

# BOND ADVISORY COMMITTEE

## FALL 2023



Planning & Capital  
Construction

October 19, 2023

# Agenda

## 2017 Bond

- Capital Projects
- IT Projects
- Safety and Security

## 2022 Bond

- Capital Projects
- Workforce and Contracting
- Diversity Objectives
- Finance
- Budget Overview

## Questions/Discussion

# Introductions

hello

# 2017 Bond

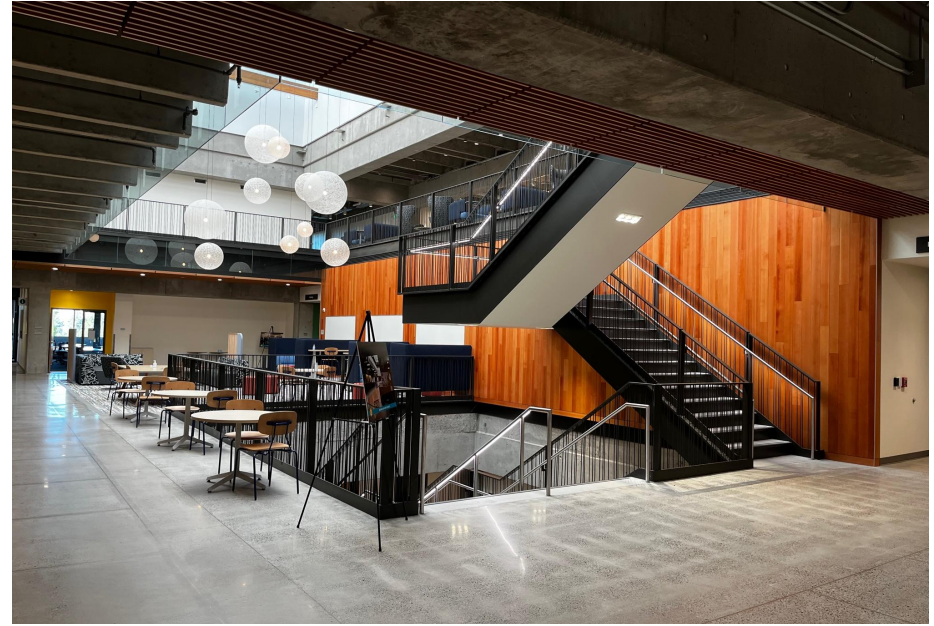


# HT East



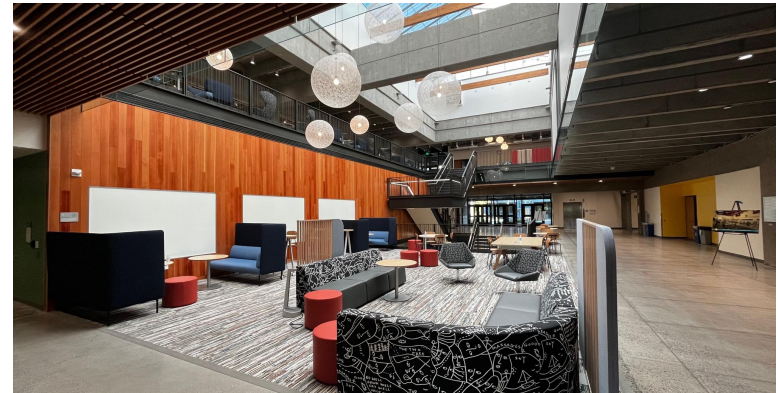
HT Level 2

**Before**



**After**

# HT East



**Before**

**After**



# HT East



# HT East



Fitness Center



# HT East



# Opportunity Center at 42nd Avenue (formerly the PMWTC)





# Opportunity Center at 42nd Avenue (formerly the PMWTC)



# Rock Creek Barn Replacement February 2024





# Rock Creek Barn Replacement

The temporary “MOO-Tel”

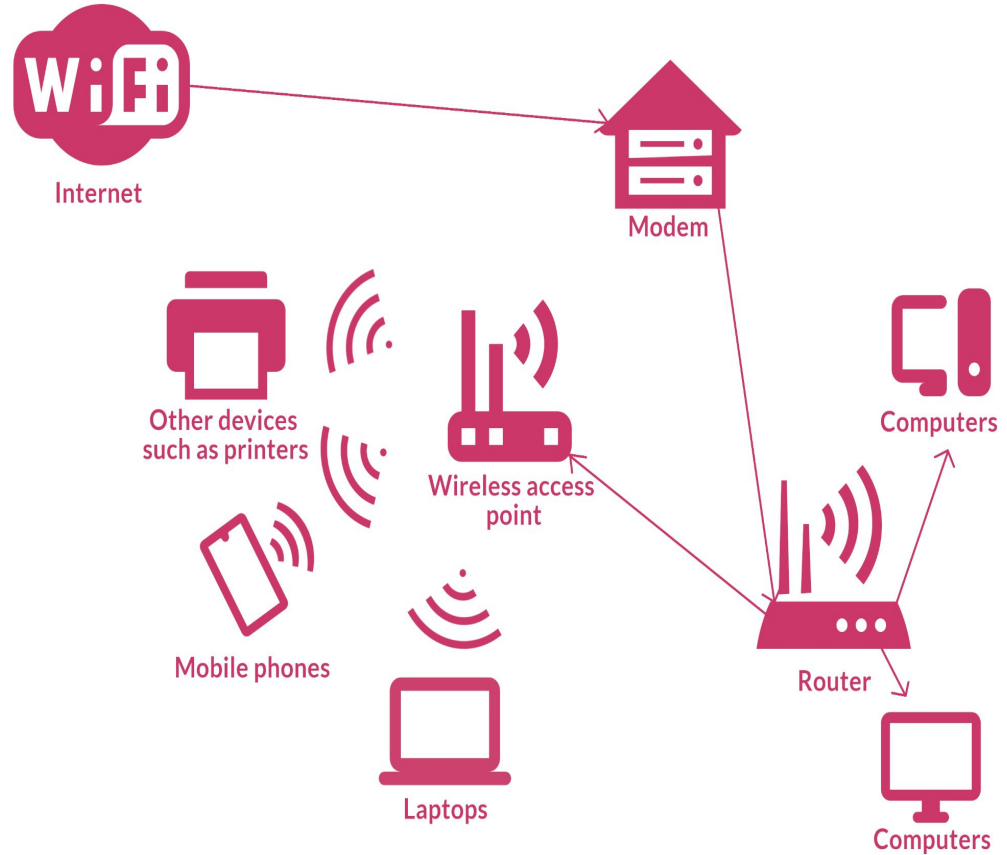


# IT

# Wireless Upgrades

Replacement of 800+ access points located across our district:

- Dependencies on new network switch installation
- Due to network switch procurement challenges, completion will be phased finishing in spring 2024
- Emergency Declaration in place to speed up process



# SAFETY & SECURITY

# Public Safety Projects

## Camera Replacement

- Following successful pilot of security cameras at SE, security cameras are now being replaced at other campuses

## Dispatch System

- In discussions to develop a custom solution for the College





# QUESTIONS/DISCUSSION

# 2022 BOND

# 2022 Projects

## Sylvania CC Roof Replacement

- Underway





# 2022 Projects

## HT West Renovation

- Design Build Team under contract and into the design phase



# 2022 Projects

## **Sylvania Communications Technology Building**

- Design Team selected and contract to be negotiated
- Contractor procurement underway
- Anticipate a Spring start with Outreach & Engagement

## **Rock Creek Building 2**

- Design Team procurement underway

## **Career Technology Education in Washington County**

- Memorandum of Understanding in discussion. Next step is a development agreement.

# WORKFORCE & CONTRACTING EQUITY

# P&CC Equity Leadership

*P&CC continues to be a regional and national leader in expanding access and opportunity for historically marginalized people in the industry*

- Adding Respectful Workplace Program requirements for design teams
- Hiring a Vendor Diversity Coordinator
- Implementing a workforce agreement on the RC Building 2 project in partnership with labor and CBOs
- Engaging NAMC as a partner to maximize contracting equity
- Our Respectful Workplace Program language adopted by TriMet, Metro, PPS, BSD, Wash Co
- Panelist at *Oregon Workforce Partnership* Conference
- Speaker at the 2023 *National Taskforce for Tradeswomen's Issues* in DC, December '23 (US DOL, OFCCP)
- Requiring **Teaming Agreements** on both design and construction contracts that are being adopted by larger regional partners
- Asked to run as Regional Collaborative Committee Chair

# Facilitating Networking Between COBID Partners and Primes

- Pre-Proposal Meetings include a networking component on both SY CT and RC B2.
- Optional Information Session and Networking event for B2; gives firms more time to be thoughtful about ***Teaming Agreements***



## Promoting MWESB/DV Access Through Formal Teaming Agreement(s)

*PCC requires the development of Teaming Agreements with a minimum of one certified firm that will expand access and opportunity for that firm by managing aspect(s) of the project”*

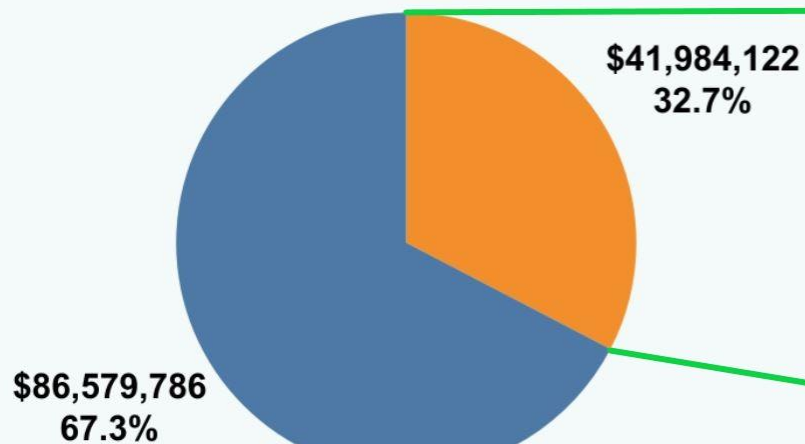
Team with certified firm(s) to manage an aspect(s) of the project for the purpose of expanding access to larger projects in the future. Brought on early; participate in decision-making spaces.

Note: Teaming Agreement is different than simply subcontracting with certified firms.



# Contracting Equity Performance

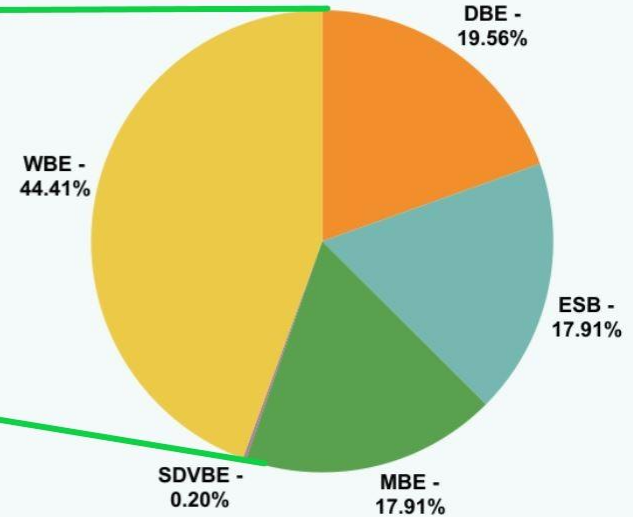
MWESB SubContract %



COBID  
Non-COBID

MWESB SubContract % by type

*companies with multiple certifications count for each category*





# Workforce Equity Performance

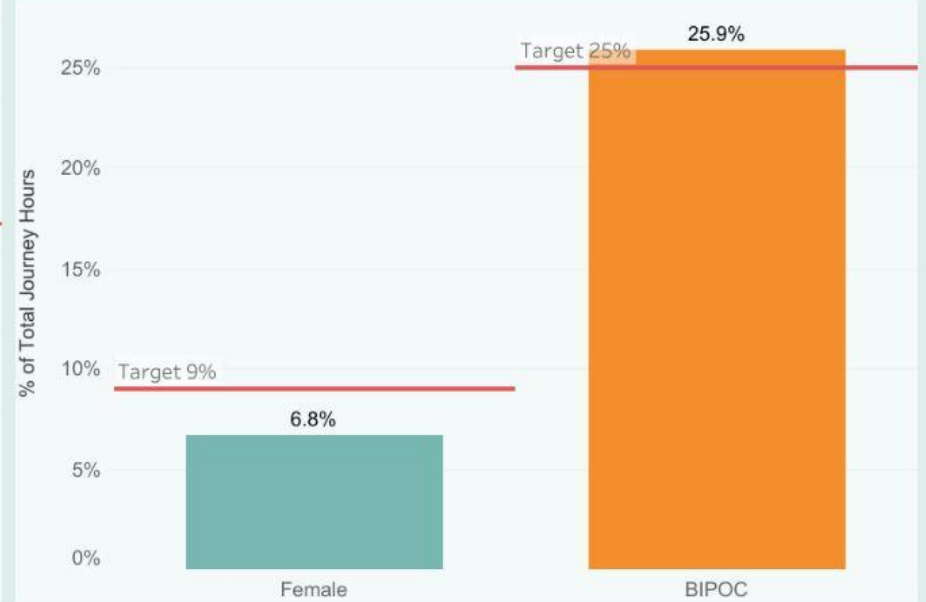
## Apprentice Workforce Hours

Total Hours: 75,401



## Journey Workforce Hours

Total Hours: 219,916






# Sylvania HT Month Over Month

Month of Re..	Total Appren..	BIPOC JW %	BIPOC App %	BIPOC Total	Women JW %	Women App ..	Women Total
October 2023	23.8%	21.5%	27.8%	23.0%	10.3%	27.6%	14.4%
September 2023	23.8%	21.4%	27.9%	22.9%	10.3%	27.7%	14.4%
August 2023	23.9%	21.4%	28.1%	23.0%	10.2%	27.8%	14.4%
July 2023	24.0%	21.5%	28.2%	23.1%	10.1%	27.9%	14.4%
June 2023	24.0%	21.6%	28.1%	23.1%	10.0%	28.1%	14.4%
May 2023	24.0%	21.2%	28.2%	22.9%	10.0%	28.5%	14.4%
April 2023	23.9%	20.8%	27.8%	22.5%	10.0%	29.2%	14.6%
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%

# Metro Project Month Over Month

Month of Re..	Total Appren..	BIPOC JW %	BIPOC App %	BIPOC Total	Women JW %	Women App ..	Women Total
October 2023	28.0%	23.9%	49.7%	31.1%	3.2%	51.4%	16.7%
September 2023	28.0%	23.5%	48.5%	30.5%	3.2%	51.4%	16.8%
August 2023	28.2%	23.8%	48.7%	30.8%	3.2%	51.2%	16.8%
July 2023	28.7%	23.8%	49.2%	31.1%	3.2%	50.9%	16.9%
June 2023	29.1%	23.8%	50.3%	31.5%	3.2%	50.8%	17.1%
May 2023	29.0%	23.9%	50.5%	31.6%	3.4%	52.5%	17.6%
April 2023	29.2%	24.7%	51.6%	32.5%	3.5%	54.8%	18.4%
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%

# RC Barn Month Over Month ITB; \$3.8m

Month of Report Date 	Total Apprentice %	BIPOC JW %	BIPOC App %	BIPOC Total	Women JW %	Women App %	Women Total
October 2023	11.1%	58.8%	0.0%	52.3%	0.0%	12.5%	1.4%
September 2023	0.9%	15.3%	0.0%	15.2%	0.0%	0.0%	0.0%
August 2023	0.9%	15.3%	0.0%	15.2%	0.0%	0.0%	0.0%
July 2023	0.0%	27.7%		27.7%	0.0%		0.0%
June 2023	0.0%	28.4%		28.4%	0.0%		0.0%

## SY CC Roof; \$20m

Month of Report Date	Total Apprentice %	BIPOC JW %	BIPOC App %	BIPOC Total	Women JW %	Women App %	Women Total
October 2023	23.0%	27.1%	70.9%	36.1%	0.0%	29.1%	6.7%
September 2023	14.2%	27.2%	73.5%	33.8%	0.0%	26.5%	3.8%
August 2023	0.0%	0.0%		0.0%	0.0%		0.0%

## District-Wide Restroom Upgrades; ITB

Month of Report Date	Total Apprentice %	BIPOC JW %	BIPOC App %	BIPOC Total	Women JW %	Women App %	Women Total
October 2023	17.0%	71.2%	56.7%	68.7%	0.0%	17.1%	2.9%
September 2023	0.0%	24.8%		24.8%	0.0%		0.0%
August 2023	0.0%	24.8%		24.8%	0.0%		0.0%
July 2023	0.0%	29.4%		29.4%	0.0%		0.0%



# Respectful Workplace Programming

P&CC requires the implementation of an approved Respectful Workplace Program



## B2: OHSU's Respectful Workplace Climate Scale

**Companies that adopt and sustain respectful workplace practices are more likely to retain women and BIPOC workers. The challenge is evaluating construction companies' progress toward this goal.**

- Retaining women and people of color in the construction trades is challenging due to persistent harassment and bullying on the jobsite
- Achieving workforce diversity goals in the construction industry requires systematic and sustained changes in jobsite culture
- The Respectful Workplace Climate Scale provides a quantitative measure of civility in the workplace
- The Scale helps construction companies understand where they need to improve and can measure progress over time
- Assessment data enables benchmarking of individual companies vis-a-vis industry averages



# Regional Workforce Equity Agreement (RWEA)

*Portland Community College is signatory to the **Construction Careers Pathways Project (C2P2)***



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.

# FINANCE



# Upcoming Key Procurements

- Rock Creek Building 2 Complex
  - Design Services - October 2023
  - CM/GC Services - November 2023
- Sylvania CT Building
  - Design Services - In contract negotiations
  - CM/GC Services - Proposals being reviewed
- Rock Creek Library Remodel
  - ITB Construction - January 2024
- Sylvania Stormwater Mitigation
  - ITB out to bid
- RC Campus ADA Intersections
  - ITB out to bid

# 2017 Bond Financial Report – 10/17/2023

<b>FUNDING SOURCES</b>	
Bond Proceeds	\$ 184,244,393
Bond Premium	\$ 24,763,649
State Support (HT & OMIC)	\$ 13,000,000
Interest & Other Revenues To Date	\$ 14,662,808
<b>Total Funds Available</b>	<b>\$ 236,670,850</b>

BY INITIATIVE	BUDGET	ACTUALS PAID	PERCENTAGE SPENT
B1 - Health Interprofessional Training (Cascade Sim Lab)	\$ 1,760,466	\$ 1,760,466	100.00%
B2 - Metro Workforce Training Center	\$ 36,434,425	\$ 32,679,747	89.69%
B3 - Sylvania Health Technology Building (Included \$8M from State ) includes all swing space work	\$ 75,351,270	\$ 73,581,847	97.65%
B4 - Public Satety Space Improvements	\$ 2,789,820	\$ 568,308	20.37%
B5 - Sylvania Site Improvement	\$ 2,000,902	\$ 1,658,077	82.87%
B6 - Rock Creek Improvements -Event Center Parking Lot	\$ 1,765,564	\$ 1,765,564	100.00%
B7 - Rock Creek CDC	\$ 5,877,029	\$ 5,804,762	98.77%
B8 - Deferred Maintenance	\$ 29,049,365	\$ 24,244,049	83.46%
B9 - Safety and Security	\$ 5,762,001	\$ 4,252,486	73.80%
B10 - Information Technology	\$ 22,109,722	\$ 20,097,939	90.90%
B11 - Facilities Planning Phase 2	\$ 2,194,355	\$ 2,194,355	100.00%
B12 - Capital Equipment	\$ 2,523,457	\$ 1,611,675	63.87%
B13 - Owner Program	\$ 18,028,852	\$ 17,113,495	94.92%
B14 - Escalation, Inflation, FF&E	\$ -	\$ -	0.00%
B15 - Contingency	\$ 5,455,078	\$ -	0.00%
B16 - Rock Creek Dealer Services Tech Building	\$ 8,556,114	\$ 8,254,407	96.47%
B17 - OMIC	\$ 8,150,000	\$ 7,972,098	97.82%
B18 - Property Acquisition	\$ 700,000	\$ 601,652	85.95%
B19 - Rock Creek Library	\$ 184,860	\$ 182,177	98.55%
B20 - IT Space Needs	\$ 3,000,000	\$ 241,494	8.05%
B21 - Sylvania Wayfinding	\$ 1,509,282	\$ 215,031	14.25%
B22 - HT Westside Design	\$ 340,458	\$ 340,458	100.00%
B23 - RC Campus Utility Survey	\$ 57,000	\$ 43,440	76.21%
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	\$ 244,919	\$ 244,919	100.00%
B29 - CA Campus Improvements	\$ 692,776	\$ 622,302	89.83%
B30 - RC Drafting Lab	\$ 345,000	\$ 274,290	79.50%
B31 - Multo Health Clinic	\$ 1,000,000	\$ 246,938	24.69%
B32 - Hillsboro	\$ 43,000	\$ 41,270	95.98%
B33 - Newberg	\$ 60,000	\$ 9,250	15.42%
B34 - SE Parking Lot	\$ 100,000	\$ 75,388	75.39%
B35 - Willow Creek AI Learning Lab	\$ 129,727	\$ 105,553	81.37%
B36 - SE Accessibilty Hub	\$ 72,000	\$ 52,052	72.29%
<b>TOTAL BUDGET</b>	<b>\$ 236,670,850</b>	<b>\$ 207,238,894</b>	<b>87.56%</b>

# 2022 Bond Financial Report – 10/17/2023

<b>FUNDING SOURCES</b>	
Bond Proceeds - Sale 1 March 2023	\$ 225,000,000
Bond Proceeds – Sale 2 March 2028	\$ 225,000,000
Bond Premium	\$ 27,620,365
State Support (RC B2)	\$ 8,000,000
Interest Earnings to Date	\$ 1,925,482
<b>Total Funds Available</b>	<b>\$ 487,545,847</b>

	BY INITIATIVE	BUDGET	ACTUALS PAID	PERCENTAGE SPENT
2400-01	DW Capital Repair and Renewal	\$ 40,000,000	\$ -	0.00%
2400-02	DW Roof Renewal	\$ 11,000,000	\$ -	0.00%
2400-03	DW IT	\$ 40,000,000	\$ 4,991,736	0.00%
2400-04	DW Public Safety	\$ 10,000,000	\$ -	0.00%
2400-05	DW Accessibilty	\$ 2,500,000	\$ -	0.00%
2400-06	DW EV Infrastructure	\$ 3,500,000	\$ -	0.00%
2400-07	DW Capital Equipment/FFE	\$ 2,500,000	\$ -	0.00%
2400-08	RC B2 Replacement	\$ 84,000,000	\$ -	0.00%
2400-09	SY CT Renovation	\$ 65,000,000	\$ -	0.00%
2400-10	SY AM Renovation	\$ 43,000,000	\$ -	0.00%
2400-11	SY CC Roof	\$ 22,500,000	\$ 2,291,543	10.18%
2400-12	SY HT West	\$ 28,425,000	\$ 800,572	2.82%
2400-13	Hillsboro	\$ 22,000,000	\$ 41,270	0.19%
2400-14	SE Campus Projects	\$ 500,000	\$ -	0.00%
2400-15	SY Campus Projects	\$ 775,000	\$ -	0.00%
2400-16	RC Campus Projects	\$ 3,500,000	\$ 16,728	0.48%
2400-17	CA Campus Projects	\$ 5,500,000	\$ 222,932	4.05%
2400-18	DW Projects	\$ 450,000	\$ 9,540	2.12%
2400-21	Owner Project Management	\$ 45,000,000	\$ 1,047,750	2.33%
2400-97	Contingency	\$ 17,395,847	\$ -	0.00%
2400-98	Escalation	\$ 40,000,000	\$ -	0.00%
	<b>TOTAL BUDGET</b>	<b>\$ 487,545,847</b>	<b>\$ 9,422,071</b>	<b>1.93%</b>

# 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



# QUESTIONS/DISCUSSION

# Resources

Planning & Capital Construction webpage

[www.pcc.edu/bond](http://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](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  
Next meeting in Spring 2024