

The background of the slide features a low-angle shot of light-colored wooden beams, likely part of a roof or bridge structure, set against a bright blue sky with wispy white clouds. A dark blue horizontal banner is positioned across the middle of the image, containing the title text in white.

BOND ADVISORY COMMITTEE SPRING 2025

Agenda

- 3:00 Welcome
- 3:02 2022 Projects
- 3:40 Business & Workforce Development
- 3:45 Finance & Procurement
- 3:50 Questions
- 3:55 Good of the Order

2022 Bond Projects

Highlighted Projects

- Sylvania Health Technology Building East Art Selection
- Sylvania Health Technology Building West
- Sylvania Communications Technology Building
- Sylvania Structural Improvements
- Rock Creek Structural Improvements
- Rock Creek Building 2
- Rock Creek Building 7 Chemistry Lab
- Cascade Public Service Education Building
- Hillsboro Center Block 56
- Districtwide Space Utilization

A low-angle shot of several light-colored wooden beams, likely part of a roof or ceiling structure, converging towards the top of the frame. The background is a bright blue sky with soft, white clouds. A dark blue banner is positioned on the right side of the image, containing the text 'Sylvania Campus' in white.

Sylvania Campus

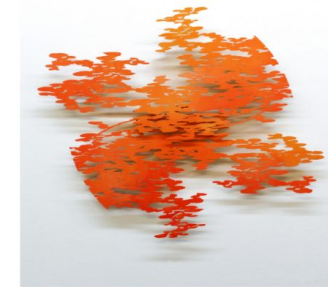
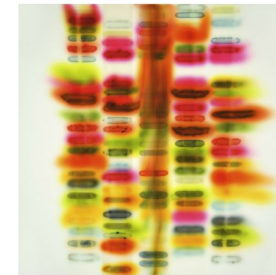
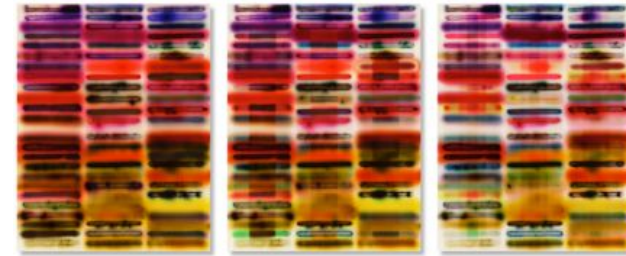
Sylvania

Health Technology Building East Art Selection

Selected Art - 1st Floor



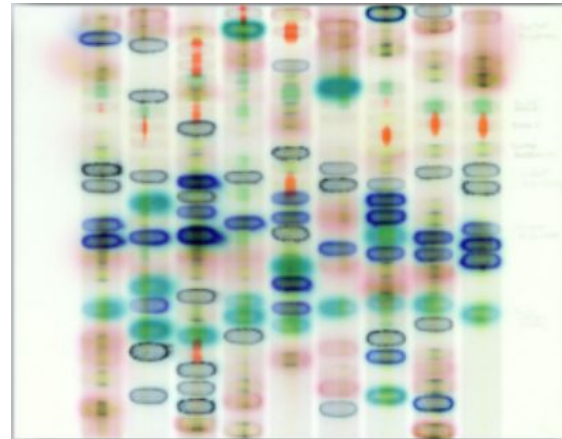
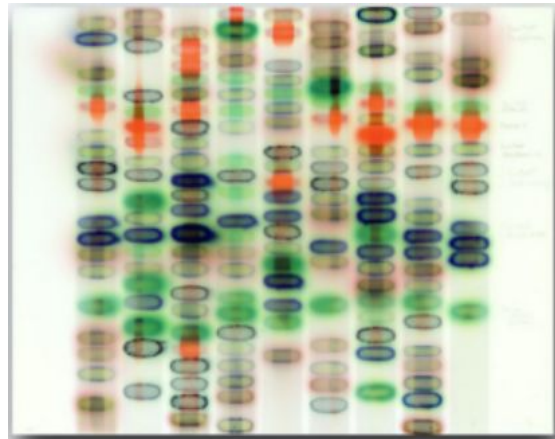
Commissioned Piece
(examples of existing pieces)



Sylvania

Health Technology Building East Art Selection

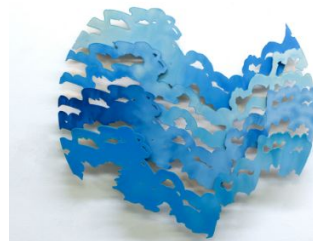
Selected Art - 2nd Floor



Sylvania

Health Technology Building East Art Selection

Selected Art - 3rd Floor



Sylvania

Health Technology Building West

****Half Way Through Construction****

Major work completed:

- Steel erected and 2nd level floor poured
- Demolition is 80% completed
- Exterior reinforcement completed
- New openings cut for windows on the west side
- Temporary weather protection installed on roof

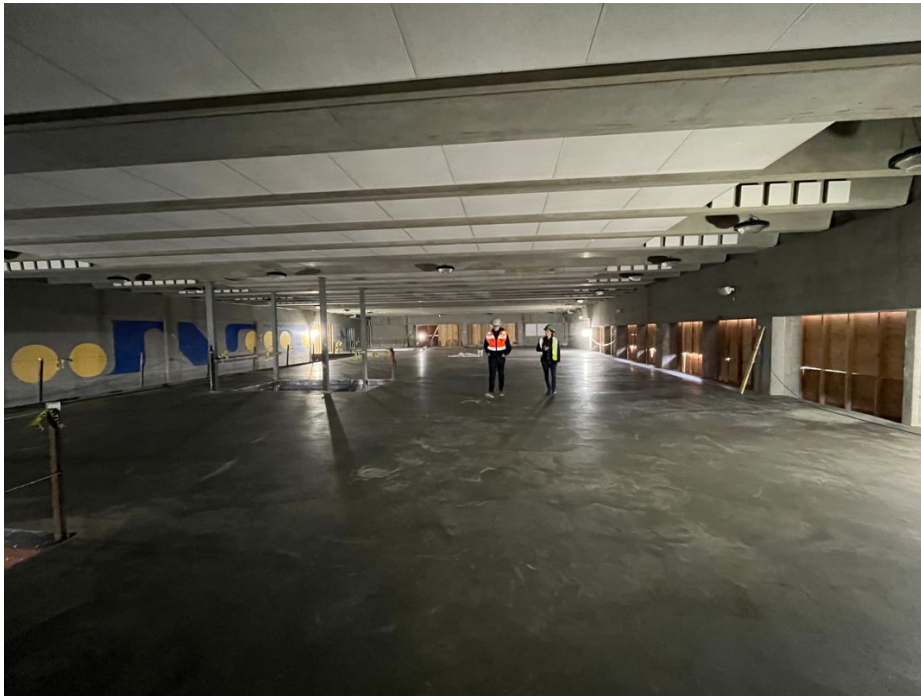
SY HT West - Project Schedule

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								

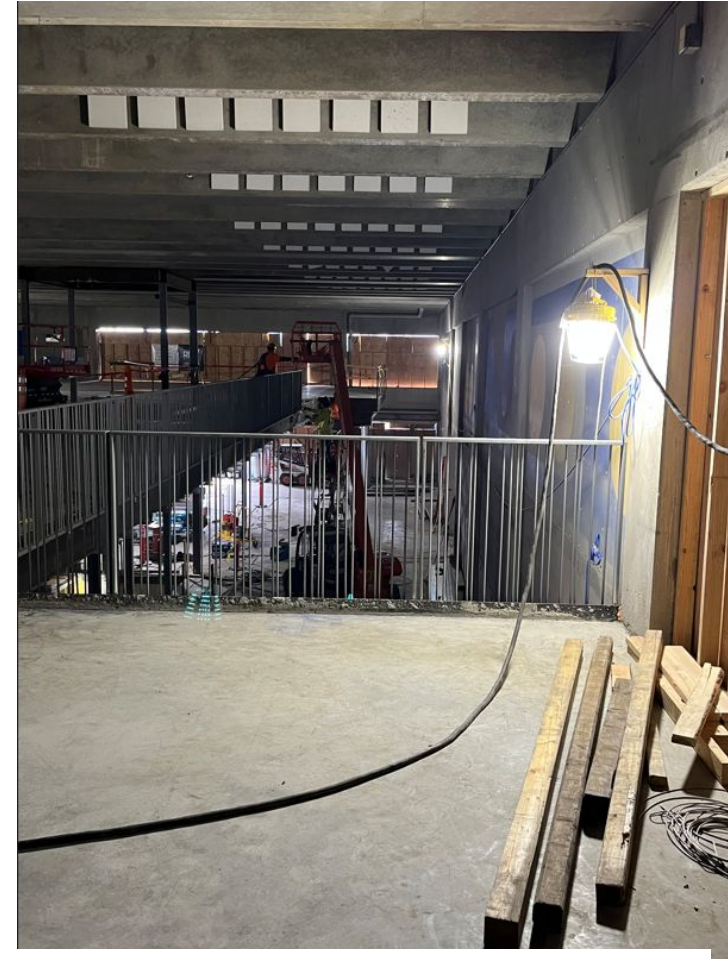
Gymnasium Closed for Construction June 16th - Sept 19th

Sylvania Health Technology Building West

New Level 2



Space for 4 new classrooms



Railing at new atrium

Sylvania Health Technology Building West

Progress



View looking west

Goal



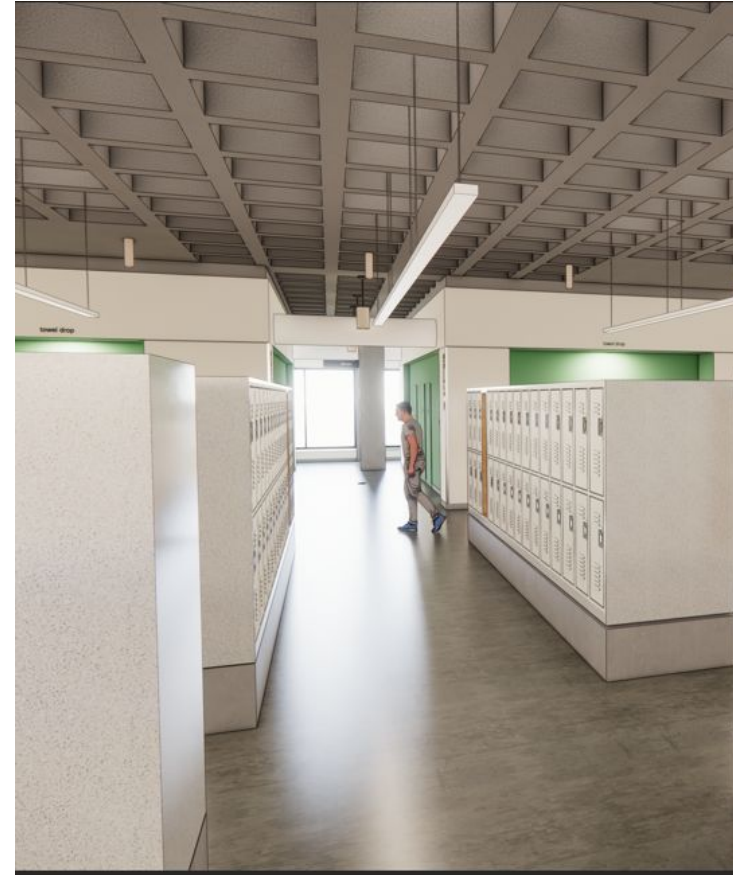
Architect rendering

Sylvania Health Technology Building West

Current construction



Future all-user locker room

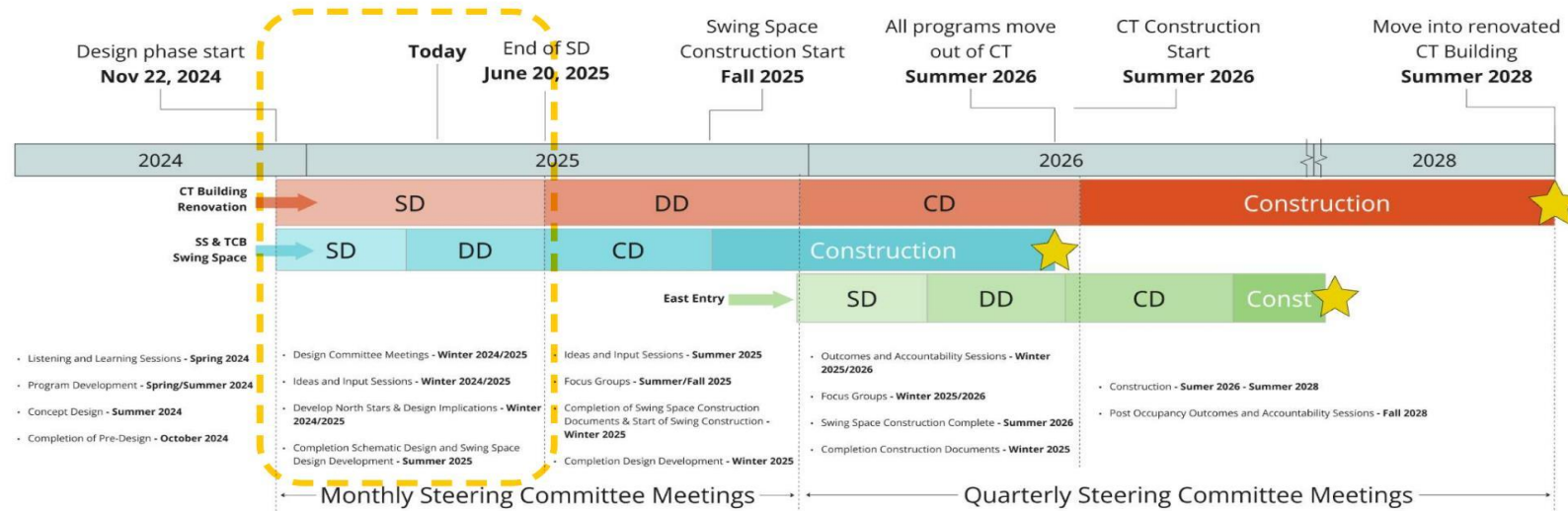


Architect rendering

Sylvania Communications Technology Renovation

- Full renovation of existing building to accommodate Visual & Performing Arts
- Construction anticipated to begin Summer 2026 and finish Spring 2028
- Temporary & permanent relocations have been identified for all programs and designs for the new spaces are being developed with each program

Project Schedule



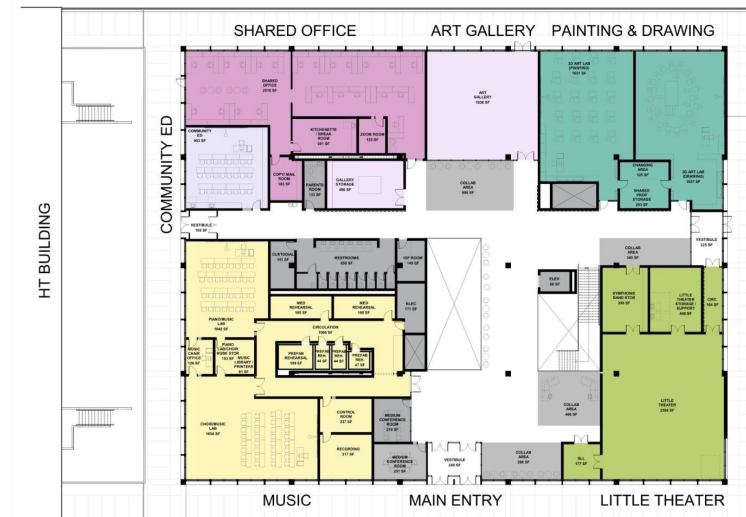
Sylvania Communications Technology Renovation

- Languages, Communication Studies, Journalism, Reading, Writing, English, ASL, and ITP, will be permanently relocated to SS & SCB following remodel of new spaces.
- ESOL & Adult Education will be permanently relocated to TCB following remodel of new spaces and TCB atrium.
- New layout for the CT building has been approved and program spaces are being developed with each of the departments.

Level 1



Level 2



Sylvania Communications Technology Renovation

Preliminary Renderings

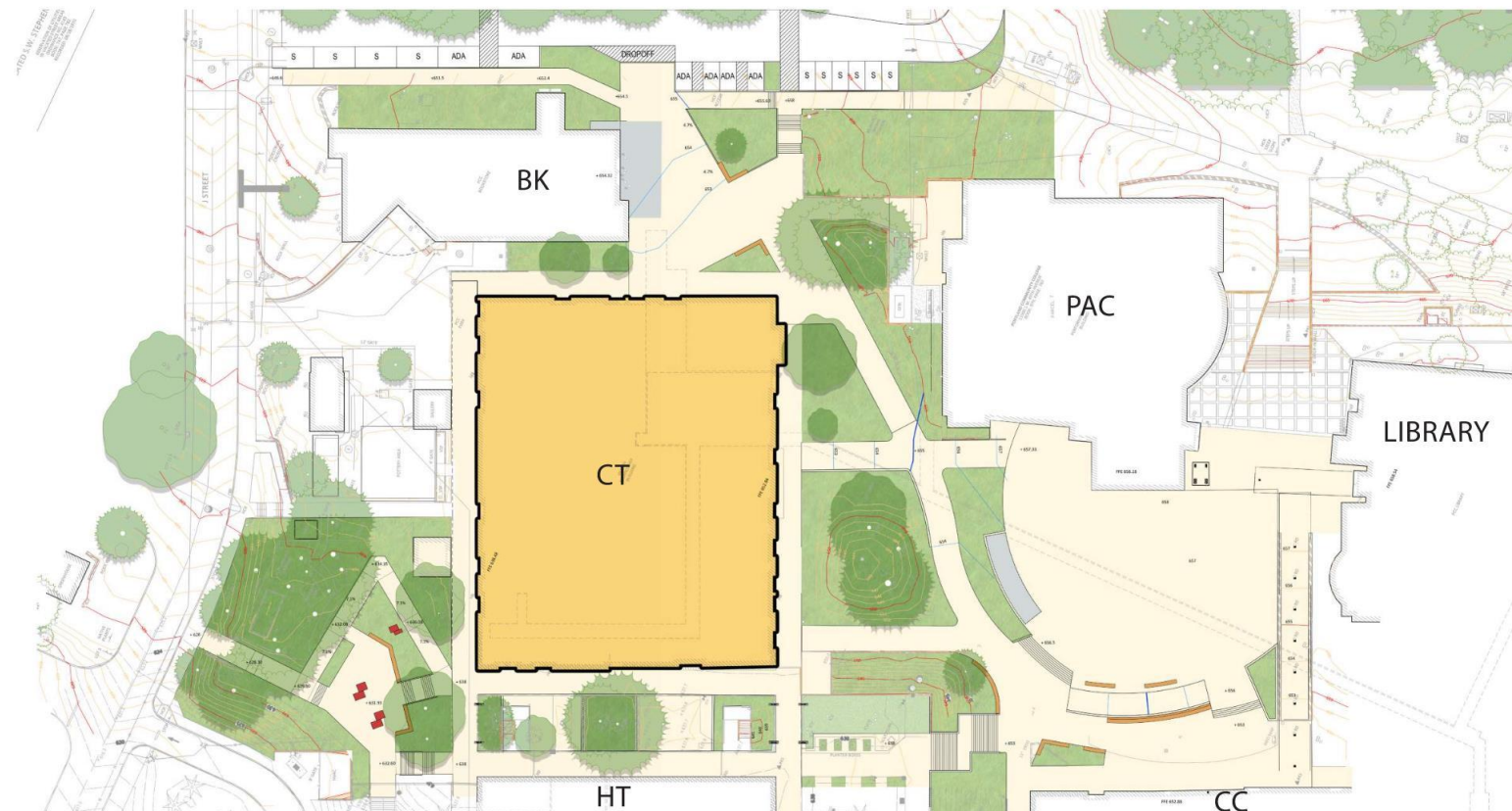


Sylvania

Communications Technology Site Improvements

- Improve accessibility, wayfinding, and safety
- Create several areas for small to large gatherings

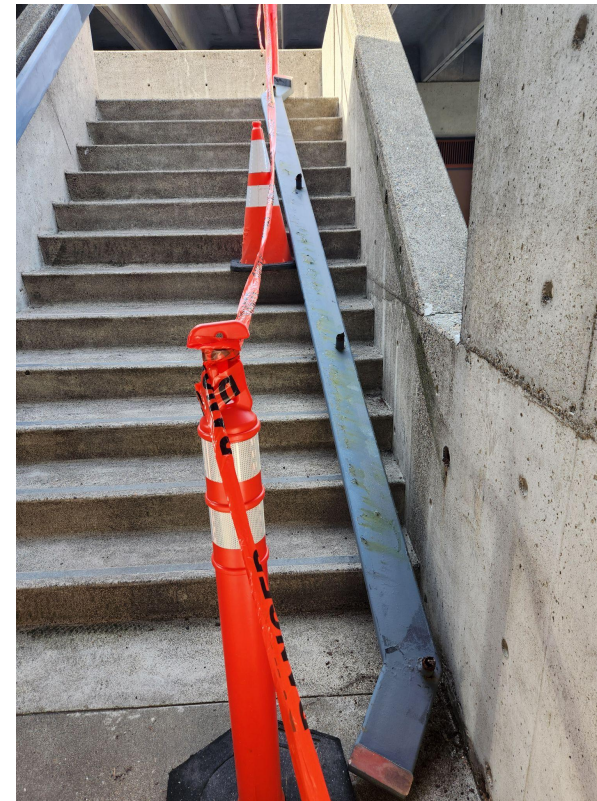
Overall Site Concept



Sylvania Structural Improvements

SS & ST Building Exterior Structural Evaluation

- March 31 - B7 Bridge Structural Condition Evaluation
- April - Catana Structural Engineers Conditions Report to P&CC
- May - P&CC report evaluation and costing
- Handrail Repairs and Accessibility Study



A photograph of a wooden structure, possibly a roof or a bridge, with several light-colored wooden beams. The beams are arranged in a triangular pattern, with one beam running vertically on the left and two others meeting it at the top. The background is a bright blue sky with some white clouds. A dark blue banner is overlaid on the right side of the image, containing the text "Rock Creek Campus" in white.

Rock Creek Campus

Rock Creek Structural Improvements

Building 7 Pedestrian Bridge Structural Evaluation

- March 31 - B7 Bridge Structural Condition Evaluation
- April - Catana Structural Engineers Conditions Report to P&CC
- May - P&CC report evaluation & costing



Rock Creek Building 2

Schedule Update

Predesign / Vision Phase Activities

- Focus group and general engagement
- Stakeholder programming meetings
- Campus planning scenario development

Goal: Define full scope and cost of project by end of Predesign / Vision phase



Rock Creek Building 2

Engagement Update

- Project identity toolkit (messaging/branding)
- Tabled at WOW and Earth Week
- Disability Cultural Alliance Focus Group
- Additional Focus Group recruitment
- Planning for general survey and tabling
- Planning for B2 installations for outreach

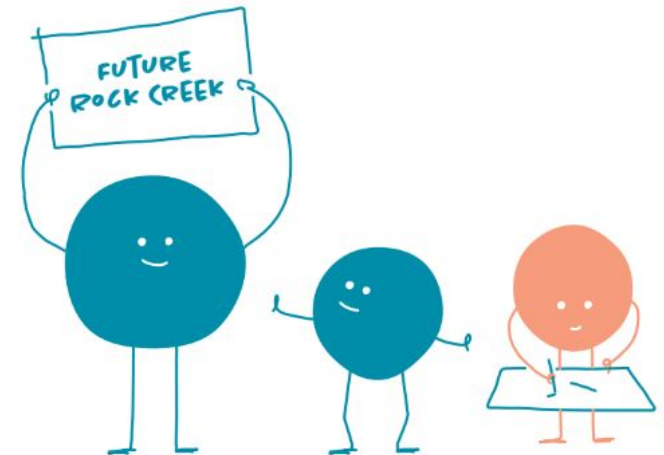
Tabling



Elements of Identity Toolkit



**Built for
community,
shaped by
you.**



Rock Creek Building 2

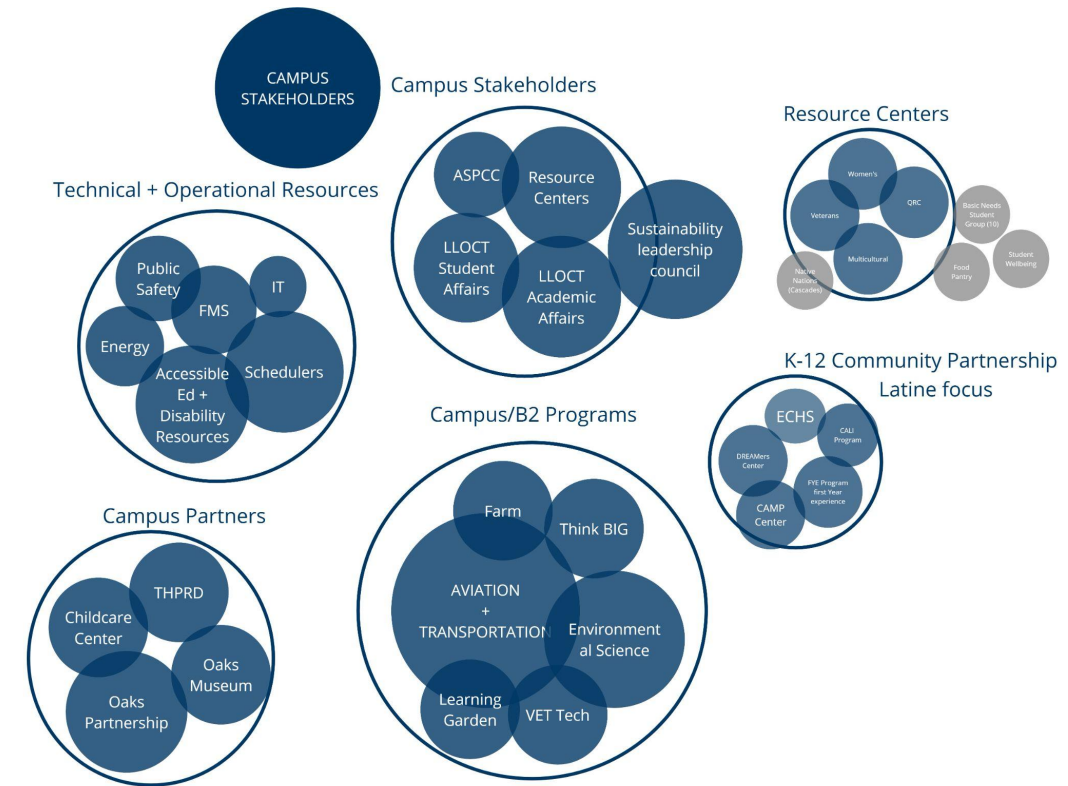
Programming Update

Gathering Blue Sky Needs

- 10 B2 user groups interviewed 3x each
- Additional needs for Rock Creek gathered
 - Resource Center Hub
 - Vet Tech Labs
 - Event space
 - Quiet rooms
 - Family spaces
- General purpose classrooms, computer labs and conference rooms
- Office space

Optimizing Needs

- Testing against space and budget
- Ranking priorities vs. nice-to-haves



Rock Creek Building 2

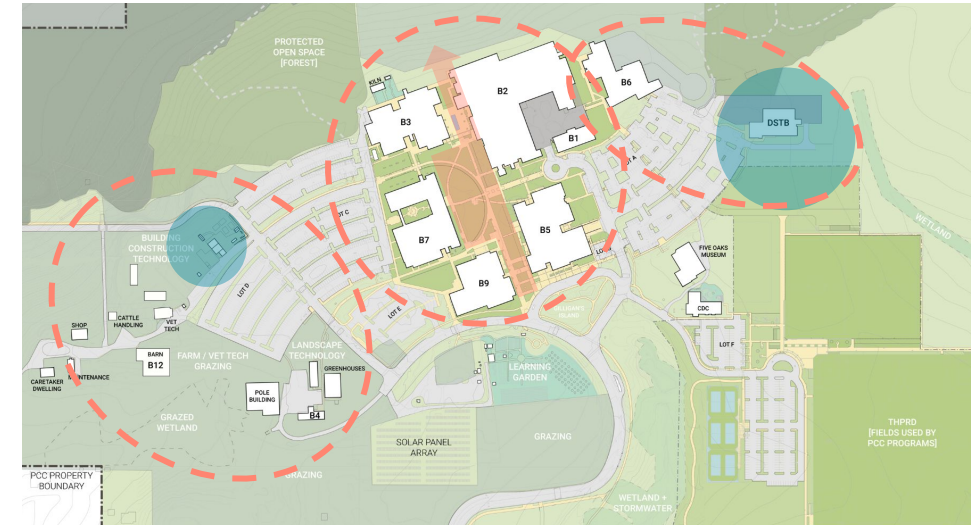
Campus Planning Update

- Site Charrette
- Climate Justice Charrette
- Test fitting program on site
- Parking and access studies
- Steering Committees & Project Team collaborations

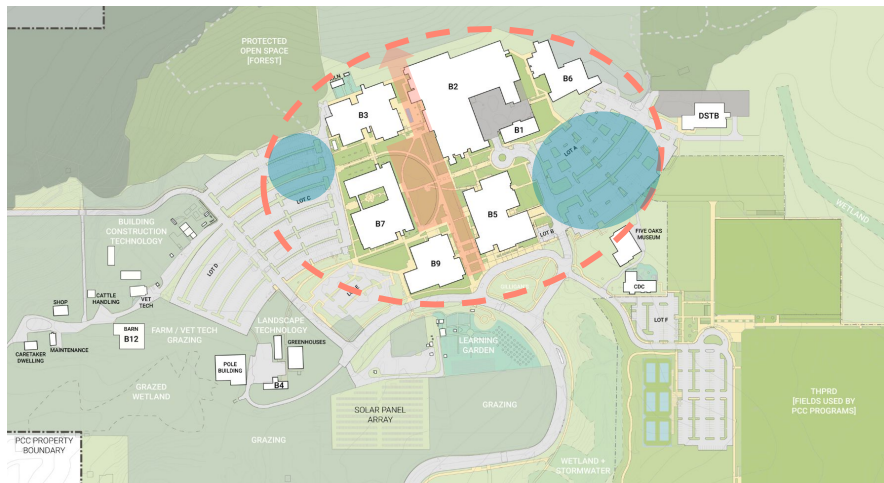
Development
Options



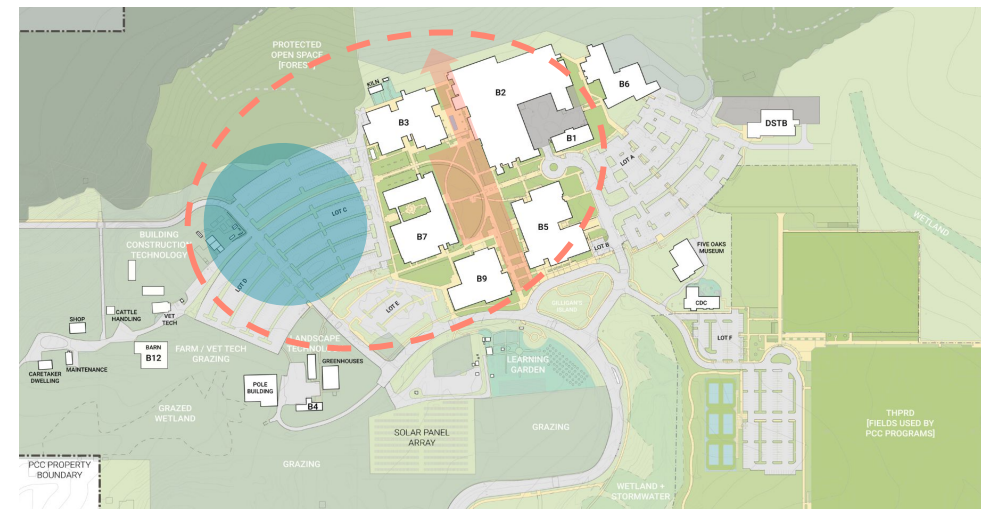
Satellites



Core



West Side



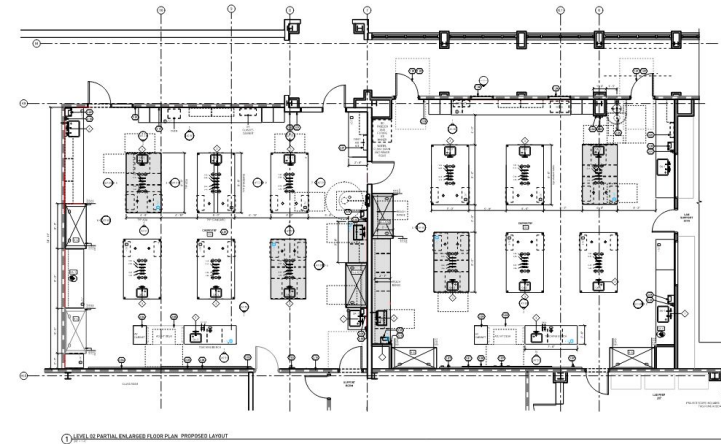
Rock Creek Building 7 Chemistry Lab

- Renovation of chemistry labs to provide new lab equipment, technology, and enhanced accessibility
- Full remodel of rooms 223 & 225
- Rooms 217 & 221A will have limited scope



Rock Creek Building 7 Chemistry Lab

- 3,185 sf of renovation
- Similar remodel to 2017 organic chemistry labs, rooms 221 & 217A, with similar systems & finishes
- Improve ventilation with new fume hoods
- Improve universal accessibility
- New sinks, casework, and upgraded vacuum systems
- Improved electrical, data, and mechanical systems
- Occupied building requires careful coordination with Facilities (FMS) to maintain daily operations
- Consideration of the impacts to the first floor occupants
- Limited construction laydown area which will require “just in time” deliveries



Rock Creek Building 7 Chemistry Lab

- Bassetti Architects and PAE have been hired for design
- Bid as CM/GC
- Projected opening of chemistry labs Fall 2026



Proposed Schedule

- April 2025 - Design kick-off
- May 2025 - CM/GC out for solicitation
- July 2025 - Contractor on board
- September 2025 - Design complete, submit for permits
- March 2026 - Construction begins
- September 2026 - Construction complete and Chemistry Labs open





Cascade Campus

Cascade Campus

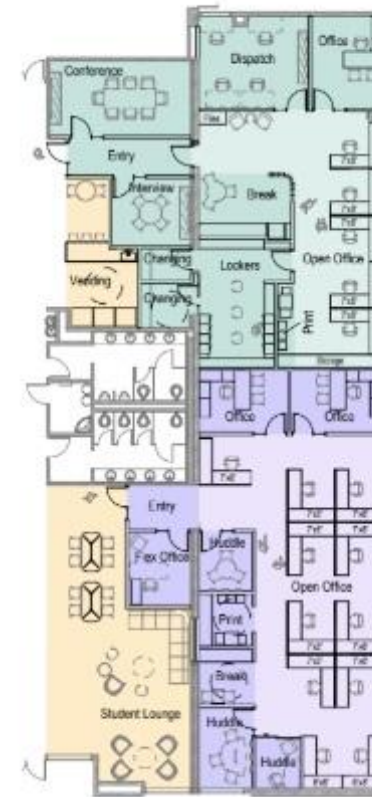
Public Service Education Building (PSEB)

Public Safety Office will relocate from the east side of campus to the west side of campus to the Public Service Education Building

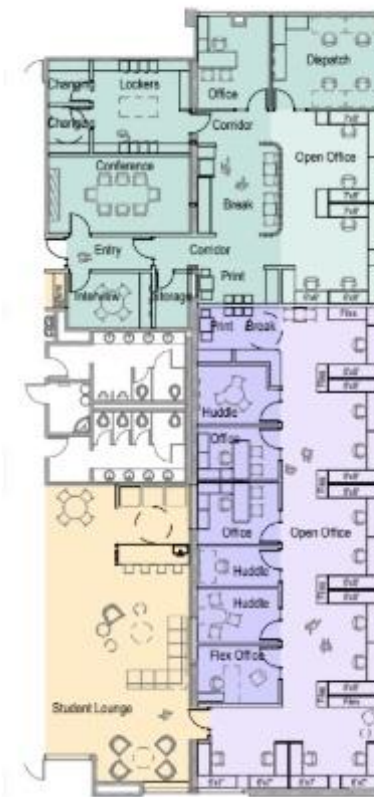


Cascade Campus Public Service Education Building (PSEB)

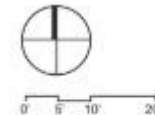
- 2024 Test Fit options
- 5,700 sf remodel
- 30,000 sf Roof Replacement
- Occupied building
- Abatement (if needed) by PCC
- Architect is Studio Petretti



Option C



Option D

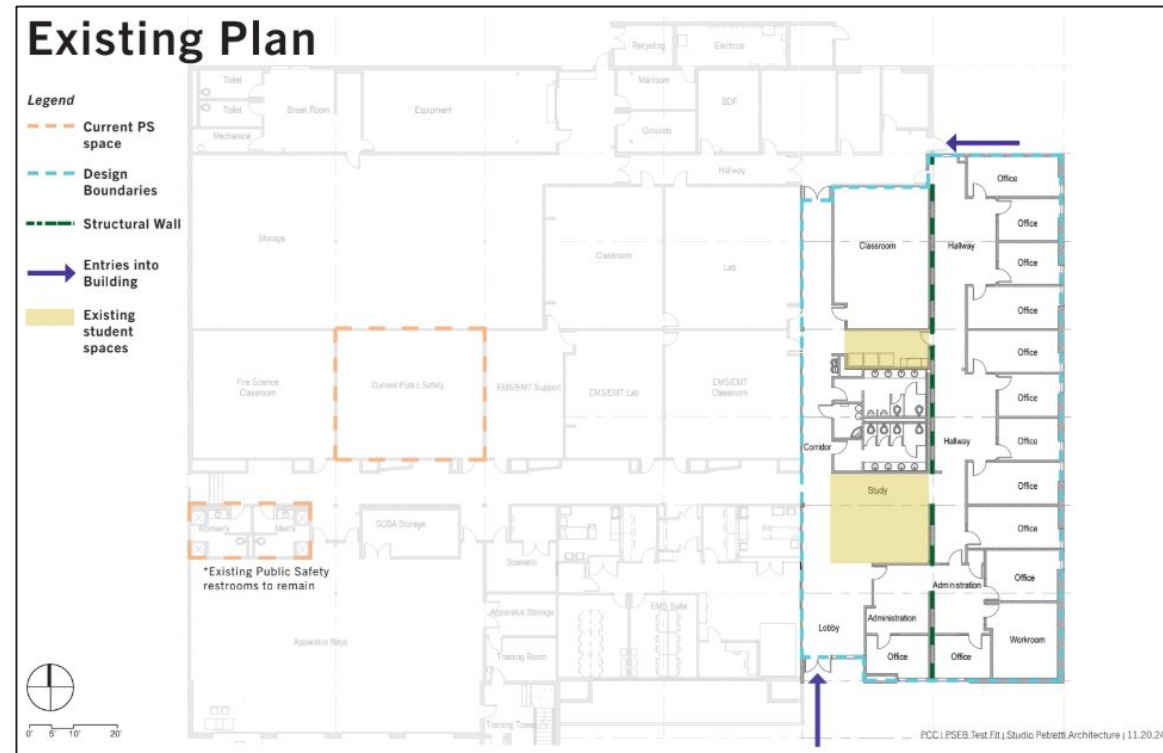


Cascade Campus

Public Service Education Building (PSEB)

Proposed Schedule

- May 2025 - CM/GC out for solicitation
- July 2025 - CM/GC under contract
- October 2025 - Design complete, submitted for permit
- February 2026 - Construction begins
- August 2026 - Substantial completion, move-in

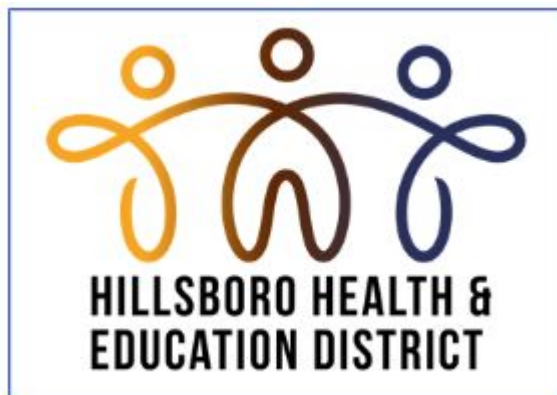


A photograph of a wooden structure, likely a roof or ceiling, featuring several light-colored wooden beams. The beams are arranged in a triangular pattern, with one beam running vertically on the left and two others meeting at a point at the top. The background is a bright blue sky with soft, white clouds. A dark blue banner is positioned on the right side of the image, containing the text "Hillsboro Center" in white.

Hillsboro Center

Hillsboro Center Block 56

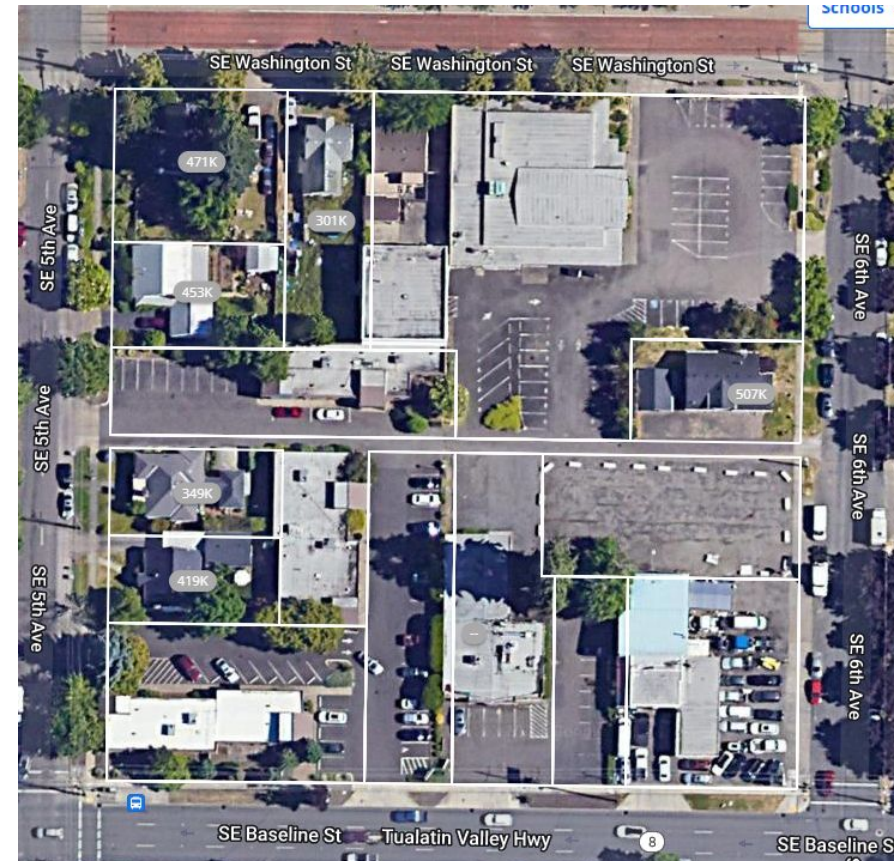
- Partnership with PCC, Hillsboro School District, and Virginia Garcia Memorial Health Center
- Focus on health care
- Offer multiple entry points, stackable credentials, and pathways for equitable education and career advancement



Hillsboro Center Block 56

PCC Building Design

- College currently leases about 10,000 sf for the current Hillsboro Center
- Preliminary proposal to build new 30,000 sf general purpose classrooms, science labs, office and meeting space to support health programs
- Provide an innovative, adaptable, and secure learning environment to accommodate workforce demands and industry trends
- Planning Phase
 - Confirm programming, site, building(s), parking
- CM/GC





Districtwide

Districtwide Space Utilization

A college wide space audit is underway with the following work in process:

- **Audit** - Inventory and document a physical space of all college sites
- **Assessment** - evaluate the condition, quantity, and categorization of space types
- **Utilization** - Analyze the current use of space and evaluate the potential for other uses
- **Recommendations** - Develop best practices and governance strategies for implementation

When are classes currently held at PCC?

Annual Peak Utilization, Bookable Learning Spaces | By Campus | Monday - Sunday



Note: Peak Utilization is calculated on an hour-by-hour basis and represents the highest utilization at a given timeslot within a specified time period.

Reservable Space per Ad Astra

Rock Creek Campus

Overall Bookable Spaces for Classes + Events

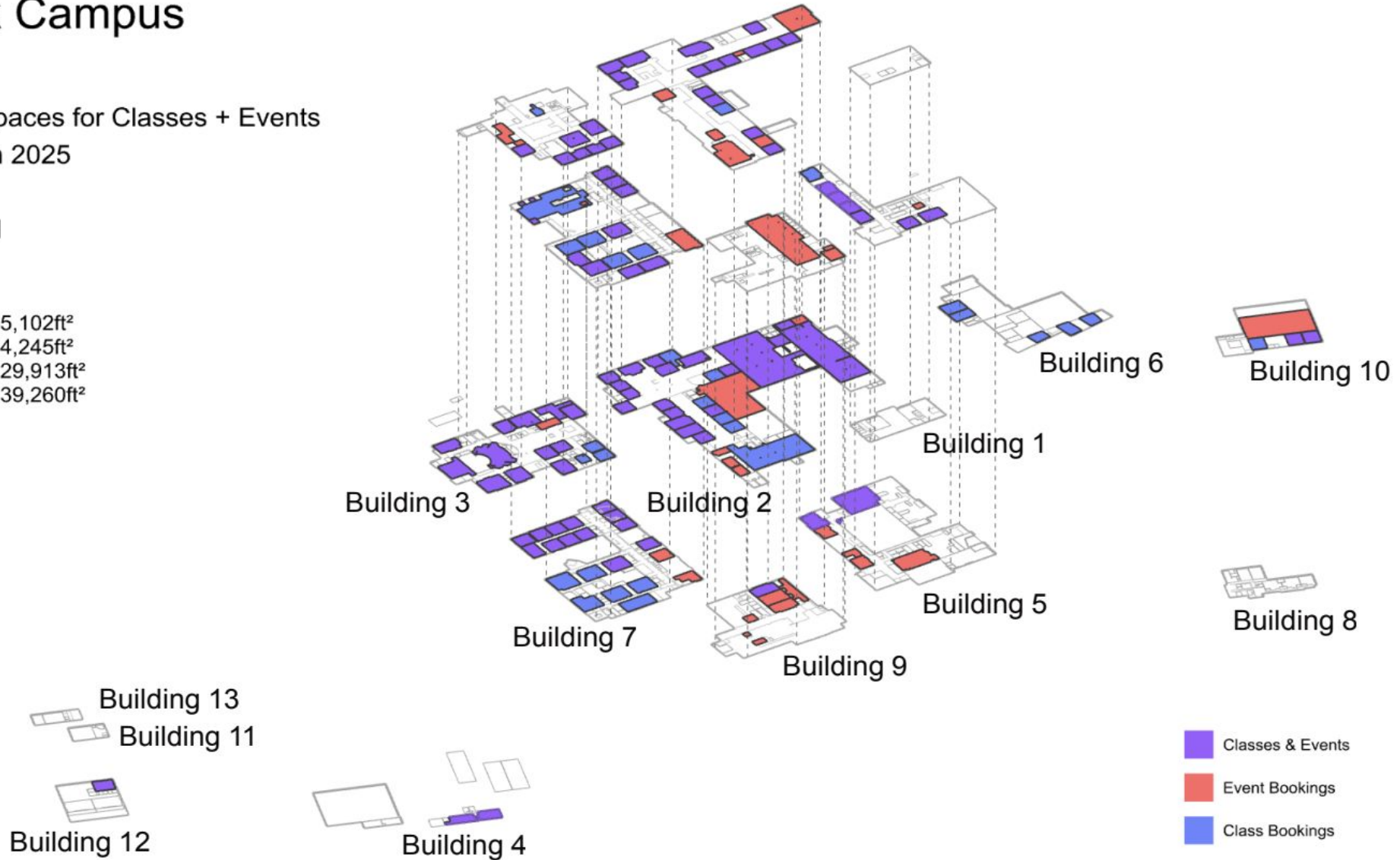
March 2024 - March 2025

Monday - Sunday

07:30AM - 10:00PM

Total Bookable Space

Classes only:	55,102ft ²
Events only:	54,245ft ²
Classes and Events:	129,913ft ²
Total:	239,260ft ²



Districtwide Space Utilization

Preliminary classroom data is becoming available and some early themes are developing:

- Substantial number of general purpose classrooms are currently under utilized
- Hands-on learning space and labs are in demand
- Event space is largely utilized by PCC
- Designated space for remote meetings and teaching is needed

Final report anticipated by end of June

The background of the image shows a low-angle shot of several light-colored wooden beams, likely part of a roof or ceiling structure, converging towards the top right. The sky is a vibrant blue with soft, white clouds. A dark blue horizontal banner is positioned across the middle of the image, containing the text.

Business & Workforce Development

Business & Workforce Development

Aligning P&CC's construction workforce and contractor development processes with the College's response to federal directives

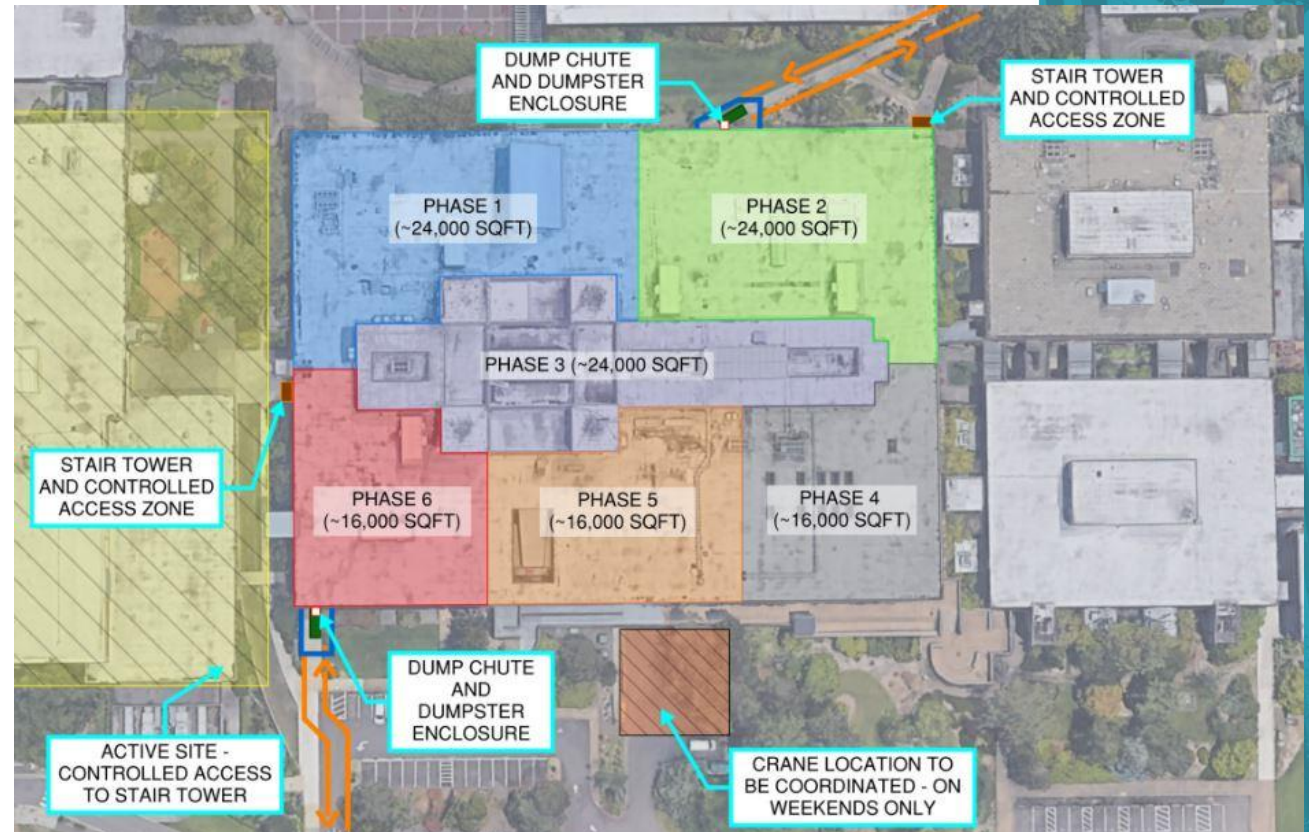
Monitor projects; optimize access for small businesses and construction career pathway opportunities for workers at every stage of construction



Project Close-Out Spotlight

In 2022, PCC posted a *Request for Proposal* to re-roof the CC building

It included a requirement to develop a “mentor/mentee arrangement with a [small business] that will increase that firm’s capacity in an area they are seeking a skills exchange”



Project Close-Out Spotlight (cont'd)

Howard S Wright's proposal outlined a visionary arrangement, uniquely in touch with a common challenge faced by small, commercial roofing firms

- Meeting specifications to propose on larger projects because they do not have a certification by a major commercial roofing manufacturer
- Required for Warranty



Project Close-Out Spotlight (cont'd)

Howard S Wright Response:

	4.4.1 Learning Objectives	4.4.2 Length of Mentorship	4.4.3 Measurable Goals	4.4.4 Check-In/ Monitoring Process	4.4.5 Skills Exchanged /Results	Feedback Process
Sub-Tier Roofer	Provide on job training on specified roofing product to assist in certification for future projects.	Sub-tiered COBID firm selected during Roofing Trade Partner selection, stay on team until roofing scope is complete.	25% of roofing labor hours being performed by COBID workforce. Qty of roofers receiving certification once project is complete.	Before Award - Set expectations and identify goals/ objectives, certs needed. During roof work - Bi-weekly meetings to review utilization, progress toward certification needs. After work - HSW/Roofing Trade partner assistance with certification process.	New certification of the roofing system to a COBID firm previously not certified in specified system.	Post certification, brainstorm what worked with mentorship process and what can be improved on.

Project Close-Out Spotlight (cont'd)

- HSW's roofing subcontract required partnering with a sub-tier roofing firm that is not yet certified in the specified roofing material
- The arrangement allows PCC a warrantable roof while providing a small roofing sub the opportunity to become certified and learn from a larger roofing company



Resulted in pairing of **Flynn Roofing** as the mentor;
Premier Pacific Roofing as the mentee

Project Close-Out Spotlight (cont'd)

Outcome: Exceeded Everyone's Expectations

- Flynn integrated PPR into their field team seamlessly and were indistinguishable on the project
- While it started out as just field training, it became much more through relationship building
- Opened the door to both firms exchanging skills and seeking future opportunities together





Impacts:

- Individual
- Business
- Community
- Regional

A low-angle shot of several light-colored wooden beams, likely part of a roof or ceiling structure, set against a bright blue sky with wispy white clouds. The beams create a strong geometric pattern of lines leading towards the top right.

Finance & Procurement

Key Upcoming Procurements

- Cascade Public Service Education Building
 - RFP for CM/GC Services - May 2025
- Rock Creek Building 7 Chemistry Lab (Fume Hoods)
 - RFP for CM/GC Services - May 2025
- Block 56 (Hillsboro)
 - RFP for Design Services - Summer 2025
 - RFP for CM/GC Services - Fall 2025

2022 Bond Financial Report - 4/25/2025

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)	\$ 8,000,000
Interest & Other Revenues To Date	\$ 12,059,532
Total Funds Available	\$ 497,679,897

	BY INITIATIVE	BUDGET	ACTUALS PAID	PERCENTAGE SPENT
2400-01	DW Capital Repair and Renewal	\$ 40,000,000	\$ 1,778,031	4.45%
2400-02	DW Roof Renewal	\$ 20,000,000	\$ 68,950	0.34%
2400-03	DW IT	\$ 40,006,601	\$ 9,491,603	23.73%
2400-04	DW Public Safety	\$ 10,000,000	\$ 3,840,397	38.40%
2400-05	DW Accessibilty	\$ 2,500,000	\$ -	0.00%
2400-06	DW EV Infrastructure	\$ 3,500,000	\$ 447,967	12.80%
2400-07	DW Capital Equipment/FFE	\$ 2,500,000	\$ 79,798	3.19%
2400-08	RC B2 Replacement	\$ 84,000,000	\$ 804,584	0.96%
2400-09	SY CT Renovation	\$ 65,000,000	\$ 1,706,484	2.63%
2400-10	SY AM Renovation	\$ 15,627,499	\$ -	0.00%
2400-11	SY CC Roof	\$ 17,384,163	\$ 16,599,772	95.49%
2400-12	SY HT West	\$ 36,325,000	\$ 12,816,556	35.28%
2400-13	Hillsboro	\$ 22,000,000	\$ 106,879	0.49%
2400-14	SE Campus Projects	\$ 300,000	\$ -	0.00%
2400-15	SY Campus Projects	\$ 1,574,799	\$ 251,695	15.98%
2400-16	RC Campus Projects	\$ 8,500,000	\$ 2,709,862	31.88%
2400-17	CA Campus Projects	\$ 8,776,273	\$ 4,384,214	49.96%
2400-18	DW Projects	\$ 2,070,000	\$ 477,719	23.08%
2400-19	WC Projects	\$ 1,693,950	\$ 1,684,888	99.47%
2400-20	Complete 2017 Projects	\$ 3,239,180	\$ 2,963,749	91.50%
2400-21	Owner Project Management	\$ 40,250,000	\$ 8,213,122	20.41%
3400-96	Tariff Contingency	\$ 20,000,000	\$ -	0.00%
2400-97	Contingency	\$ 8,131,283	\$ -	0.00%
2400-98	Escalation	\$ 37,500,000	\$ -	0.00%
2400-99	Interest Earnings	\$ 6,801,149	\$ -	0.00%
	TOTAL BUDGET	\$ 497,679,897	\$ 68,426,271	13.75%

Impact of Tariffs

- \$20M tariff contingency created
 - Funded by potential 2030 upgrades to AM Building
- Already seeing tariff charges coming through on IT and FF&E purchases
- Estimated impact of \$6-10M on Sylvania CT project
- Rock Creek B2 is far enough out from construction that impact is not readily identifiable.
- Can result in 'surprise' increases in already ordered goods and materials
- It is anticipated that domestic suppliers will also raise prices and see significant supply chain disruptions

A low-angle shot looking up at a wooden roof structure, showing several light-colored wooden beams and planks. The background is a bright blue sky with scattered white clouds. A dark blue rectangular box is positioned on the right side of the image, containing the text 'Questions ?' in white.

Questions ?

A photograph of wooden beams, likely part of a roof or ceiling structure, set against a bright blue sky with scattered white clouds. The beams are made of light-colored wood and are arranged in a geometric pattern, creating a sense of depth and structure.

Thank you! Next BAC - Fall 2025

A low-angle, upward-looking photograph of a wooden roof structure. The image shows several light-colored wooden beams and rafters forming a triangular truss system. The wood has a natural grain and some knots. The background is a vibrant blue sky with soft, white clouds. In the bottom right corner, there is a dark blue rectangular box containing the word "Resources" in white, serif font.

Resources

Bond Advisory Committee Charter

- The BAC is a recommending body established to inform and disseminate information about capital projects funded under general obligation bond measures.
- The BAC meets a minimum of twice yearly for 60-minute virtual meetings when members review progress on bond-funded projects.
- The BAC includes staff, faculty, and students who represent different areas of focus,
- P&CC will develop meeting agendas and presentations, convene and facilitate meetings, and make available presented materials on the P&CC website following each meeting. The committee is chaired by P&CC Director with support from the P&CC team.
- Open and constructive dialogue is sought to ensure that diverging opinions are discussed and documented. For the health of the committee, it is important that members be supportive of the committee and its recommendations. All members agree to act in good faith in all aspects of communication and deliberation.
- Meetings are open to the College.
- Members can send requests for information to the P&CC Director via email.