

# CCC Bond Community Oversight Committee

Dec. 2, 2025 meeting

Jeff Shaffer – CCC Vice President of Finance and Operations

Dale Kuykendall – Wenaha Group bond program manager

Ron Prince – CCC Dean of Campus Services



# Welcome and Introductions

## CCC Bond Community Oversight Committee

- CCC Board of Education members
- District residents/neighbors
- Civic leaders
- High School/city/county partners
- Economic development and workforce partners
- Business and chamber partners
- CCC employees and students



# CCC Land Acknowledgment

We acknowledge that the Clackamas Community College campuses reside on the traditional homelands of the Clackamas, Cascades, and Tumwater bands of Chinooks, as well as the Tualatin and Pudding River bands of Kalapuya and the Northern Molalla people. They lived and prospered by maintaining strong cultural ties to the land, and through wise management of resources. As signers of the Willamette Valley Treaty of 1855, they were removed from their homelands to the Grand Ronde Indian Reservation where they became members of the Confederated Tribes of Grand Ronde. Please join us in taking this opportunity to thank and honor the original caretakers of this land, their lives, and their descendants that live on as Tribal members today, still carrying on the traditions and cultures of their ancestors.



# CCC Labor Acknowledgment

We acknowledge that the foundation and wealth of the United States was built upon the forced labor of enslaved African people, involuntary and trafficked Indigenous labor, and the often-exploited labor of immigrant domestic and farm workers. Their vital contributions and resilience in spite of violence, terror tactics, and bloodshed are integral to understanding our nation's past, present, and hope of what's to come. The prosperity many enjoy today is rooted in centuries of labor extracted under conditions of injustice, inequality, and ongoing systemic oppression. Acknowledging this truth is a step toward honoring those who were denied justice, and toward creating a future that is more equitable, inclusive, and humane.



# Charter and COC Co-Chairs

- Review and approval of charter
  - Composition
  - Purpose
  - Timeframe
  - Communication
  - Roles and responsibilities
- Co-chairs conversation



# Charter Composition

*Membership to demonstrate a balanced commitment to the goals outlined in ballot measure 3-613.*

- CCC Board of Education members
- District residents/neighbors
- Civic leaders
- High School/city/county partners
- Economic development and workforce partners
- Business and chamber partners
- CCC employees and students



# Charter Purpose

- The purpose of the Clackamas Community College Community Oversight Committee is to provide oversight to the implementation of bond measure 3-613, approved by voters on November 5, 2024. The committee's charge is to:
- Receive regular reports on all bond-related projects.
- Ensure the bond projects reflect the community's input and needs.
- Advise on and help implement public engagement strategies.
- Inform and engage constituencies, communities, businesses, and civic organizations.



# Charter Timeframe & Communication

## Timeframe

- It is estimated to have the committee in place for the next four years or until the bond is fully implemented.
- Meetings will be held up to four times per year beginning in the fall of 2025.

## Communication

- The college will be responsible for posting and maintaining an informational web presence to ensure the public is kept up-to-date on the committee's and college's efforts relating to the implementation of the bond.
- If contacted by the media, committee members agree to refer contacts for project information to the college's public information officer. If interviewed, members agree to clearly represent their own opinion when communicating with the media and not to represent the opinions of the college or committee.





# Charter Roles & Responsibilities

## Members

- Work with College staff to ensure the College is acting as a good steward of taxpayer approved funds.
- Serve in an advisory capacity, on financial matters, to the Vice President of Finance & Operations and College.
- Serve to support communication to the Board of Education and the College Community.

## College

- Provide regular reports on bond-related projects.
- Provide quarterly Bond Community Oversight Committee meetings to review financial updates of projects.



# Bond Timeline

- 2021 – College meets with bond financial advisors to strategize refunding of 2014 bonds to set up for a November 2024 election
- 2021 – Master planning
- 2022 – Wright Public Affairs begins bond election strategy
- 2023 – Bond Development Work Group creates project list
- 2024 – Road show to educate the community on the bond
- 2024 – Board files resolution to refer to the ballot for election
- 2024 – Election – bond passes 50.3% “yes” to 49.7% “no”
- 2025 - Wenaha Group hired as Owners Representative
- 2025 - Bonds issued and initial projects kick off



# Bond Development Work Group



- Tasked with prioritizing \$375 million of projects
- Themes
  - Prepare students for success in modern learning spaces.
  - Enhance partner and community connections.
  - Preserve and maintain our assets.



# Bond financial summary

- Bonds sale: April 1, 2025
  - Bond proceeds: \$120 million
  - Bond premiums: \$14 million
  - Cost of issuance: (\$1.076 million)
  - Total bond proceeds for projects: \$132,924,000
- 
- State of Oregon XI-G Capital Bond Matching Funds: \$8 million
  - Interest earnings could add as much as \$6-8 million



# Bond Project Waves

## Wave One

- Natural Resources Center of Excellence
- Lewelling maintenance yard
- Douglas Loop Walking Trail
- Athletics facilities and grandstands

## Wave Two

- McLoughlin Hall
- Dye Learning Center
- Central plaza
- Welding expansion
- Challenger Center
- Wilsonville Campus

## Ongoing

- Deferred Maintenance
- Energy efficiency
- Central plant decentralization
- IT upgrades
- Safety & security



# Wave One Projects





# Natural Resources Center of Excellence



Home of horticulture and wildland fire programs

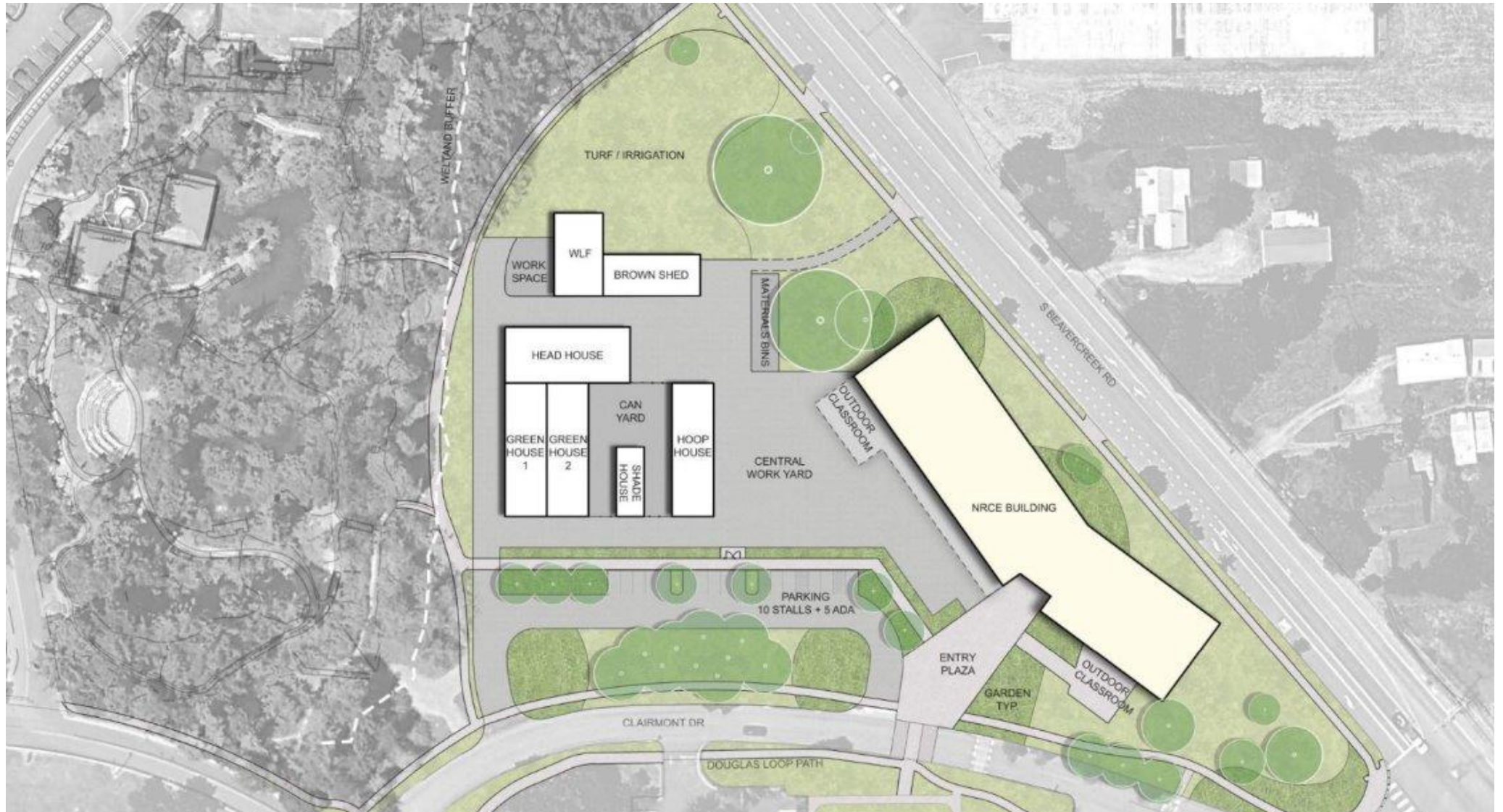
- Budget: \$53.1 million
- State match: \$8 million
- OSU Extension: \$15.1 million

## Timeline

- Construction: Fall 2026 – Spring 2028
- Ribbon cutting: Spring 2028

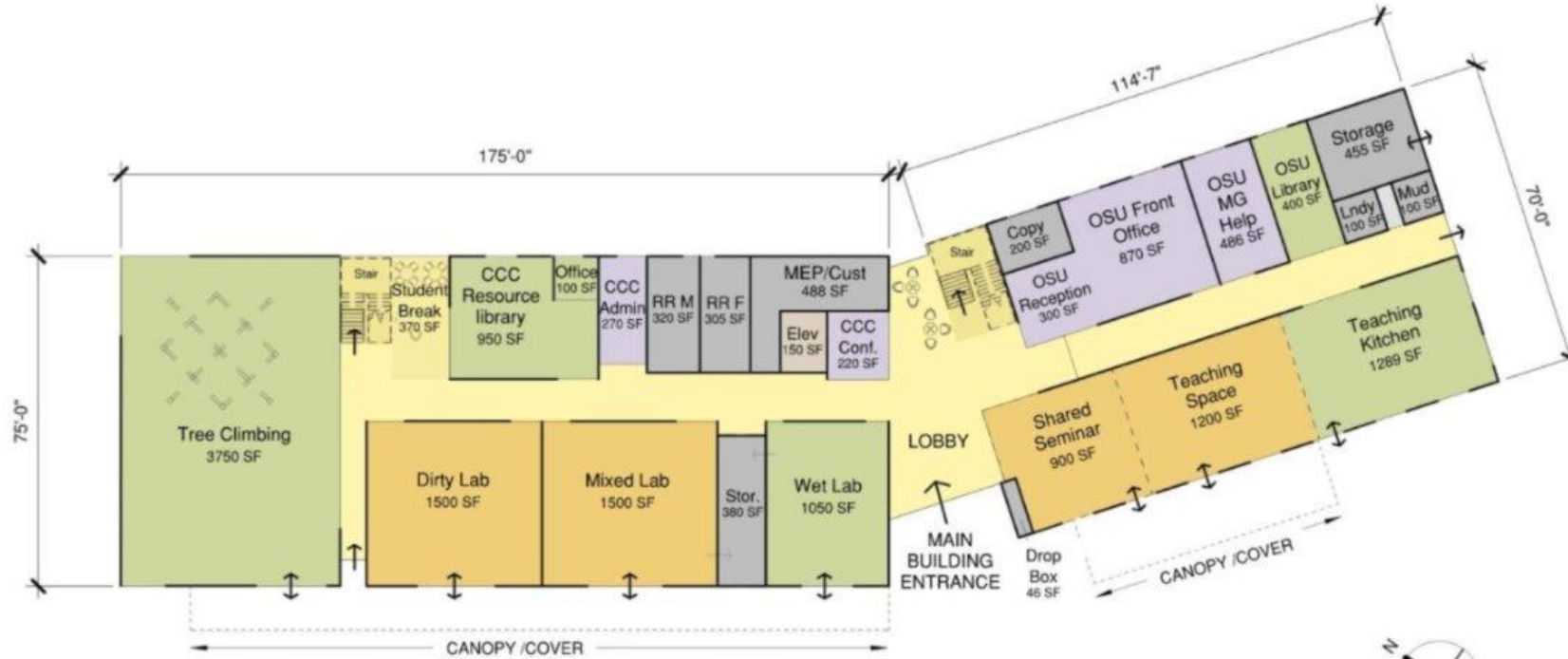


# Natural Resources Center of Excellence



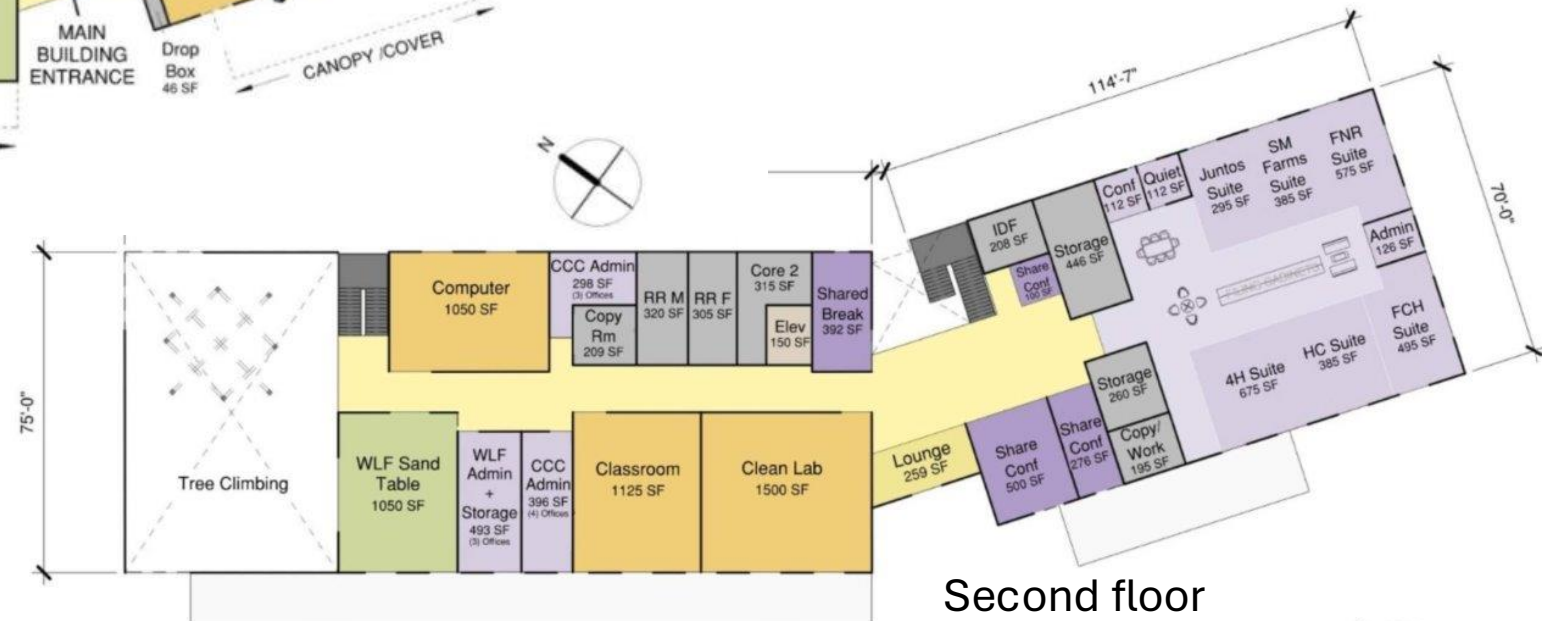


# Natural Resources Center of Excellence



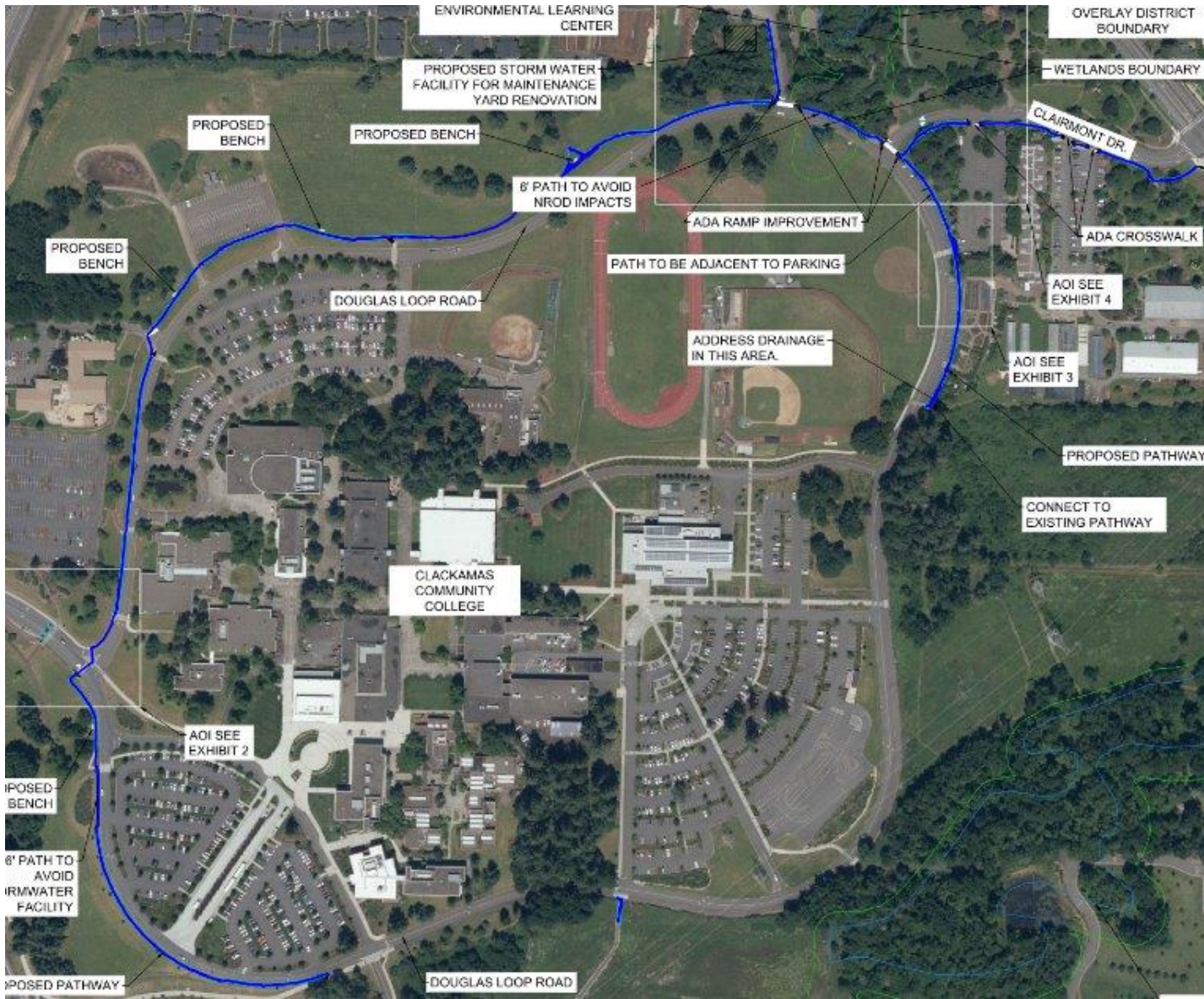
First floor

Programming phase initial floor plans



Second floor

# Douglas Walking Trail Loop



**Budget: \$2 million**

## Timeline

- Design: Present – Dec.
- Construction: Feb.-May
- Ribbon cutting: Spring 2026





# Athletic Fields

- Budget \$17 million
- Donor funds: TBD

## Timeline

- Design: Present
- Groundbreaking – Oct. 27
- Construction: Fall 2025 – Fall 2026
- Ribbon cutting: Fall 2026



# Athletic Fields



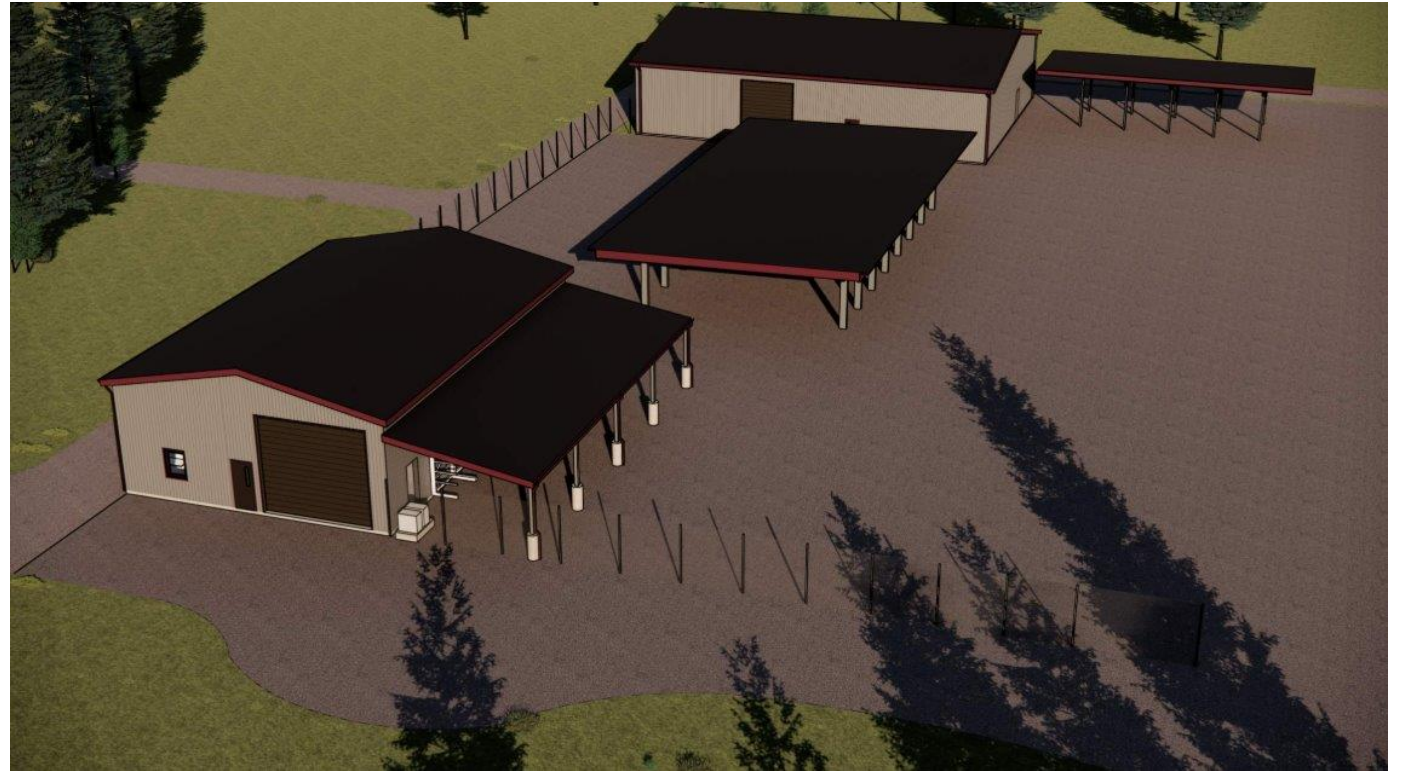


# Maintenance Yard Improvements

Budget \$4 million

Timeline

- Design: Present – December
- Construction: Spring 2026 – Fall 2026
- Ribbon cutting: Fall 2026



# Wave Two Projects



# McLoughlin Hall Renovation



- Budget: Approved \$8.25 million
- Specific elements TBD (focus will be on teaching and learning spaces)
- Timeline: Planning in 2025-26 academic year.
- Construction: 2027-2028





# Dye Learning Center Renovation



- Budget: \$3 million
- Specific elements TBD (focus will be on teaching and learning spaces)
- Timeline: Planning in 2025-26 academic year
- Construction: 2027-2028



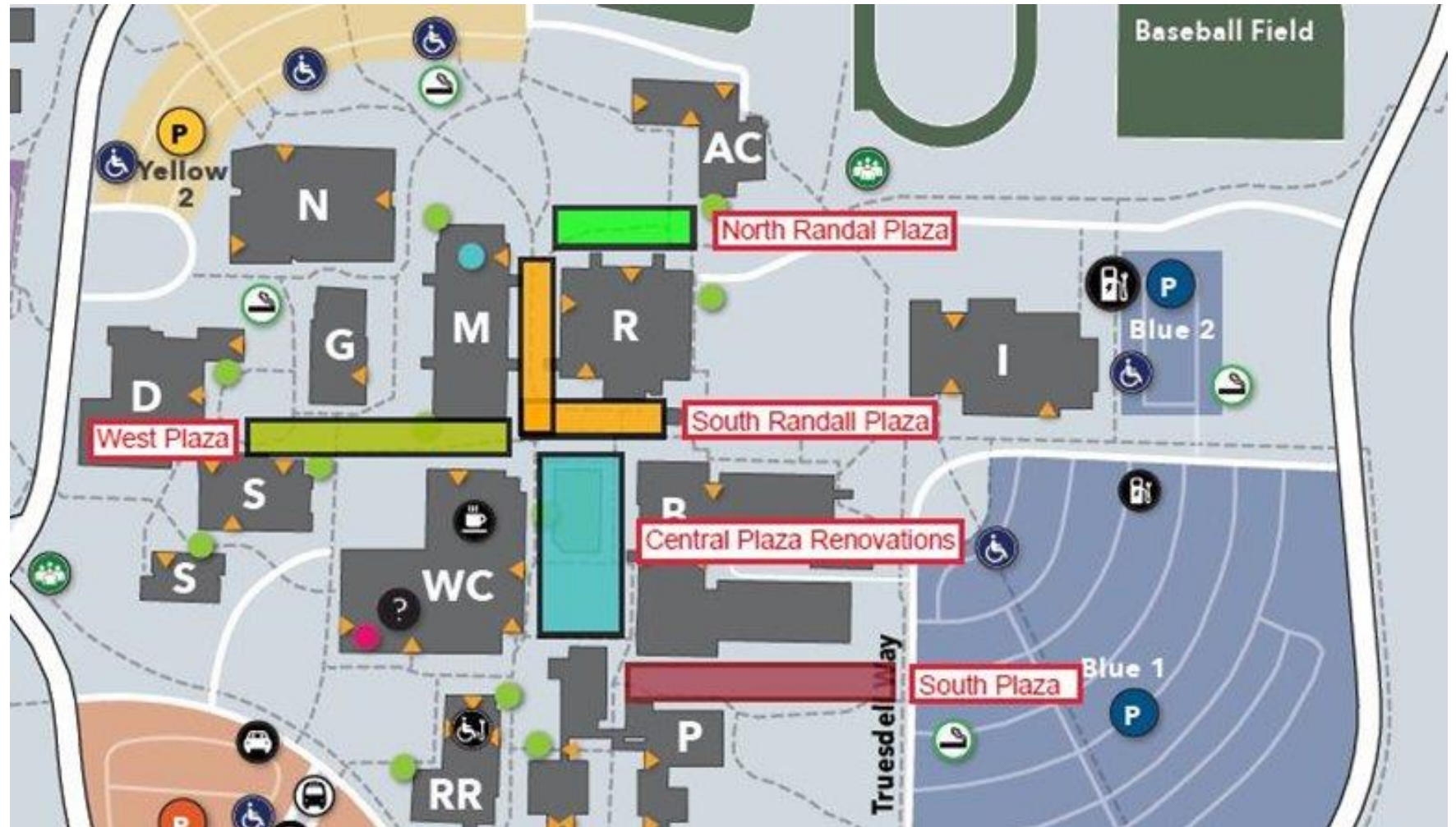
# Quad/Walkway Improvements



- Budget: \$3 million
- Central quad plaza
- Walkways around Randall, Pauling, Barlow and central core area
- Planning: 2025-26 academic year
- Construction: 2027-2028



# Campus Core Project Areas





# Welding Expansion

- Budget: \$2 million
- Expand welding lab spaces into the existing Water and Environmental Technology lab
- Parking lot improvements to vacated greenhouse/garden areas
- Planning: 2027-28 academic year
- Construction: est. summer 2028



# Challenger Center

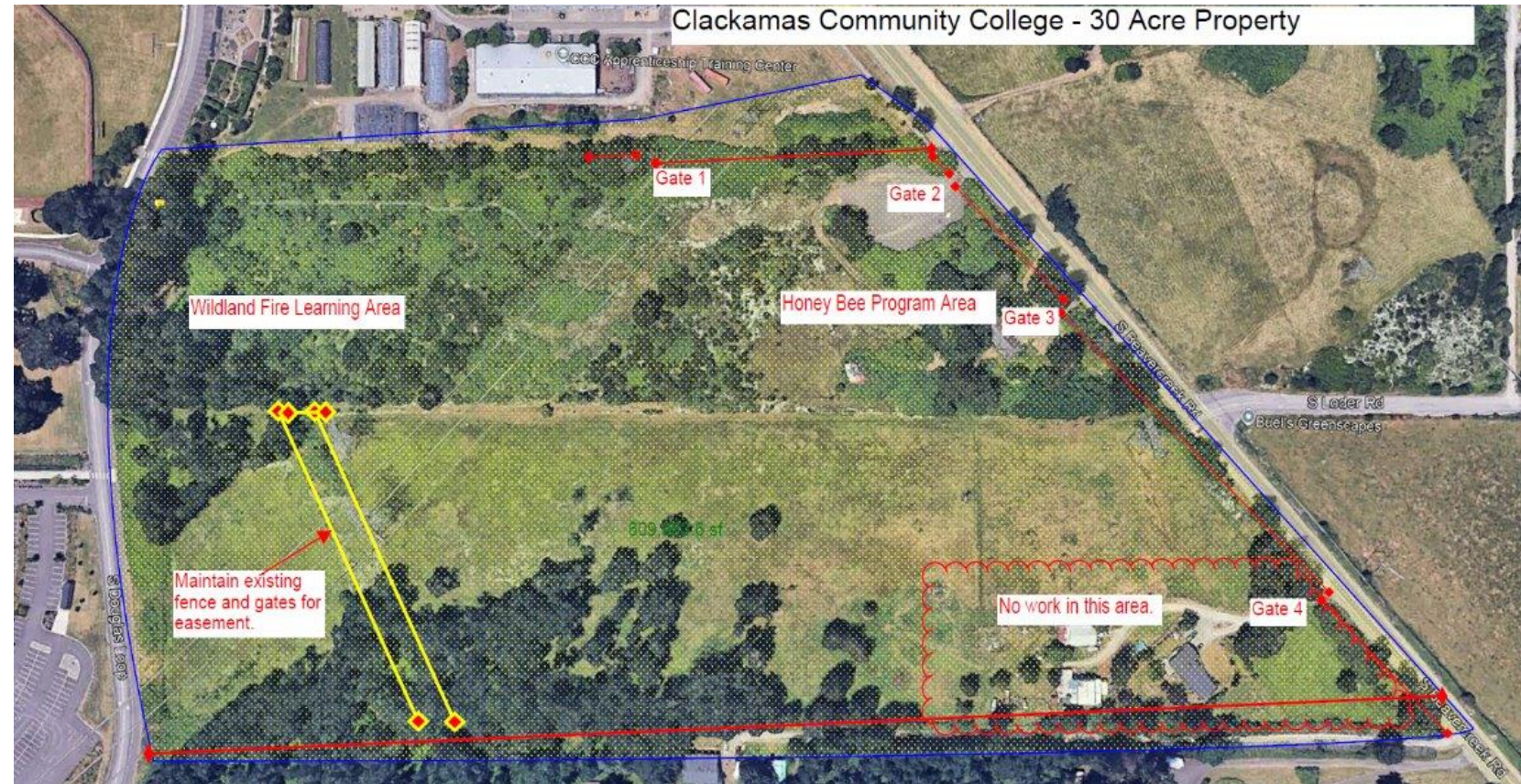
- Budget: \$4 million
- Provides a hands-on STEM center for middle school-aged students to come to campus
- Planning: 2027-28 academic year
- Construction completed: est. summer of 2028





# 30-Acre Parcel

- Beaver Creek Rd.
- Budget: \$5.2 million
- Paid off interest-only loan from 11-acres purchased in 2022
- Purchased adjacent 19-acres



# Ongoing Projects

## Deferred Major Maintenance

- Budget: \$20 million
- Wacheno Welcome Center Roof (complete)
- Building assessment, maintenance and repairs
- Mechanical, Electrical and Plumbing, and Assessment plans being used to develop a prioritized list of major projects for these funds





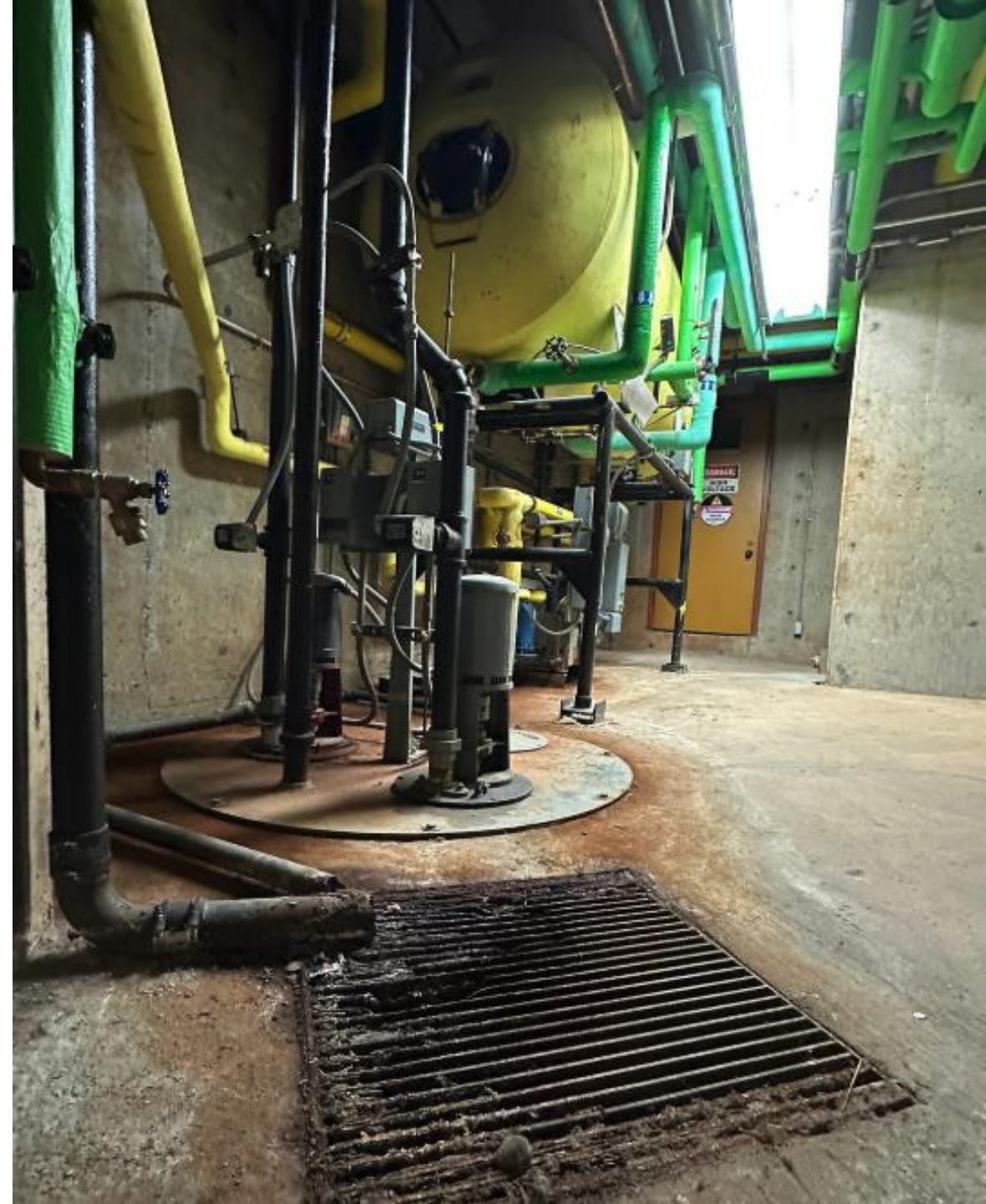
# Ongoing Projects

## Energy Efficiency Projects

- Budget: \$4.5 million
- Cover required 1.5% renewable on projects
- Provide targeted utility cost savings projects

## Central Plant / HVAC decentralization

- Budget: \$6.5 million
- Efficiencies from central plant



# Ongoing Projects

## Safety and security upgrades

- Budget: \$2 million
- Access control door upgrades & security cameras
- Assessment being done on all three campus buildings and parking lots
- Gates on Douglas Loop

## Technology upgrades

- Budget: \$3.5 million
- Replaces infrastructure:
  - Computer labs
  - Dell servers
  - Cisco switches
- Implementation costs moving Colleague to the cloud





# Goals

## 2014 goals

- Student participation goal: 1,000
  - Achieved: 1,973
- Workforce equity goal: 10% of contract costs using minority, women, emerging small business, and veteran-owned participation
  - Achieved: 29%



# NEW Goals

2024 Approach for student participation

- Continue to track student hours as before without setting a specific targets
- Work specifically with Project Management program to work on a strategy to incorporate their Cooperative Work Experience (CWE) students into helping with this work



# NEW Goals

2024 Approach for local/minority/women owned businesses

- Continue to track percentages, without setting a specific percentage goal
- Incorporate and embed this work into our processes
- Use Cougar Pause at major decision points
- Provide community training to local, small businesses on how to successfully submit RFP proposals
- Incorporate contractor interview questions to include areas around how contractors approach using local business in their sub-contracting



# Questions?

