

BOND ADVISORY COMMITTEE SPRING 2023



Planning & Capital
Construction

March 23, 2023

Agenda

2017 Project Update

- Capital Projects
- IT/Safety & Security
- Questions/Discussion on 2017

2022 Bond

- Bond Sale
- Current Projects
- Workforce and Contracting
- Diversity Objectives
- Finance
- Budget Overview

Discussion

Introductions

hello

2017 PROJECT UPDATE

HT Renovation Summer 2023



HT Renovation Summer 2023

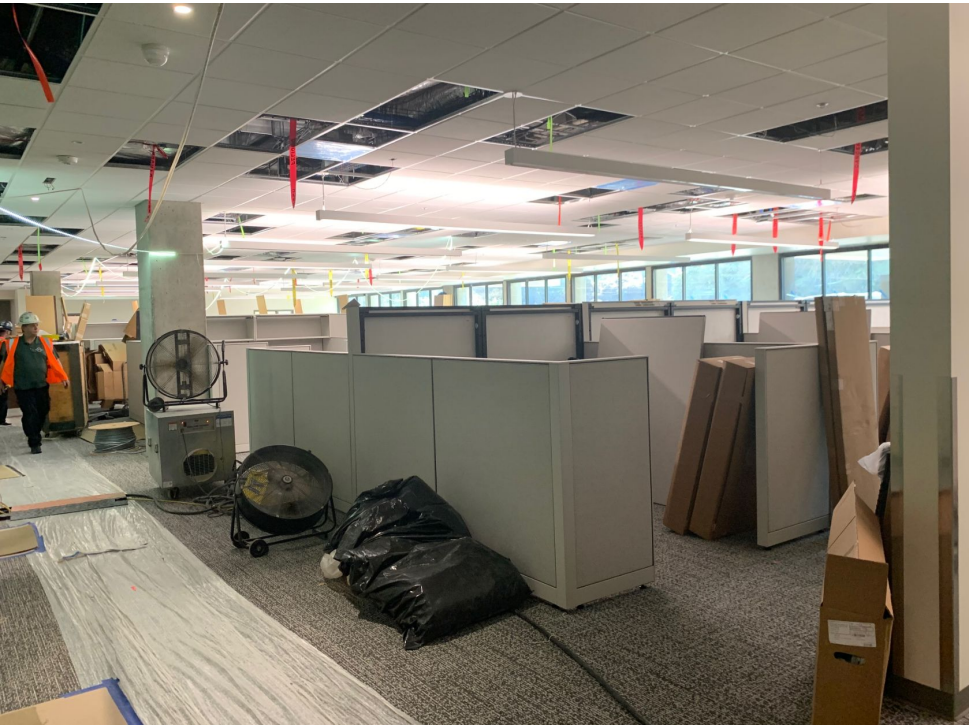


Level 1

Architecture & Interiors Student Tour



HT Renovation Summer 2023



Office space - 2nd floor

Architecture & Interiors Classroom - 3rd floor



Portland Metropolitan Workforce Training Center Summer 2023



Rock Creek Barn Replacement Fall 2023



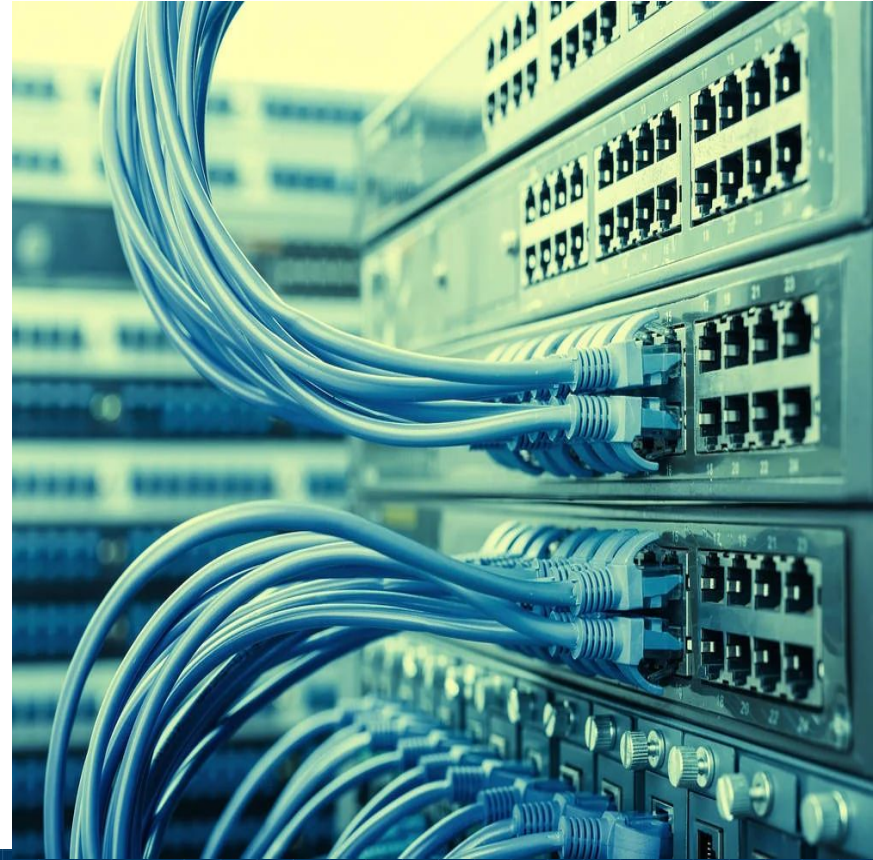
IT/SAFETY & SECURITY

Information Technology Projects

Network Optimization (Phase 2)

Replacement of local network switches, currently 5-8 years old

- All Centers and Southeast campus completed as well as a few various campus buildings.
- Project was on hold for 5 months when switch manufacture ended current model due to resource challenges
- RFP for installing and programming the new switches to be released in April.
- All switches set to be replaced by end of year

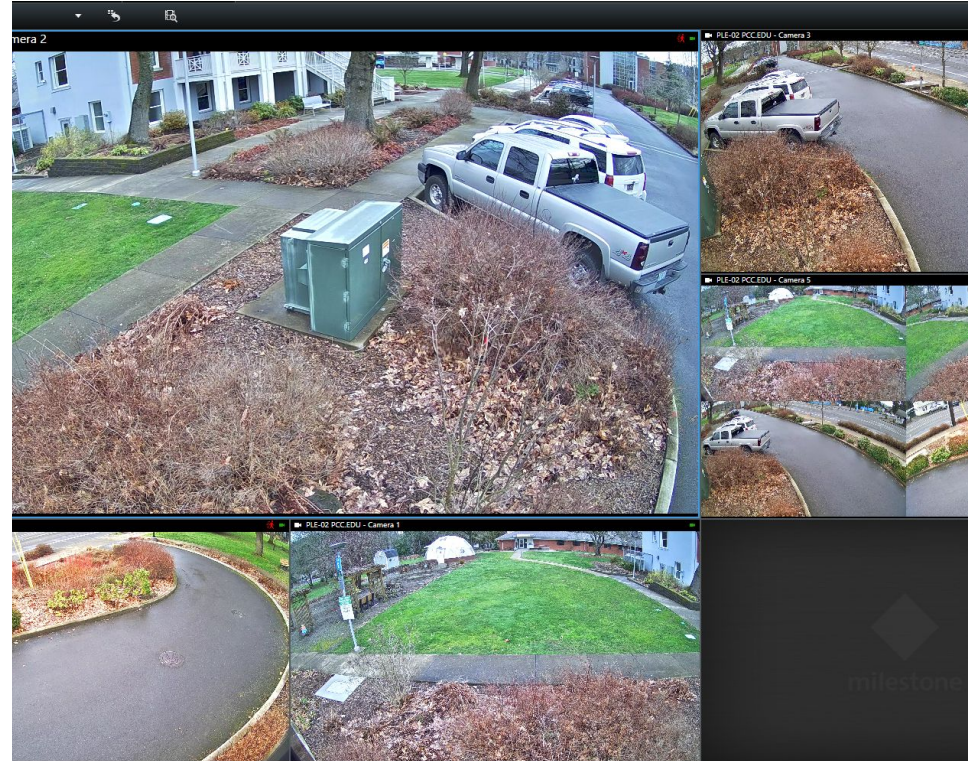


Public Safety Projects

Southeast Camera Replacement

Public Safety chose Southeast Campus for a pilot program to enhance public safety camera hardware and software.

- Project underway now and is approximately 95% complete. Pictures shown are actual screen shots from what our Public Safety officers can now view.
- Current status:
 - Fine tuning video storage and archive processes.
 - Analytics training for Public Safety officers.
 - Camera views imported to software based on Public Safety officer feedback.



Public Safety Projects

Mass Notification Improvements

- Following successful pilot projects with equipment installations and testing at OMIC and CLIMB, PCC negotiated with Alertus to furnish mass notification equipment at all campuses and centers.
- Public bidding process for the project's installation phase was awarded to Cache Valley Electric
- Spring break 2023 Alertus engineers and Cache Valley Electric will work together to complete installation and test functionality of the system.
- Project to be completed by June 2023



QUESTIONS/DISCUSSION ON 2017

2022 BOND

Bond Sale

- Bond sale at \$225M (\$28M in premiums)
- College invests and interest earned
- Spend by end of 2028

2022 Current Projects Sylvania

CC Roof Replacement



HT West Renovation



2022 Current Projects Cascade

PSB Redevelopment



VRF Upgrades



WORKFORCE & CONTRACTING

OUTREACH EVENTS

Rock Creek Campus 2/9/23



Southeast Campus 2/14/23



DIVERSITY OBJECTIVES

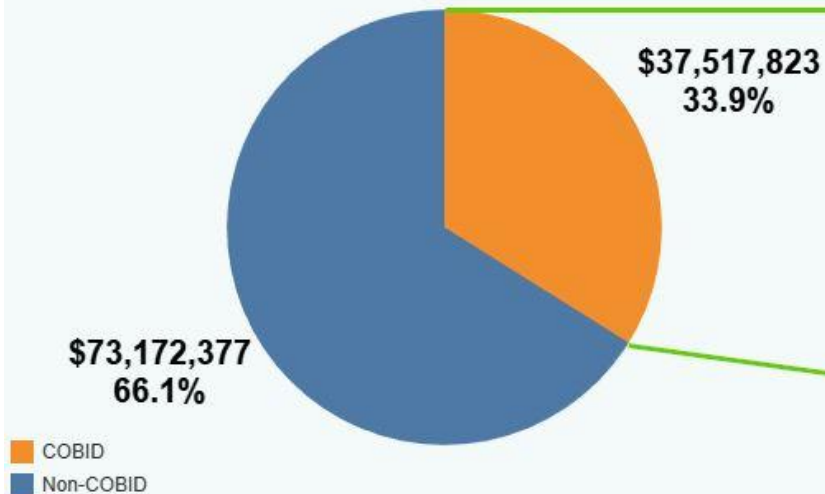
P&CC's Outcomes Are Being Noticed

A few examples of spaces we have been asked to share about how we are producing such strong outcomes:

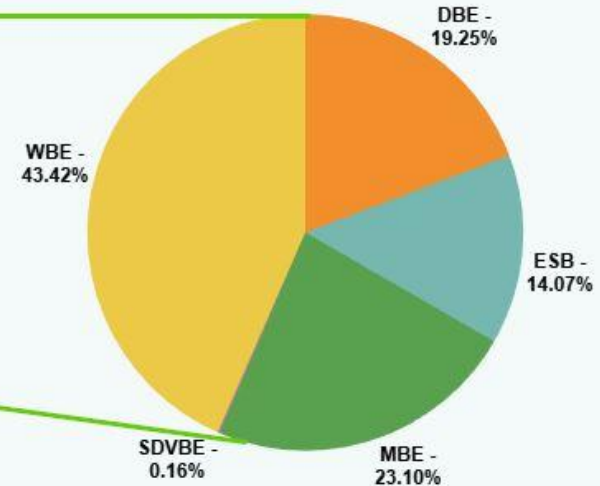
- US Department of Labor Women's Bureau
- Both the regional and Federal arms of the OFCCP (*Office of Federal Contract Compliance*)
- National Association of Home Builders
- National Tradeswomen's Taskforce
- DBIA (Design-Build Institute of America)
- City of Portland
- Washington County
- Clackamas County Water Bureau
- City of Hillsboro
- Portland Public Schools
- Port of Seattle
- Seattle Public Schools
- Metropolitan Alliance for Workforce Equity

Contracting Equity Performance

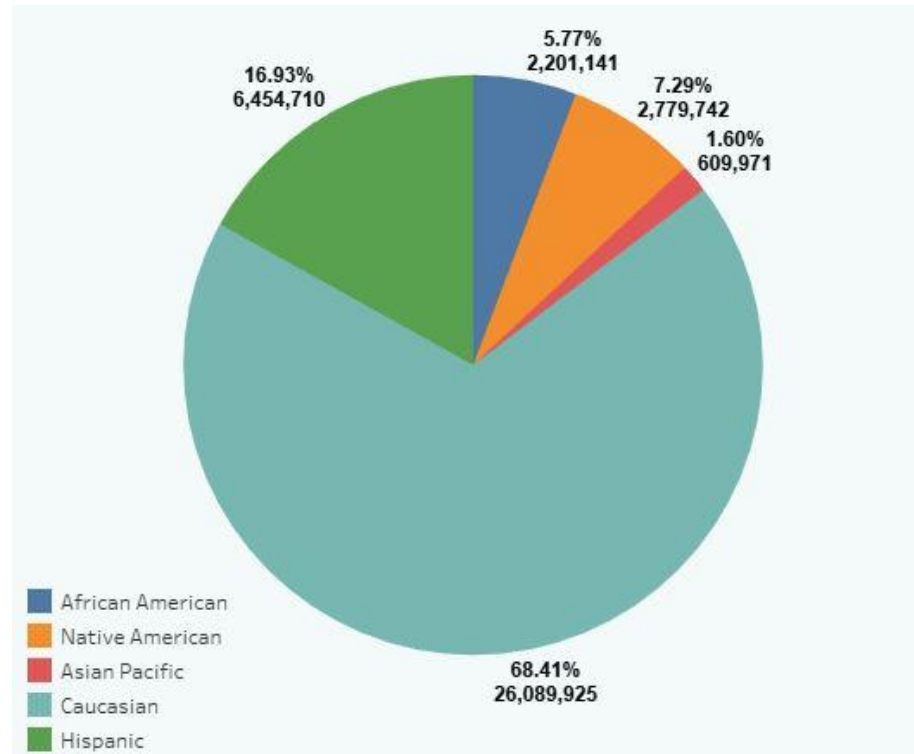
MWESB SubContract %



MWESB SubContract % by type
companies with multiple certifications count for each category



Spend by COBID Owner Ethnicity



Sylvania HT Month Over Month

| Month of Re.. | Total Appren.. | BIPOC JW % | BIPOC App % | BIPOC Total | Women JW % | Women App .. | Women Total |
|----------------|----------------|------------|-------------|-------------|------------|--------------|-------------|
| March 2023 | 23.9% | 20.3% | 28.0% | 22.1% | 9.5% | 29.6% | 14.3% |
| February 2023 | 23.9% | 20.0% | 28.3% | 22.0% | 9.5% | 29.8% | 14.4% |
| January 2023 | 23.8% | 19.5% | 27.7% | 21.4% | 9.1% | 29.4% | 14.0% |
| December 2022 | 23.7% | 19.7% | 27.9% | 21.7% | 8.9% | 29.2% | 13.7% |
| November 2022 | 23.4% | 20.0% | 28.1% | 21.9% | 8.5% | 29.7% | 13.4% |
| October 2022 | 22.9% | 19.7% | 28.0% | 21.6% | 8.6% | 29.6% | 13.4% |
| September 2022 | 22.4% | 20.8% | 26.1% | 22.0% | 8.4% | 27.5% | 12.7% |
| August 2022 | 22.3% | 20.6% | 26.2% | 21.8% | 8.6% | 25.8% | 12.5% |
| July 2022 | 22.1% | 20.9% | 26.7% | 22.2% | 8.5% | 23.9% | 11.9% |
| June 2022 | 21.5% | 20.6% | 27.0% | 22.0% | 7.9% | 22.7% | 11.1% |
| May 2022 | 20.9% | 20.3% | 26.4% | 21.6% | 7.8% | 19.8% | 10.3% |
| April 2022 | 19.8% | 20.8% | 22.2% | 21.0% | 7.8% | 14.1% | 9.1% |

Metro Project Month Over Month

| Month of Re.. | Total Appren.. | BIPOC JW % | BIPOC App % | BIPOC Total | Women JW % | Women App .. | Women Total |
|----------------|----------------|------------|-------------|-------------|------------|--------------|-------------|
| March 2023 | 29.9% | 24.8% | 54.0% | 33.6% | 3.5% | 56.3% | 19.3% |
| February 2023 | 29.6% | 25.1% | 55.4% | 34.0% | 3.4% | 57.7% | 19.5% |
| January 2023 | 28.1% | 24.0% | 56.9% | 33.3% | 3.2% | 60.4% | 19.3% |
| December 2022 | 27.8% | 24.6% | 57.8% | 33.9% | 3.3% | 60.8% | 19.3% |
| November 2022 | 27.4% | 24.6% | 57.7% | 33.7% | 2.9% | 63.2% | 19.4% |
| October 2022 | 26.7% | 17.6% | 53.2% | 27.1% | 1.8% | 68.5% | 19.6% |
| September 2022 | 27.4% | 11.9% | 52.2% | 22.9% | 1.0% | 70.9% | 20.2% |
| August 2022 | 28.0% | 9.0% | 50.3% | 20.6% | 0.5% | 69.8% | 19.9% |
| July 2022 | 27.5% | 7.9% | 50.3% | 19.5% | 0.4% | 68.0% | 19.0% |
| June 2022 | 29.1% | 15.4% | 47.6% | 24.8% | 0.0% | 56.8% | 16.5% |
| May 2022 | 30.0% | 17.2% | 44.1% | 25.3% | 0.0% | 60.1% | 18.0% |
| April 2022 | 29.1% | 18.9% | 39.1% | 24.8% | 0.0% | 61.8% | 18.0% |

Respectful Workplace Programming

P&CC requires the formal implementation of an approved Respectful Workplace Program on all of our CM/GC and Design-Build projects. On ITBs, the expectation for jobsite civility is clearly outlined.



2023 Governor's Occupational Safety & Health Conference, Portland, OR

P&CC invited to be a co-presenter at the largest safety and health conference in the Northwest and one of the largest in the United States to discuss psychological safety as being an important part of a safety program



DJC OREGON

BUILDING DIVERSITY 2023

- ★ AGENCY HONOREE
- ★ INDIVIDUAL HONOREE
- ★ PROJECT HONOREE (CIDA)



FINANCE

Upcoming Key Procurements

- Cascade SU/CH VRF Replacement
 - CM/GC Services - underway
- Rock Creek Building 2 Complex
 - Design Services - August 2023
 - CM/GC Services - October 2023
- Sylvania CT Building
 - Design Services - September 2023
 - CM/GC Services - November 2023

2017 Bond Financial Report – 3/23/2023

| FUNDING SOURCES | |
|-----------------------------------|-----------------------|
| Bond Proceeds | \$ 184,244,393 |
| Bond Premium | \$ 24,763,649 |
| State Support (HT & OMIC) | \$ 13,000,000 |
| Interest & Other Revenues To Date | \$ 13,169,992 |
| Total Funds Available | \$ 235,178,034 |

| BY INITIATIVE | BUDGET | ACTUALS PAID | % SPENT |
|--|-----------------------|-----------------------|---------------|
| B1 - Health Interprofessional Training (Cascade Sim Lab) | \$ 1,829,466 | \$ 1,829,466 | 100.00% |
| B2 - Metro Workforce Training Center | \$ 36,434,425 | \$ 25,534,874 | 70.08% |
| B3 - Sylvania Health Technology Building (Included \$8M from State) | | | |
| includes all swing space work | \$ 75,351,270 | \$ 64,122,499 | 85.10% |
| B4 - Public Satety Space Improvements | \$ 3,789,820 | \$ 357,914 | 9.44% |
| B5 - Sylvania Site Improvement | \$ 2,000,902 | \$ 1,009,499 | 50.45% |
| B6 - Rock Creek Improvements -Event Center Parking Lot | \$ 1,765,564 | \$ 1,765,564 | 100.00% |
| B7 - Rock Creek CDC | \$ 5,827,029 | \$ 5,744,293 | 98.58% |
| B8 - Deferred Maintenance | \$ 28,662,365 | \$ 22,024,256 | 76.84% |
| B9 - Safety and Security | \$ 5,702,001 | \$ 3,208,170 | 56.26% |
| B10 - Information Technology | \$ 20,943,179 | \$ 18,143,331 | 86.63% |
| B11 - Facilities Planning Phase 2 | \$ 2,500,000 | \$ 2,188,460 | 87.54% |
| B12 - Capital Equipment | \$ 2,300,000 | \$ 1,184,900 | 51.52% |
| B13 - Owner Program | \$ 18,737,429 | \$ 15,498,149 | 82.71% |
| B14 - Escalation, Inflation, FF&E | \$ - | \$ - | 0.00% |
| B15 - Contingency | \$ 4,763,017 | \$ - | 0.00% |
| B16 - Rock Creek Dealer Services Tech Building | \$ 8,556,114 | \$ 8,457,511 | 98.85% |
| B17 - OMIC | \$ 8,150,000 | \$ 7,781,357 | 95.48% |
| B18 - Property Acquisition | \$ 700,000 | \$ 601,652 | 85.95% |
| B19 - Rock Creek Library | \$ 184,860 | \$ 182,177 | 98.55% |
| B20 - IT Space Needs | \$ 2,000,000 | \$ 191,849 | 9.59% |
| B21 - Sylvania Wayfinding | \$ 750,000 | \$ 102,080 | 13.61% |
| B22 - HT Westside Design | \$ 340,458 | \$ 340,458 | 100.00% |
| B23 - RC Campus Utility Survey | \$ 57,000 | \$ 39,594 | 69.46% |
| B24 - Sylvania SS GIS Lab Buildout | \$ 222,153 | \$ 222,153 | 100.00% |
| B25 - Sylvania HT Pool Study | \$ 161,254 | \$ 161,254 | 100.00% |
| B26 - Mt Tabor Study | \$ 300,000 | \$ 244,919 | 81.64% |
| B27 - Willow Creek Mechatronics | \$ 500,000 | \$ 464,288 | 92.86% |
| B29- CA Campus Improvements | \$ 895,000 | \$ 59,252 | 6.62% |
| B30 - RC Drafting Lab | \$ 345,000 | \$ 271,445 | 78.68% |
| B31 - Multo Health Clinic | \$ 1,000,000 | \$ 8,160 | 0.82% |
| B32 - Hillsboro | \$ 50,000 | \$ 39,554 | 79.11% |
| B33 - Newberg | \$ 60,000 | \$ 8,000 | 13.33% |
| B34 - SE Parking Lot | \$ 100,000 | \$ - | 0.00% |
| B35 - Willow Creek AI Learning Lab | \$ 129,727 | \$ 17,878 | 13.78% |
| B36 - SE Accessibilty Hub | \$ 70,000 | | 0.00% |
| TOTAL BUDGET | \$ 235,178,034 | \$ 181,804,956 | 77.31% |

2022 Bond Financial Report – 3/23/2023

| 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 |
| | |
| Total Funds Available | \$ 477,620,365 |

| BY INITIATIVE | BUDGET | ACTUALS PAID | % SPENT |
|-------------------------------|----------------------|---------------------|----------------|
| SY HT West | \$ 27,500,000 | \$ 435,729 | 1.58% |
| CY CC Roof | \$ 20,000,000 | \$ 1,227,448 | 6.14% |
| RC CTE Buildings | \$ 30,000,000 | \$ - | 0.00% |
| RC B2 Replacement | \$ 54,000,000 | \$ - | 0.00% |
| SY CT Renovation | \$ 60,000,000 | \$ - | 0.00% |
| SY Entryway | \$ 5,000,000 | \$ - | 0.00% |
| SY AM Renovation | \$ 33,000,000 | \$ - | 0.00% |
| Hillsboro | \$ 20,000,000 | \$ 41,270 | 0.21% |
| CA Campus Plan | \$ 500,000 | \$ - | 0.00% |
| SE Campus Plan | \$ 500,000 | \$ - | 0.00% |
| DW Planning | \$ 2,000,000 | \$ - | 0.00% |
| DW Capital Repair and Renewal | \$ 40,000,000 | \$ 113,538 | 0.28% |
| DW Roof Renewal | \$ 11,000,000 | \$ - | 0.00% |
| DW Public Safety | \$ 10,000,000 | \$ - | 0.00% |
| DW IT | \$ 40,000,000 | \$ - | 0.00% |
| DW Capital Equipment/FFE | \$ 5,000,000 | \$ - | 0.00% |
| DW Accessibilty | \$ 2,000,000 | \$ - | 0.00% |
| DW EV Infrastructure | \$ 3,000,000 | \$ - | 0.00% |
| Owner Project Management | \$ 45,000,000 | \$ 96,961 | 0.22% |
| Escalation | \$ 38,000,000 | \$ - | 0.00% |
| Contingency | \$ 31,120,365 | \$ - | 0.00% |
| TOTAL BUDGET | \$477,620,365 | \$ 1,914,945 | 0.40% |

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)
- Life of the bond (repayment period) may not exceed 120% of the weighted average asset life
- No more than 5% of bond proceeds can be spent on private use – this is defined as not directly related to the College so can include retail, childcare, and space leased to other agencies
- 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

DISCUSSION

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 Public Equity and Workforce Program

<https://public.tableau.com/app/profile/bob.maczko/viz/PortlandCommunityCollegeLandingPage/PCCDashboardLandingPage>

THANK YOU