of 2<sup>nd</sup> base on the baseball field.***

**CCC Bond Funding**  
**December 2025**

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)
<b>Revenue Totals:</b>	<b>\$</b>	<b>187,488,949</b>	<b>\$ 162,759,477</b>
EXPENSES (by Project)		Planned Expenses*	Life-to-Date Actuals
<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
	\$	29,512,875	\$ 29,512,875
<b>Owner's Rep for Bond Projects</b>			
	\$	4,500,000	\$ 380,385
	\$	4,500,000	\$ 380,385
<b>Campus Services Maintenance Yard</b>			
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
<b>Douglas Loop Walking Trail</b>			
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$	500,000	\$ 85,184
Direct Construction		1,400,000	-
Furniture/Fixtures/Equipment		30,000	-
Contingency		70,000	-
	\$	2,000,000	\$ 85,184
<b>Athletic Facilities</b>			
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$	500,000	\$ 253,180
Direct Construction		16,500,000	565,526
Contingency		-	-
	\$	17,000,000	\$ 818,706
<b>Natural Resources Center for Excellence</b>			
Soft Costs (Architect, Eng. PM, Permits, Legal)	\$	10,000,000	\$ 380,229
Direct Construction		39,200,000	-
Furniture/Fixtures/Equipment		2,000,000	-
Contingency		1,000,000	-
	\$	52,200,000	\$ 380,229
<b>Other Projects</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	452,771
Safety & Security Upgrades		2,000,000	177,445
Energy Efficiency Upgrades (targeted projects + 1.5% required)		4,500,000	189,202
Deferred Maintenance		20,000,000	1,924,695
Property Purchase		4,050,000	3,789,502
Administrative Costs		2,000,000	146,288
Subtotal of Other Projects	\$	72,800,000	\$ 6,679,903
Overall Bond Contingency		5,476,074	
<b>Expense Totals:</b>	<b>\$</b>	<b>187,488,949</b>	<b>\$ 38,132,237</b>
<b>Total Fund Balance:</b>		<b>\$ -</b>	<b>\$ 124,627,240</b>

20% % budget spent

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