Portland Community College is Oregon’s number one gateway to higher education and lifelong learning. As the region’s largest post-secondary institution, PCC serves some 80,000 learners a year across a 1,500-square-mile district. Integrated planning activities across the college help ensure that long-term decision-making is strategic, inclusive and mission-focused. These efforts reflect a larger intention at PCC to create a culture of planning and innovation.

A number of integrated projects are currently under way as part of long-term planning efforts:

### Strategic Planning

In 2015, PCC published a strategic vision that has become the college’s overall map for ongoing planning and strategic actions. [https://www.pcc.edu/about/administration/strategic-plan/affordable/](https://www.pcc.edu/about/administration/strategic-plan/affordable/)

### Facilities Planning

This process launched in fall 2016 to provide a comprehensive framework for assessing PCC’s built environment and linking future capital and maintenance needs with strategic goals. The resulting plan will inform accreditation reporting as well as future infrastructure investment.

### Academic and Student Affairs Planning

This broad-based, collaborative effort will provide an ongoing process for understanding current and future strengths and needs. The resulting roadmap will ensure continuous improvement of academic programs and services in support of PCC’s mission and strategic plan.

### IT Planning

This process launched in fall 2016 to provide an institutional blueprint of strategic technology projects that will align to PCC’s core strategies as well as to key college-wide planning efforts. The action plan will focus on a 3-5 year timeframe with the goal of driving IT infrastructure, data, applications and processes to best-in-class status for educational technology.

### Facilities Plan Assessment Process

#### Why are we doing this?

There are four primary drivers behind the facilities plan:
- Accreditation
- Project identification + prioritization
- Organizational efficiencies
- Supporting a planning culture

#### What is the process?

**Phase 1 - Assessment**

This initial phase is an assessment of existing conditions. A thorough evaluation of the built environment is currently underway at every PCC-owned facility. This is the first comprehensive facility assessment done by PCC and will set the foundation for on-going planning work.

**Phase 2 - Implementation + Campus Planning**

Taking information gathered in Phase I as well as the results of the Academic and Student Affairs Plan and IT Plan, Phase II of the Facilities Plan will look to the future and focus on campus planning. It will envision how much and what type of growth could occur at each campus.
Who is involved?

The Task Force serves as the management team for the project and meets weekly. The Steering Committee serves as a recommending body for the project and meets monthly. The Workgroups are a technical resource and meet as needed. All meetings are open to all interested.

Task Force

Kendra Cawley | Dean, Academic Affairs
Kate Chester | Director, Community Engagement
Linda Degman | Director, Bond Program
Tony Ichsan | Director, FMS
Debra Jarcho | IT Manager, Bond Program
Rebecca Ocken | Manager, Bond Program

Steering Committee

Sylvia Kelley | Executive Vice President
Jim Langstraat | Vice President, Finance and Administration
Lisa Avery | President, Sylvania Campus
Lisa Bledsoe | Associate Vice President of Human Resources
Eric Blumenthal | Associate Vice President of Finance
Kendra Cawley | Dean, Academic Affairs
Kate Chester | Director, Community Engagement
Linda Degman | Director, Bond Program
Linda Eden | Director, Auxiliary Services
Sandra Fowler Hill | President, Rock Creek Campus
Derrick Foxworth | Director Public Safety
Miriam Friedman | Dean of Student Development
Denise Frisbee | Board Member
Frank Goulard | Faculty Representative
Jeff Grider | Classified Representative
Tony Ichsan | Director, FMS
Debra Jarcho | IT Manager, Bond Program
Elizabeth Lundy | Vice President, Academic Affairs
Abdul Majidi | Director, Workforce Development
Laura Massey | Director, Institutional Effectiveness
Michael Northover | Chief Information Officer, IT
Kaela Parks | Director, Disability Services
Jim Perez | Vice President, Student Affairs
Briar Schoon | Manager, Sustainability
Kurt Simonds | Dean of Instruction
Rob Wagner | Associate Vice President, College Advancement

Workgroups

Space Utilization
Kurt Simonds
Karen Sanders
Tonya Booker
Tanya Batazhan
Tricia Brand
Ken Dodge
Julie Mast

Sustainability
Briar Schoon
Laura Ward
Julie Mast
Alyson Lighthart
Elsie Cole
Jack Lussier

Transportation and Parking
Kathleen McMullen
Karissa Nickerson
Michael Kuehn
Wendy Palmer
Mandy Ellerton
Jennifer deLaix
Dean Halley
Mark Gorman
Jack Lussier

ADA
Alex Baldino
Wendy Palmer
Donna Bezio
Jody Giffin
Maria Mendez
Kathy McMullen
Kevin Edwards

Safety and Security
Derrick Foxworth
Michael Sturgill
Debra Jarcho
Tony Ichsan
Danielle Parker
Neal Naigus
John Zalas
Charisse Loughery
Alan Bral
Kevin Crowley

Facilities Assessment
Tony Ichsan
John MacLean
Joe Gamble
Mark Erickson
Gary Sutton
Heidi VanBrocklin
Zahava Jones

Capital Projects
Linda Degman
Debra Jarcho
Rebecca Ocken
Gary Sutton
Tony Ichsan

Information Technology
Val Moreno
Debra Jarcho
Patrick Iglehart
Andy Freed
Michael Heuer
James Reece
Hank Schottland
Gayathri Iyer
Payam Damghani
Ed Hawkins
What projects will we pursue in the next bond?

The projects below have been outlined as priorities for the 2017 bond measure.

**New Interprofessional Training Center (Health Professions)**
This new building will expand continuing education with the addition of a Health Professions/Interprofessional Training Center located at the CLIMB Center. The building will also include space to centrally locate the Information Technology Department.

**Metro Center**
As Workforce Training continues to grow, the aging buildings at Metro Center no longer accommodate the program. A new building with classroom, office and meeting space, is planned to replace the two existing existing buildings on site.

**Willow Creek**
Renovation and reconfiguration of classrooms will help accommodate new Workforce Development programs such as new mechatronics lab.

**Cascade Public Safety Building**
A new building will replace what was once a former dental office to provide public safety staff an improved and more efficient work environment.

**Health Technology Building**
The total renovation of the Health Technology Building on the Sylvania Campus will provide a much needed upgrade to the physical infrastructure and overall learning environment. New classrooms, labs, flexible study areas, meeting rooms and division office space will be included in the new facility.

**Sylvania Site Improvements**
The area around the Sylvania Campus buildings will see a wide variety of improvements including ADA upgrades, storm water enhancements, the addition of electric car charging stations, a new campus entry, and more.

**Rock Creek Event Center Parking Lot**
This gravel parking lot behind Building 9 will be upgraded with an asphalt surface, lighting, stormwater and building and pathway connections.

**ALL CAMPUSES & CENTERS**
- Scheduled Maintenance / Systems Upgrades
- Safety & Security Upgrades
- IT Upgrades

Comments or Questions?

Place stickies here
Space Utilization Assessment Process

Space Types Included

- General Administrative Space
  - Offices
  - Conference rooms
  - Support spaces

- Academic Administrative Space
  - Offices
  - Conference rooms
  - Support spaces

- Regularly Scheduled Instructional
  - Classrooms
  - Teaching Labs

Nature of Analyses

- Square footage allocation analyses, e.g.:
  - Per person
  - Per department
  - Per Campus
- Record space data
- Gather qualitative information on use
- Analysis of current utilization
- Develop Instructional Space Master Plan

Students Served by Campus + Term

Distribution of Courses by Campus

Distribution of classrooms/labs by campus or major center

Comments or Questions?

Place stickies here
Facilities Plan
Campus + Community Forums

FACILITIES CONDITION ASSESSMENT

Total Cost of Ownership

One Time Costs
"Birth and Burial"
(5-15%)

Annual Costs
“Operational and Use”
(45-65%)

Periodic Costs
“Renewal and Modernization”
(10-20%)

Facilities Life Cycle Stages

Stage One
Land, Design, Construction, Occupancy
(5-15%)

Stage Two
Operation, Maintenance, Renewal/Modernization
(65-80%)

Stage Three
Decommission, Demolition
(1-5%)

Glossary of Terms

Useful life | how long a piece of equipment should last with regular maintenance

Replacement year | when a piece of equipment should be replaced based on on useful life

Backlog | equipment that is passed its useful life but has not been replaced

Run to fail | using a piece of equipment until it fails then replacing it. Normally more expensive than replacing at the end of useful life.

Condition assessment | the process of establishing remaining useful life of a institution assets and equipment.

Facility condition index | a score obtained by dividing the cost of all equipment and building systems that are scheduled for current replacement or are in backlog by the current replacement value of the building. It helps in identifying whether a building should be scheduled for a complete remodel, demolition and replacement or just a few systems need updated.

Comments or Questions?

Place stickies here
Facilities Plan
Campus + Community Forums

Areas Being Assessed
Pathways from parking to buildings
Pathways from transit to buildings
Accessible campus entries
Interior building assessments

Areas Being Assessed
Multi-use pathways
ADA parking
Bike lanes, routes, & infrastructures
Electric vehicle charging
Parking lot maintenance
Shuttle service
Transit subsidies
Wayfinding

Comments or Questions?
Place stickies here
Areas Being Assessed

Existing fiber and copper topology
Telecommunication rooms
Wireless access
Classroom technology, lecture capture and video production
Other technologies used to support academics and operations

Areas Being Assessed

Access (door) controls
Video surveillance
Mass notification

Comments or Questions?

Place stickies here
Areas of Focus

College operations
• Purchasing
• Building Operational practices
• Waste, including hazardous waste
• Maintenance and custodial
• Indoor air quality
• Technology
• Transportation Demand Management
• Dining Services
• Connect to other plans: Transportation & IT

Construction & Renovation
• LEED Standards
• Energy & water conservation
• Sustainable materials
• Construction waste diversion/prevention
• Education of sustainable features
• Total cost of ownership

Education & Culture
• Behavior change
• Academic program support
• Living labs
• Equity & Social Justice (e.g. housing and food insecurity)

Emissions & Energy
• Energy use analysis
• Energy efficiency/conservation
• Renewable energy
• Emissions reductions targets from Climate Action Plan

Grounds & Natural Systems
• Site Operational Practices
  o Integrated Pest Management
  o Bee and Tree Campus USA
• Natives & low-maintenance plantings
• Grounds as an educational tool (living lab)
• Stormwater management
• Potable water indoor and outdoor use

Health and Well-being
• Human health & buildings (e.g. natural light, materials, ventilation)
• Exercise support
• Grounds (e.g. pesticide-free)
• Indoor air quality
• Nutrition, food security, learning gardens

Comments or Questions?
Place stickies here
What do you think is the most important for PCC to focus on in developing the buildings that will house twenty-first century learning environments?

- **Experiential**
  - **Identity**
    - Historical significance
    - Cultural significance
    - Architectural expression
    - Recruitment and retention
  - **Occupant**
    - Daylight
    - Fresh air
    - Views
    - Public Transportation
    - Satisfaction
  - **Program**
    - Functional Efficiency
    - Appropriate area
    - Structural
    - MEP
    - Technology
    - Flexibility
    - Durability
    - Future Expansion

- **Economic**
  - **Assets/Resources**
    - Intrinsic value
    - Residual value
    - User productivity
    - Spatial Utilization
  - **Operating & Maintenance**
    - Weighted Average Service Life (WASL)
    - O&M benchmark cost
    - Remaining WASL
  - **Construction**
    - Replacement cost
    - Cost to extend service life
    - Net after energy savings
    - Total cost-of-ownership per SF per WA year net energy
    - Total cost of ownership

- **Environmental**
  - **Solar**
    - Solar orientation
    - Solar energy potential
    - Building envelope
    - Heating / Cooling
    - Daylighting
    - Natural ventilation
    - EUI (Energy Use Index)
  - **Water & Waste**
    - Storm water
    - Grey water
    - Domestic water
    - Waste
  - **Other**
    - Habitat
    - Flood Plain
    - Site Contamination
    - Hazardous Chemicals
    - Reuse/new potential