

A photograph of wooden beams forming a triangular structure against a bright blue sky with wispy white clouds. A dark blue horizontal banner is overlaid on the right side of the image.

BOND ADVISORY COMMITTEE SPRING 2024

Agenda

9:30 Welcome and Introductions

- What most interests you about the 2022 Bond?

9:40 2017 Projects

9:50 2022 Projects

- Sylvania Health Technology West
- Sylvania Communications Technology
- Rock Creek Building 2
- Hillsboro Health & Education District
- Technology
- Safety & Security

10:15 Finance & Procurement

10:20 Workforce & Contracting Equity

10:25 Questions?

A low-angle photograph of a wooden roof structure, showing several light-colored wooden beams and planks. The structure is set against a bright blue sky with scattered white clouds. The perspective is looking up, emphasizing the height and geometry of the roof.

2017 Projects

2017 Bond Overview

- ❖ \$185 million bond measure increased to \$234 million
- ❖ Almost 100 projects
- ❖ Objectives of the 2017 Bond
 - Enhance workforce training programs to align with industry needs
 - Advance STEAM programs and training opportunities
 - Upgrade technology and equipment districtwide
 - Support the health and longevity of college facilities
 - Update safety and security districtwide
 - Increase accessibility districtwide

Sustainability

Opportunity Center @ 42nd Avenue

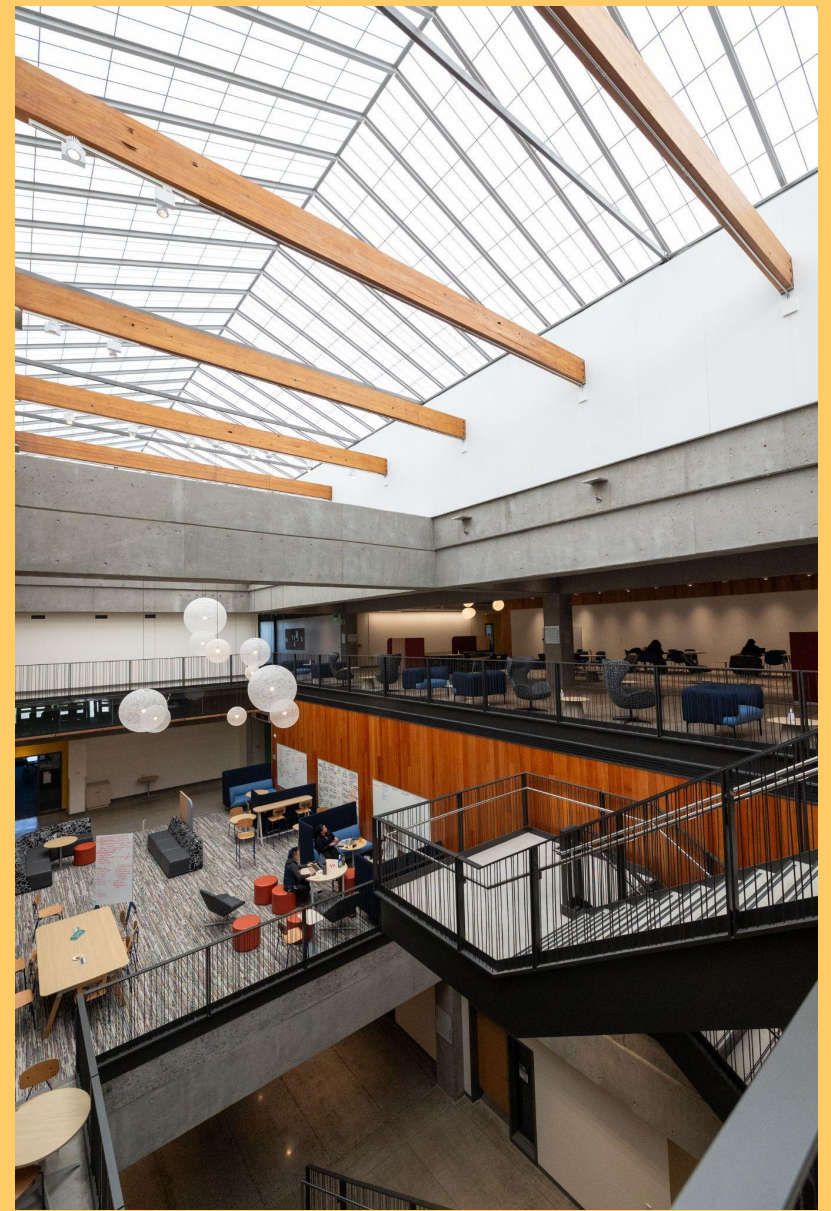
- ❖ PCC's first mass timber building
- ❖ All-electric, thermal zoning, optimized lighting
- ❖ LEED GOLD
- ❖ Partnerships with ODHS, NAYA, and Multnomah County
- ❖ Community-led engagement supported design equity and trauma informed design



Equity

Sylvania Health Technologies East

- ❖ Largest renovation to date
- ❖ LEED GOLD
- ❖ New student learning and collaboration space and new staff offices
- ❖ Surpassed workforce and contracting equity goals
- ❖ Real-time tracking of equity goals published on a public-facing dashboard



Technology

OMIC, Vanport, DSTB

- ❖ New, state-of-the-art facilities to support CTE programs in health and advanced manufacturing
- ❖ LEED Certifications in SILVER and GOLD
- ❖ Industry engagement and support
- ❖ Unique building partnerships

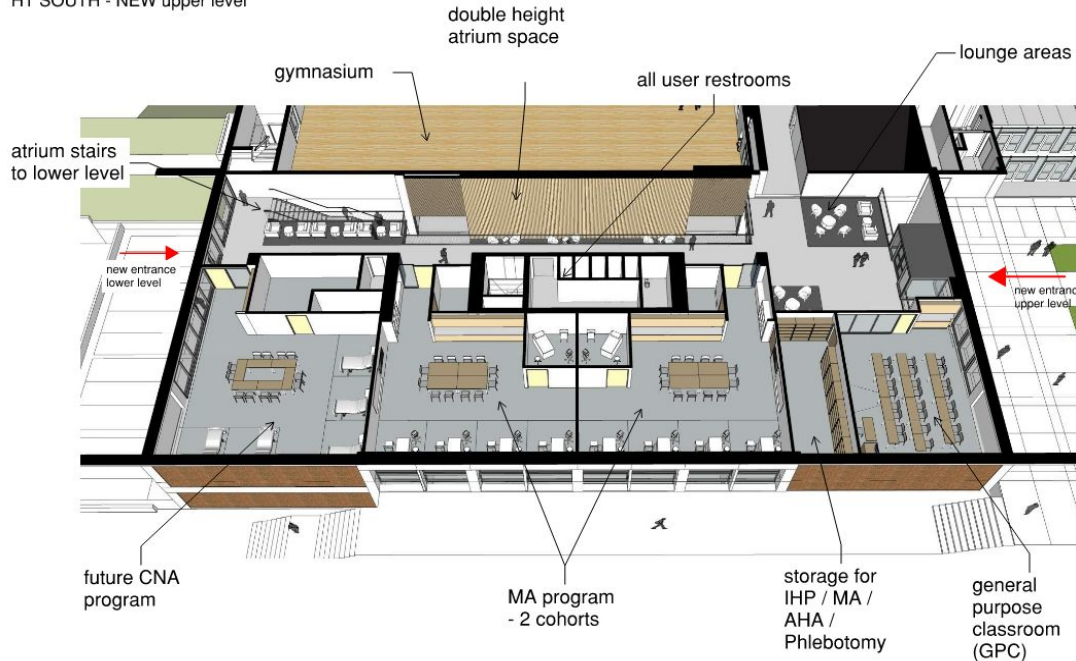


A low-angle photograph of a wooden roof structure, showing several light-colored wooden beams and rafters. The structure is set against a bright blue sky with scattered white clouds. The perspective is looking up, emphasizing the height and geometry of the roof.

2022 Projects

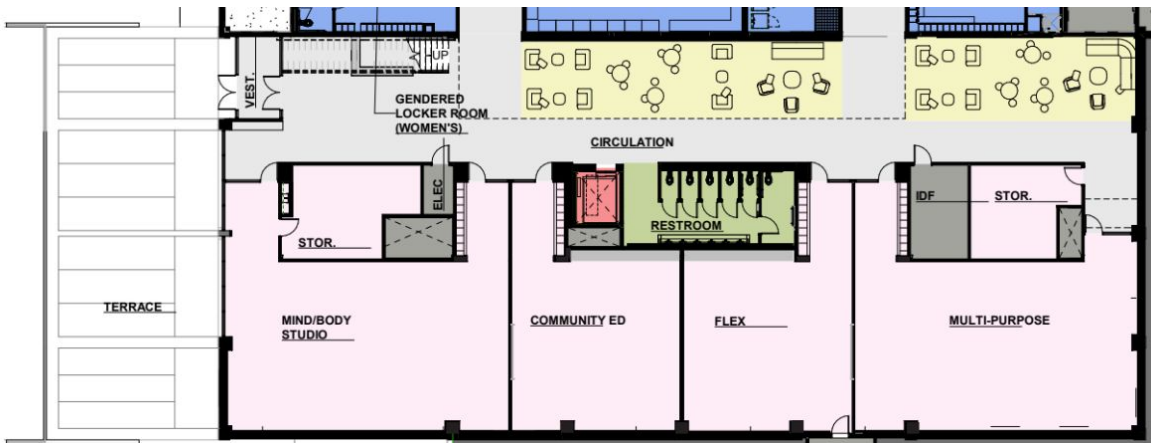
Sylvania Health Technology West

HT SOUTH - NEW upper level



Level 2

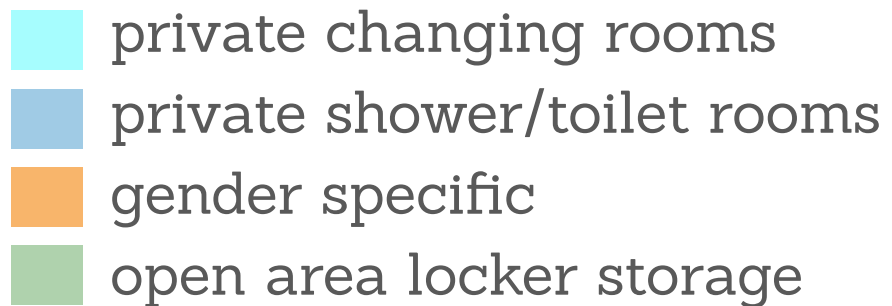
4 additional Healthcare instructional spaces for CNA, MA, GPC
11,000 sf



Level 1

4 additional Physical Education instructional "flex use" spaces
11,000 sf

Improved support spaces for Physical Education

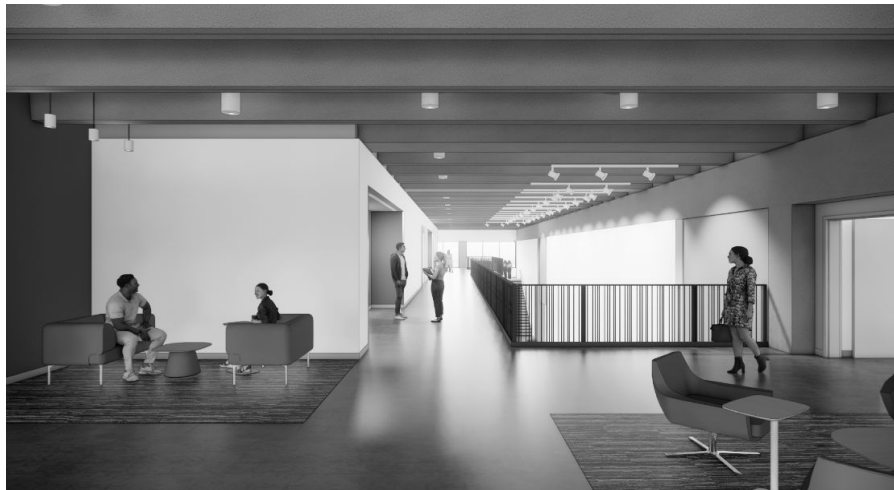


Sylvania Health Technology West

SY HT West - Project Schedule

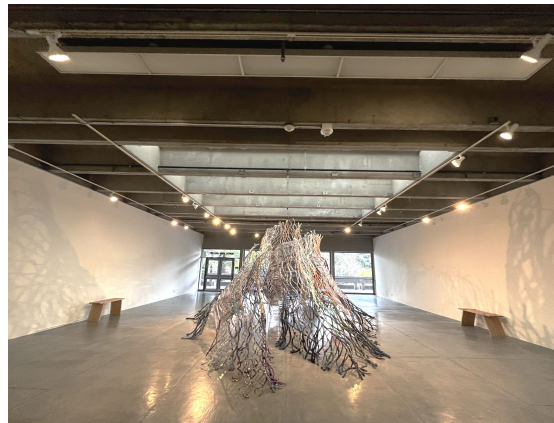
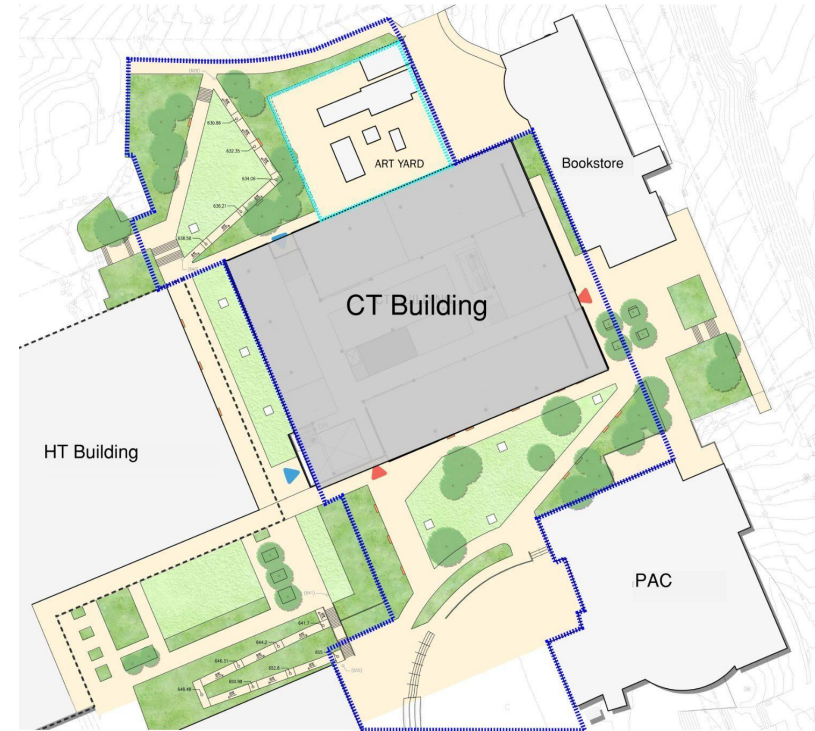
Updated 5/21/2024 *DRAFT changes may occur after construction starts

ACADEMIC Calendar	2024							2025												2026				
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR		
		SUM			FALL			WNT			SPR			SUM			FALL			WNT				
CONSTRUCTION		NO ACCESS to Construction Zones - liability of GC																						
PHASE 1 HT SOUTH (Natatorium)	move out	PHASE 1 - HT SOUTH - demolition and construction																				P&CC FIT OUT	PCC Move In	
PHASE 2 BASEMENT - LOCKER ROOMS					move out	Phase 2 - LOCKER ROOMS demolition and construction																		
PHASE 3 GYMNASIUM												move out	short schedule	Phase 3 - GYM FULL CLOSURE			Late Start classes for Fall 2025							



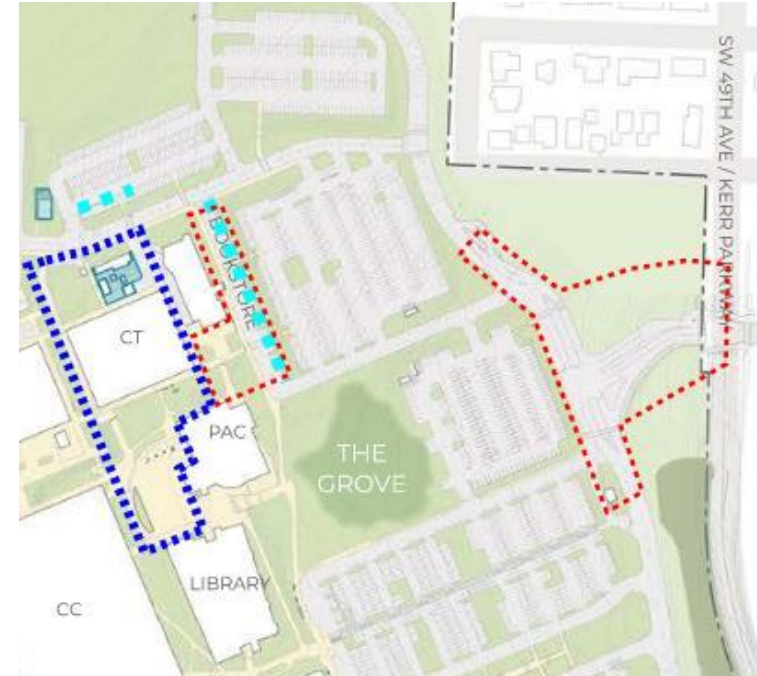
Sylvania Communications Technology

- Full renovation of existing Brutalist building to accommodate Arts & Humanities programs
- Scope includes replacement of all MEPF systems and building assemblies. Scope also includes site improvements to the surrounding area & the PAC Plaza
- Estimated Completion: May 2028



Sylvania East Entry Site Improvements

- Redesign of the existing main entry to increase accessibility and circulation into campus, while also expanding opportunities for alternative transportation methods and improving safety
- Scope includes the East entry as well as the Bookstore Plaza
- Estimated Completion: May 2028



Rock Creek Building 2

- Scope includes renovation of B2 and establishing new CTE space for the Construction Technologies and Automotive Services programs
- Total Project Budget is \$84M
- The Design Team and CM/GC partners were selected via separate RFPs
 - Bora Architects
 - Fortis Construction
- Programming to begin late Summer 2024
- Estimated construction start in Spring 2026

Hillsboro Health & Education District

- Partnership with Hillsboro School District and Virginia Garcia Memorial Health Center
- Early massing study proposed a 90,000 sf building
- PCC would have about 30,000 sf for health-related programs
- Total PCC Project Budget is \$20M
- Memorandum of Understanding finalized
- Now discussing terms for a Development Agreement

A low-angle shot of a wooden structure, possibly a roof or a bridge, with light-colored wooden beams and a darker wooden floor. The structure is set against a bright blue sky with scattered white clouds. A dark blue horizontal banner is positioned across the middle of the image, containing white text.

Technology/Safety & Security

Technology

Wireless Upgrades

- Phase 1 complete
 - Replaced over 800 access points district-wide
 - Upgraded all associated network switches
 - Wireless related support tickets reduced by 80%
 - Phase 2 underway to add additional APs with a planned completion of Fall 2024

Presentation Technology

- 193 classroom podium upgrades installed since 2017
- 2022 podium upgrades currently in RFP and beginning after Summer
- A/V refreshes in SY CC and RC EC going to bid this summer

Safety & Security

Security Camera Replacements

- Currently in planning phase to inventory existing security cameras district-wide and evaluate replacements, additions, maintenance and administrative processes. To be complete in 2025

Dispatch System

- Evaluating possible solutions and compatibility with PCC's existing technology

A low-angle photograph of a wooden roof truss structure against a bright blue sky with scattered white clouds. The wooden beams are light-colored and show natural grain patterns and knots. A dark blue horizontal banner is positioned on the right side of the image, containing the text 'Finance & Procurement' in white.

Finance & Procurement

2022 Bond Financial Report – 5/29/24

FUNDING SOURCES	
Bond Proceeds - Sale 1 March 2023	\$ 225,000,000
Bond Proceeds – Sale 2 March 2028	\$ 225,000,000
Bond Premium	\$ 27,620,365
Other Funds (State & Multnomah County)	\$ 14,000,000
Interest & Other Revenues To Date	\$ 1,925,482
Total Funds Available	\$ 493,545,847

Project Name	Category	Budget
2017 Bond Willow Creek AI Learning Laboratory WC2251	2017 Delayed	\$1,923,677
2017 Bond Cascade Public Safety Building CA2051	2017 Delayed	\$2,616,116
2022 Bond OC@42 Art MT2327	2017 Delayed	\$220,000
2022 Bond Rock Creek Library Remodel RC2319	2017 Delayed	\$2,500,000
2022 Bond Sylvania HT East Art SY2328	2017 Delayed	\$299,798
2022 Bond District-wide Hillsboro Center DW2252	2022 Bond	\$20,043,000
2022 Bond Rock Creek B2 Building Replacement RC2314	2022 Bond	\$84,000,000
2022 Bond Sylvania CT Building Renovation SY2313	2022 Bond	\$60,000,000
2022 Bond Sylvania HT Westside Renovation SY2160	2022 Bond	\$37,865,079
2022 Bond DW Space Utilization Survey DW2317	2022 Bond/Planning	\$400,000
2022 Bond Sylvania AM Building SY2351	2022 Bond Phase 2	\$33,000,000
2022 Bond Sylvania Stormwater Mitigation SY2321	Code Required	\$750,000
2022 Bond CA SU VRF Redesign CA2252	Deferred Maintenance	\$2,779,184
2022 Bond Cascade Hall VRF Redesign CA2253	Deferred Maintenance	\$2,633,300
2022 Bond Deferred Maintenance DW Control Upgrade Distech Honeywell DW2334	Deferred Maintenance	\$1,650,000
2022 Bond Deferred Maintenance DW Fire Alarm Updates DW2305	Deferred Maintenance	\$2,000,000
2022 Bond Deferred Maintenance Exterior Repaint & Resealing SE MTH & MSH SE2308	Deferred Maintenance	\$200,000
2022 Bond Deferred Maintenance RC B2 MAU Replacement RC2316	Deferred Maintenance	\$160,000
2022 Bond Deferred Maintenance RC Intersection ADA Improvements RC2158	Deferred Maintenance	\$513,900
2022 Bond Deferred Maintenance SE Admin Hall Drywell SE2335	Deferred Maintenance	\$250,000
2022 Bond Deferred Maintenance Sylvania CC Building Roof Replacement SY1952	Deferred Maintenance	\$21,521,078
2022 Bond DW Hazardous Conditions Assessment DW2331	Deferred Maintenance	\$200,000
2022 Bond Rock Creek B6 Hangar Asphalt RC2328	Deferred Maintenance	\$150,000
2022 Bond Rock Creek B7 Retrocommissioning RC2327	Deferred Maintenance	\$519,600
2022 Bond SY CC Bldg 110 & 111 AHU Replacement SY2336	Deferred Maintenance	\$40,000
2022 Bond SY ST/SS Stairway/Handrail/Sidewalk Repairs SY2329	Deferred Maintenance	\$2,500,000
2022 Bond CA MAHB BDF Mechanical Upgrades CA2330	Deferred Maintenance	\$300,000
2022 Bond Datacenter Tool Upgrades DW2332	IT	\$1,000,000
2022 Bond District-Wide Switch Replacement DW2302	IT	\$2,000,000
2022 Bond DW Data Center Enhancements DW2307	IT	\$3,100,000
2022 Bond DW Digital Presentation Technology DW2311	IT	\$10,700,000
2022 Bond DW Next Generation VoIP & Communication Services DW2304	IT	\$2,000,000
2022 Bond DW Student Facing Computer Replacements DW2315	IT	\$4,500,000
2022 Bond DW Wide Area Network Design DW2306	IT	\$100,000
2022 Bond DW Wireless Access Points Installation and Programming DW2303	IT	\$1,300,000
2022 Bond Rock Creek Event Center AV Upgrade RC2323	IT	\$250,000
2022 Bond Sylvania CC 233 A/B AV Improvements SY2322	IT	\$350,000
2022 Bond Owner Program Management Costs 97006	Owner Costs	\$40,000,000
2022 Bond Multnomah County Health Clinic DW2251	Partner	\$7,000,000
2022 Bond DW Public Safety Dispatch Replacement CA2325	PS	\$1,500,000
2022 Bond DW Security Camera Enhancements and Upgrades DW2312	PS	\$4,320,000
2022 Bond DW Kitchen & Dining Assessment DW2324	Requested	\$350,000
2022 Bond OC42 Office & Classroom Renovation MT2338	Requested	\$75,000
2022 Bond 2024 Landscape Design Standards & Specifications Update DW2320	Identified Need	\$55,000
2022 Bond DW Real Estate Acquisition/Disposal DW2310	Identified Need	\$50,000
2022 Bond DW Vehicles & EV Infrastructure DW2318	Identified Need	\$3,500,000
		\$361,184,733

Preallocated Funds		
2400-01 Deferred Maintenance		\$32,090,000
2400-02 Roofs		\$20,000,000
2400-03 Information Technology		\$14,800,000
2400-04 Public Safety		\$4,680,000
2400-05 Accessibilty		\$2,500,000
2400-07 FF&E		\$2,500,000
2400-97 Contingency		\$14,133,584
2400-98 Escalation		\$37,500,000
2400-99 Interest and other earnings through 5/29/24		\$4,157,530
		\$132,361,114

Use of Bond Funds

IRS and State restricts the use of tax-exempt bond proceeds

- Must result in a capital asset (useful life over one year)
- Cannot be used for software unless College owns the product – does not apply to incidental use e.g. operating systems and software required for equipment. This is a limitation in the State Constitution and Oregon Statutes
- Cannot be used for “ordinary” repair and maintenance
- Cannot be used for salaries and operating expenses other than those required to manage the bond program
- Additionally, expenditures must comply with ballot measure language

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Workforce & Contracting Equity

Workforce & Contracting Equity

- Added Respectful Workplace Program requirements for design teams
- Hired a Vendor Diversity Coordinator - Tina Semko
- Implementing a workforce agreement on the RC Building 2 project in partnership with labor and CBOs
- Engaged NAMC as a partner to maximize contracting equity - working to add PBDG as a partner
- Our Respectful Workplace Program language adopted by TriMet, Metro, PPS, BSD, Wash Co

Regional Workforce Equity Agreement (RWEA)

- Agreement amongst government agencies and organized labor working toward dramatically improving the hiring and retention of women and people of color on construction projects around the region. Brings all stakeholders to the table collaboratively
- Finalizing the PCC specific owners attachment
 - worked with Attorney who prepared the master agreement
 - Next step is reaching out to the unions for agreement
 - Will be implemented on the RC B2 project as a pilot

A low-angle shot looking up at a wooden roof structure. The wooden beams are light-colored with visible grain and knots. They form a triangular pattern against a bright blue sky with soft, white clouds. The perspective creates a sense of height and structure.

Questions

Planning & Capital Construction Team

Amy Hanson Amy James Neel Angela Alexander
Anna Rhea AriAnne Whitt Cherie MaasAnderson
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Jody Giffin John MacLean Juanita Lognion
Julie YeagerWalker Krystsina Paulava Leanne Drake
Mark Seeley Mary Kulikov Megan Saari
Rebecca Ocken Sherry Durfey Stephen Wasserberger
Thalia Martinez Tim Kremer Tina Parkvold
Tina Semko Valerie Duback Wendy Wright

Resources

Planning & Capital Construction webpage

www.pcc.edu/bond

Facilities Plan Report

<https://www.pcc.edu/strategic-plan/where/facilities-planning/phase-2/>

P&CC Annual Report FY 2020-2021

https://www.pcc.edu/bond/wp-content/uploads/sites/57/2021/12/PCC-Annual-Report-FY-2020_2021_accessible_digital_opt.pdf

Planning & Capital Construction's
Equity & Workforce Program Publish Dashboard for Reporting
[Portland Community College Landing Page | Tableau Public](#)

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Thank You