WHY FACILITIES PLANNING

• 2015 Accreditation Report
• President’s Planning Initiative noted in Bridge to 2020
• Academic and Student Affairs Plan Coordination
• Strategic Plan Coordination

Themes:
✓ Think Fearless: Ignite a culture of innovation
✓ Think Proud: Create a nationally renowned culture for diversity, equity and inclusion
FACILITIES PLANNING

A Phased Approach

Phase 1: An existing conditions assessment - 2016 to 2018
Phase 2: A vision for future college growth - 2019 to 2021
Our Process

PCC’s first comprehensive, district-wide Facilities Plan is not your typical facilities assessment.

In an effort to be more intentional and thoughtful about gathering data across the college, we saw an opportunity to take an integrated approach. We wanted to support the college’s strategic and academic plans that focus on building opportunities for equitable student success.

Because of the vast amount of data to be collected and processed, the plan was split into two phases. Phase I is essentially an existing conditions assessment. Phase II, which will begin in Fall 2019, will be a visioning exercise for the campuses & centers in the PCC district and determine future development capacity.

In Phase I, we created eight work groups that conducted site visits and held meetings with internal PCC stakeholders and specialists to collect data.

With collaboration driving the process, the chairs of each work group met monthly to review information and coordinate workflow. The findings were then shared with an internal steering committee that was supported by a project management task force.

What is listed in the following pages is a high-level summary of the work group findings. Our goal is that the data collected can be used to better identify and understand our greatest needs district-wide, so we can effectively allocate resources moving forward. More detailed information can be found on each focus area in the technical appendices.

Focus Areas

**Space Utilization**
Classrooms and meeting rooms on campuses and centers

**Facilities Condition Assessment**
College utilities, landscape, structural conditions, mechanical, electrical and plumbing, as well as code compliance

**Transportation and Parking**
Parking spaces and current transportation demand strategies (including bike rental programs, shuttle service and discounted TriMet passes), that aim to reduce car use

**Safety and Security**
Electronic safety systems such as building access, emergency notifications, intrusion detection, and video surveillance

**Critical Race Theory**
Framework that stresses the participation, leadership, and experimental knowledge of students of color in the design process

**Information Technology**
Wireless access, telecommunications rooms, copper and fiber optic cabling, as well as classroom technology

**Americans with Disabilities Act (ADA)**
Accessible pathways from parking lots and bus hubs to building entrances and building interiors

**Capital Projects**
Large-scale campus construction projects funded by general obligation bonds

**Culture of Sustainability**
Waste management, energy and water efficiency, stormwater management, natural systems including gardens and bee apiaries, and transportation alternatives
Portland Community College has four comprehensive campuses, eight education centers or areas served, and approximately 200 community locations that encompass 1,500 square miles total in the Portland metropolitan area.

PCC serves more than 70,000 part- and full-time students in Multnomah, Washington, Yamhill, Clackamas, and Columbia counties. We offer two-year degrees, one-year certificate programs, short-term training, alternative education, pre-college courses, and lifelong learning.
- Fast Facts -

1. PCC is the largest post-secondary institution in Oregon.

4. PCC was the 4th college nationwide to become Bee Campus USA certified. PCC is also Tree Campus USA certified.

9. PCC has nine LEED-certified buildings.

389. PCC has 389 classrooms on the four campuses.

1,500. PCC’s district has grown to 1,500 square miles, larger than the size of Rhode Island, and includes five counties — Multnomah, Washington, Clackamas, Columbia, and Yamhill.


586 million. As of June 30, 2017, PCC’s net investment in capital assets is $586 million.

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### Campuses

<table>
<thead>
<tr>
<th>Campus</th>
<th>Year</th>
<th>Buildings</th>
<th>GSF (sq ft)</th>
<th>Acres</th>
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<td>Cascade</td>
<td>1971</td>
<td>13</td>
<td>485,282</td>
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<tr>
<td>Rock Creek</td>
<td>1976</td>
<td>21</td>
<td>643,335</td>
<td>260</td>
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<tr>
<td>Southeast</td>
<td>1981-2014</td>
<td>6</td>
<td>226,455</td>
<td>18.5</td>
</tr>
<tr>
<td>Sylvania</td>
<td>1968</td>
<td>16</td>
<td>898,717</td>
<td>123</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td></td>
<td>56</td>
<td>2,256,789</td>
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### Centers

<table>
<thead>
<tr>
<th>Center</th>
<th>Year</th>
<th>Buildings</th>
<th>GSF (sq ft)</th>
<th>Acres</th>
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<tr>
<td>CLIMB</td>
<td>1996</td>
<td>1 Building</td>
<td>35,648</td>
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<tr>
<td>Downtown Center 1880</td>
<td>1 Building</td>
<td>43,595</td>
<td>.22</td>
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</tr>
<tr>
<td>2010 Renovation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Newberg</td>
<td>2011</td>
<td>1 Building</td>
<td>12,800</td>
<td>14.9</td>
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<tr>
<td>Portland Metropolitan Workforce Training Center</td>
<td>1996</td>
<td>2 Buildings</td>
<td>32,570</td>
<td>3.41</td>
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<tr>
<td>2014 Renovation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swan Island</td>
<td>1993</td>
<td>1 Building</td>
<td>22,517</td>
<td>5.3</td>
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<td>2014 Renovation</td>
<td></td>
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<tr>
<td>Willow Creek</td>
<td>2010</td>
<td>1 Buildings</td>
<td>95,308</td>
<td>1.55</td>
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<td><strong>SUBTOTAL</strong></td>
<td>7 Buildings</td>
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<td>242,436</td>
<td>27.96</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>63 Buildings</td>
<td></td>
<td>2,496,225</td>
<td>449.63</td>
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</table>
Cascade Development History

1950: LIBRARY
1978: TERRILL HALL
1974: TERRILL HALL EXPANSION

1940-1950: JACKSON HALL
1950-1955: TERRILL HALL EXPANSION
1952: LIBRARY BUILDING RENOVATION
1946: STUDENT SERVICES BUILDING TELEPHONE CHARGE BUILDING

1995-1996: JACKSON HALL RENOVATION
1995: PUBLIC SERVICES BUILDING
1995: Student Services Building
1997: Technology Education Building
2000: TERRILL HALL EXPANSION PHYSICAL EDUCATION BUILDING

2000-2006: PHYSICIAN ARTS AND HUMANITIES
2002: ACQUIRED PARAGON BUILDINGS

2007-2020: PARAGON RENOVATION
2019: CASCAD HALL STUDENT UNION
2019: PARAGON BUILDING RENOVATION
2022: TECHNOLOGY EDUCATION BUILDING RENOVATION
2019: STUDENT SERVICES BUILDING RENOVATION
Space utilization looks at how we're using our classrooms at campuses and centers. Good space utilization means being able to meet peak demand without having too much excess space. This study marked the first time the college comprehensively reviewed usage.

What is working

- High-seat utilization and effective room utilization. Usage on Monday-Thursday is efficient, which is typical for a community college of our size.
- Classroom sizes are a good mix of size ranges.

Recommendations

- Create a standard template for Workforce Centers to track a variety of scheduling requests
- Refine scheduling/use data for continued room and seat utilization assessment
- Conduct a space utilization assessment for non-academic/support spaces district-wide

Also look at:

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**Overview of Classroom Utilization**

<table>
<thead>
<tr>
<th>Campus</th>
<th>All Rooms</th>
<th>General Purpose Rooms</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>8am to 5pm</td>
<td>5pm to 10pm</td>
</tr>
<tr>
<td>Cascade</td>
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</tr>
<tr>
<td>MTWR</td>
<td>48%</td>
<td>33%</td>
</tr>
<tr>
<td>F</td>
<td>25%</td>
<td>24%</td>
</tr>
<tr>
<td>S</td>
<td>21%</td>
<td>8%</td>
</tr>
<tr>
<td>Rock Creek</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MTWR</td>
<td>58%</td>
<td>39%</td>
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<td>F</td>
<td>21%</td>
<td>20%</td>
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<td>S</td>
<td>27%</td>
<td>3%</td>
</tr>
<tr>
<td>Southeast</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MTWR</td>
<td>55%</td>
<td>42%</td>
</tr>
<tr>
<td>F</td>
<td>27%</td>
<td>24%</td>
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<tr>
<td>S</td>
<td>19%</td>
<td>0%</td>
</tr>
<tr>
<td>Sylvania</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MTWR</td>
<td>53%</td>
<td>33%</td>
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<tr>
<td>F</td>
<td>18%</td>
<td>30%</td>
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<tr>
<td>S</td>
<td>20%</td>
<td>8%</td>
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**Overview of Seat Utilization in Classrooms**

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<tr>
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<td>67%</td>
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<tr>
<td>F</td>
<td>67%</td>
<td>72%</td>
</tr>
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<td>S</td>
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<td>55%</td>
</tr>
<tr>
<td>Rock Creek</td>
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<tr>
<td>MTWR</td>
<td>68%</td>
<td>63%</td>
</tr>
<tr>
<td>F</td>
<td>64%</td>
<td>32%</td>
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<td>S</td>
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<td>55%</td>
</tr>
<tr>
<td>Southeast</td>
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</tr>
<tr>
<td>MTWR</td>
<td>72%</td>
<td>68%</td>
</tr>
<tr>
<td>F</td>
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<tr>
<td>S</td>
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<td>Sylvania</td>
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<td>MTWR</td>
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<td>F</td>
<td>65%</td>
<td>45%</td>
</tr>
<tr>
<td>S</td>
<td>53%</td>
<td>74%</td>
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Facilities Condition Assessment

Facilities refer to the underlying infrastructure that keeps PCC running—boilers, plumbing, building exteriors, and more. Students have a greater sense of pride in the college when interacting with quality facilities that both look good and feel safe, while staff and faculty can be more creative and experimental in an environment that’s responsive to their academic and professional needs.

What is working

- **Staff and faculty are committed to making sure things are running smoothly, often putting in extra hours to get the job done.**

Recommendations

- **Create a long-term capital renewal and replacement schedule**
- **Continue interdisciplinary project coordination**

Also look at:

- 🌍
- 🚌
Americans With Disabilities Act (ADA)

ADA ensures access to the built environment for people with disabilities. Features such as grab bars in bathrooms, electrical outlets within reach, and adjustable desks can be critical to student success.

What is working

- There is increased awareness across the district about accessibility issues and solutions.

Recommendations

- Establish an Accessible Travel Network (ATN) for each campus and center
- Prioritize deficiencies along each ATN, including interior deficiencies where the ATN passes through buildings
- Reduce overall travel distance from accessible points of arrival to users' destination

Also look at:
Transportation and Parking

Transportation and parking is often a student’s first introduction to campus. Making it a positive & efficient experience is important so they can focus on learning. With Transportation Demand Management, the college can be more responsive to parking demands when enrollment ebbs and flows.

What is working

- The latest travel survey of staff and students found that 48% drove alone or motorcycled, while more than 50% used alternative modes of travel.
- PCC’s shuttle service between campuses is well used and valued by students and staff.

Recommendations

- Continue to make alternative modes more attractive through enhanced incentives and infrastructure
- Design a parking system to meet demand while increasing equitable access for staff and students
- Increase support for more sustainable travel options such as bike rentals and electric vehicle charging stations

Also look at:
Critical Race Theory (CRT) is a framework used to examine society as it relates to the categorization of race, law and power. Combined with spatial theory, the workgroups applied a CRT lens to explore how race and space play a part in shaping our campus climate. Space is not neutral and finding ways to better understand student’s perspectives of the spaces we build will help us achieve a more welcoming and comfortable learning environment.

With a focus on process over outcome, the project supported a student-led inquiry project (see page 14), conducted CRT trainings and workshops, and developed a repository of on-line resources. Our exploration will continue as we seek ways to infuse CRT in our facilities planning and capital projects.

Student findings
Students combined story telling with inquiry for a more authentic engagement process. Asking critical questions that explored students’ on campus experiences mattered just as much as who asked the questions. For future research, consider questions such as: How do built environments on campus make you feel? How would you describe an inclusive space? How are your multiple identities represented in college space?

This project has taught me a lot about taking part in collaborative research and addressing the complexities of our world, then taking on the task of improving as best we can.

—Cory Gillette
Space Matters Student
# Technical Reports

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<th>1. Space Utilization</th>
<th>3g. Costing</th>
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<td></td>
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Facilities Planning integrated with the forthcoming Academic and Student Affairs Plan and the college’s Strategic Plan, supports a quality student environment as well as the college’s mission of access and inclusivity.

Next steps in Facility Planning include:

- Enhance the findings from Phase I with: an assessment of ADA Barrier Removal; development of Safety and Security Standards; and continued Space Utilization assessment, particularly in support spaces such as offices, meeting rooms, and resource centers.

- Begin Phase II work by conducting visioning exercises for each campus to better understand growth capacity in conjunction with academic programming needs.

- Continue a collaborative and coordinated approach to project work as demonstrated throughout facilities planning.

- Continue to integrate Critical Race Theory (CRT) in capital project work through broad outreach efforts and explore how CRT informs policy and design decisions at the college.
Acknowledgments

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NEDZIB BERICI
MIKE STREEFS

David Evans & Associates

Civil
BRAD BERRY
SARAH JONES

Vintage Technology

Technology
RICHARD BUSELL
KEN GOGACKY
JONATHAN YORK

Code Unlimited

Accessibility
SAMIR MOKASHI
TOM JALESKI

Rider Levett Bucknall

Estimating
GRAHAM ROY
DAN JUNGE

Lancaster Engineering

Transportation
TODD MOBLEY
MIRANDA WELLS

Eitelson & Associates

Transportation
PHIL WORTH

Layne Consultants Int'l

Security
STEPHEN P. LAYNE
MARK PETERSON

Biddison Hier

Space Utilization
THOMAS C. MIER

The Bookin Group

Land Use Planning
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