



BOND ADVISORY COMMITTEE

FALL 2025

Agenda

- Welcome
- 2022 Projects
- Business & Workforce Development
- Finance & Procurement
- Questions
- Good of the Order

OPC MISSION

Office of Planning and Construction **plans, designs, and builds** learning environments that represent the community, foster connections, and serve students for generations to come

Core Value 1

We are shaped by community

From project funding to the planning, design, and construction — our students, staff, and local community are at the center of what we do and how we do it.

Core Value 2

We are a team of collaborators

We work hand in hand as a multi-disciplinary team with diverse expertise to solve problems and build projects.

Core Value 3

We innovate for equity and sustainability

Our commitment to advance equity and sustainability in process, partnerships, and investments drives innovation in design.

Core Value 4

We nurture teams and celebrate process

Our projects are long and complex. Success means working with a healthy dose of humanity, humor, and heart.

Core Value 5

We make big things happen

The work this team does is nothing short of transformative for PCC and its students — creating impactful change for our community for generations to come.

2022 Bond Projects

Highlighted Projects/Topics

- Sylvania Health Technology West (*CiCi*)
- Sylvania Communications Technology (*Tim*)
- Sylvania/Cascade Deferred Maintenance (*Gary*)
- Cascade Public Service Education Building (*Jessie*)
- Hillsboro Center Block 56 (*Jessie*)
- Rock Creek Building 2 (*Casey*)
- Information Technology/Public Safety (*Amy H*)
- Interior Space Standards (*Jody*)
- Design & Construction Standards (*Jaime*)



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2 0 2 2
B O N D

Sylvania Campus

Sylvania Campus

Health Technology Building West

Major work complete

- All replacement roofing materials installed
- Windows installed and tested
- Rooftop HVAC units installed - new air handler and chiller
- Installation started for skylight and elevator

Work in progress

- Interior Finishes
 - Floor polish
 - Sheetrocking
 - Painting

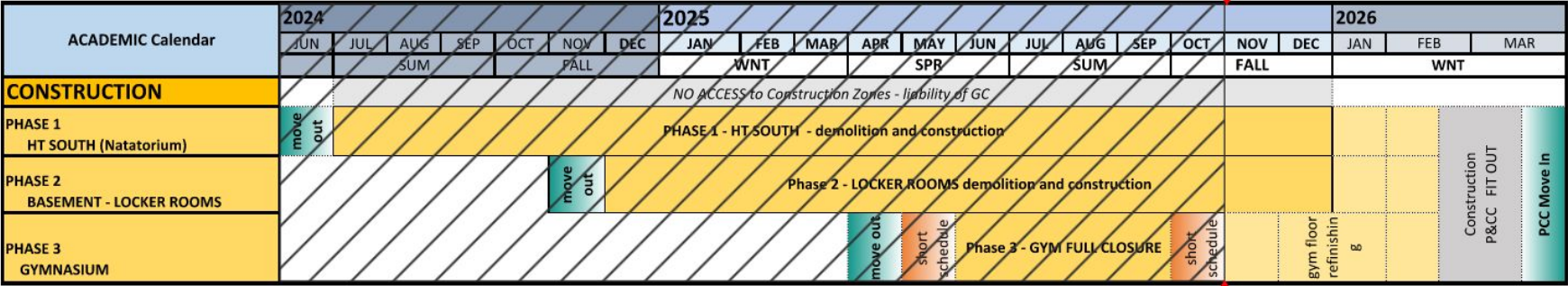
Sylvania Campus

Health Technology Building West

75% of construction has been completed

SY HT West - Project Schedule

Updated 11/2025 *changes may occur during construction



Gymnasium Closed for Floor Refinishing December 10th - January 12th

Sylvania Campus

Health Technology Building West



New doors to gymnasium



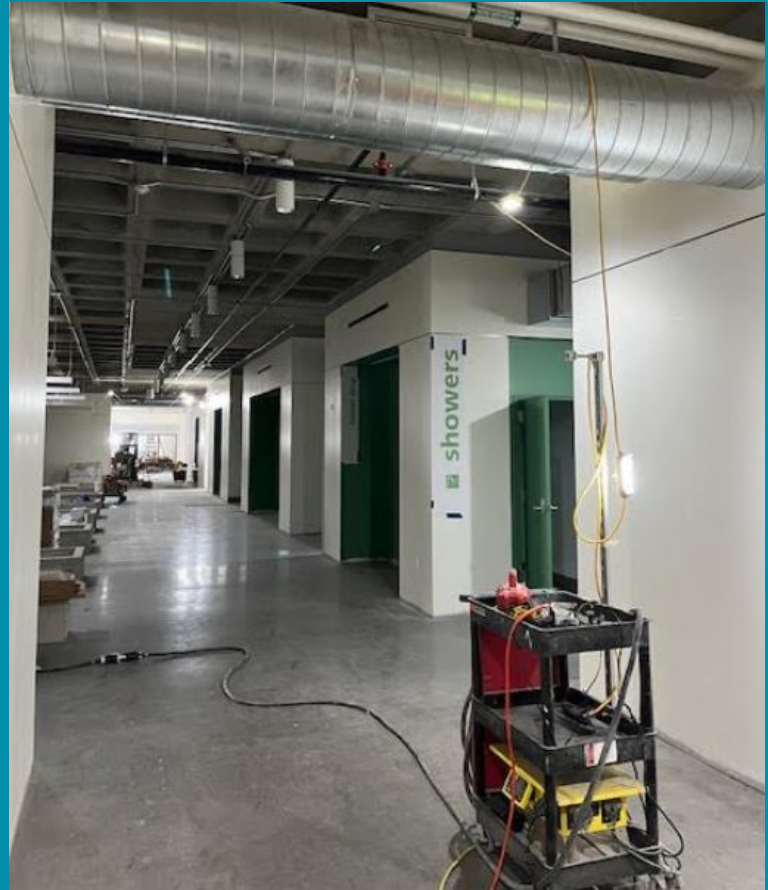
New level 2

Sylvania Campus

Health Technology Building West



Individual shower rooms



Paint, lighting, and signage

Sylvania Campus

Health Technology Building West



Skylight install and new roof



New windows along west side

Sylvania Campus

Communications Technology Building

Scope

- Full renovation of existing building to accommodate Visual & Performing Arts
- Design Development phase complete

Anticipated Construction

- Summer 2026

Finishes

- Summer 2028

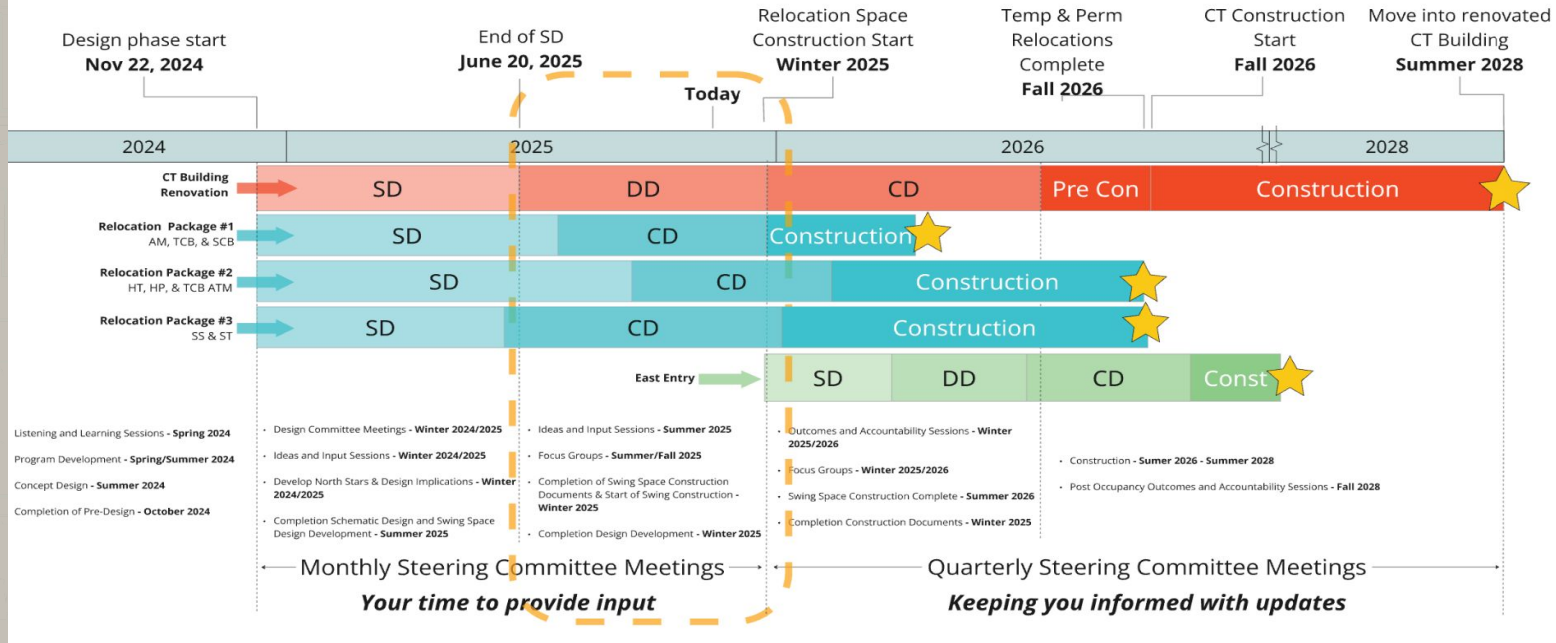
Temporary & Permanent Relocations

- Designs are nearing completion
- First remodel will begin over Winter Break 2025 in TCB

Sylvania Campus

Communications Technology Building

Project Schedule



Sylvania Campus

Communications Technology Building

Permanent Relocations to Renovated Spaces

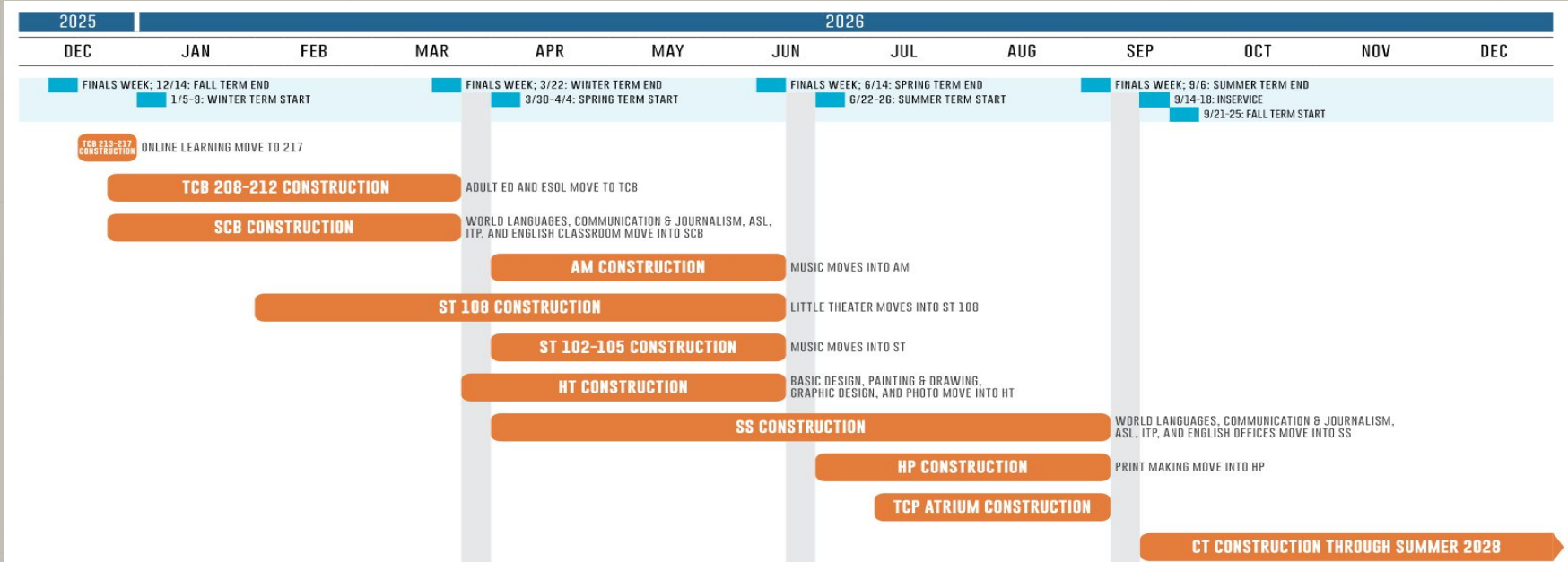
- SS: World Languages, Communication Studies, Journalism, Reading, Writing, English, ASL, and ITP relocates at the end of Summer 2026
- TCB: ESOL and Adult Education relocates over Spring Break 2026

Temporary Relocations

- HT East: Graphic Design, Painting & Drawing, Basic Design, and Photography relocates after Spring Term 2026
- ST & AM: Music & Theater Arts relocates after Spring Term 2026
- Ceramics will remain in CT during the renovation. Program will go offline for Summer 2026

Sylvania Campus

Communications Technology Building



Sylvania Campus

Communications Technology Building



Existing CT



Preliminary CT Rendering

Sylvania Campus

Communications Technology Building



Existing CT



Preliminary CT Rendering

Sylvania Campus

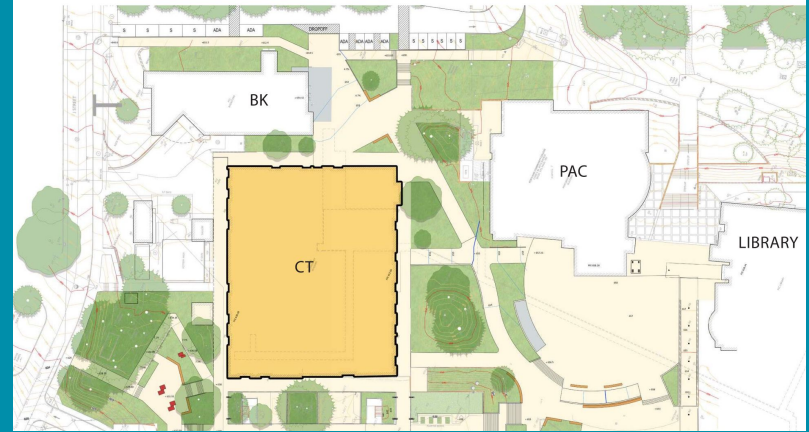
Site Improvements

Scope

- 49th Avenue Entry
- Bookstore Plaza
- PAC Plaza
- CT Site
- P11 Parking Lot

Objectives

- Improve accessibility, wayfinding, and site safety
- Create spaces that support PCC and the community

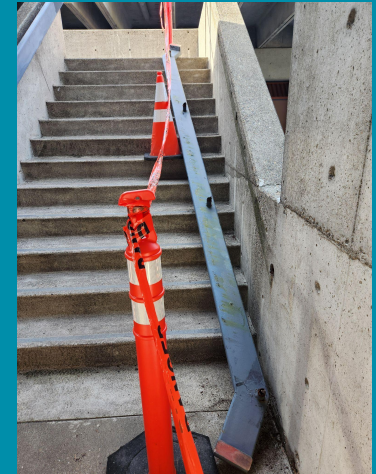


Sylvania Campus

Deferred Maintenance

SS & ST Building Exterior Structural Evaluation

- November - Final costing and start of Design Development
- December through January - Design Development
- Spring 2026 - Request for Pricing and Award
- Summer 2026 - Construction Implementation





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Cascade Campus

Cascade Campus

Deferred Maintenance

Moriarty Arts Humanity Building MDF Mechanical

- November - Issue ITB and Pre-bid Meetings
- January 2026 - Award work to qualified low bid
- Summer 2026 - Construction implementation



Public Service Education Building

The Public Safety office will relocate from the east side of campus to the Public Service Education Building on the west side of campus



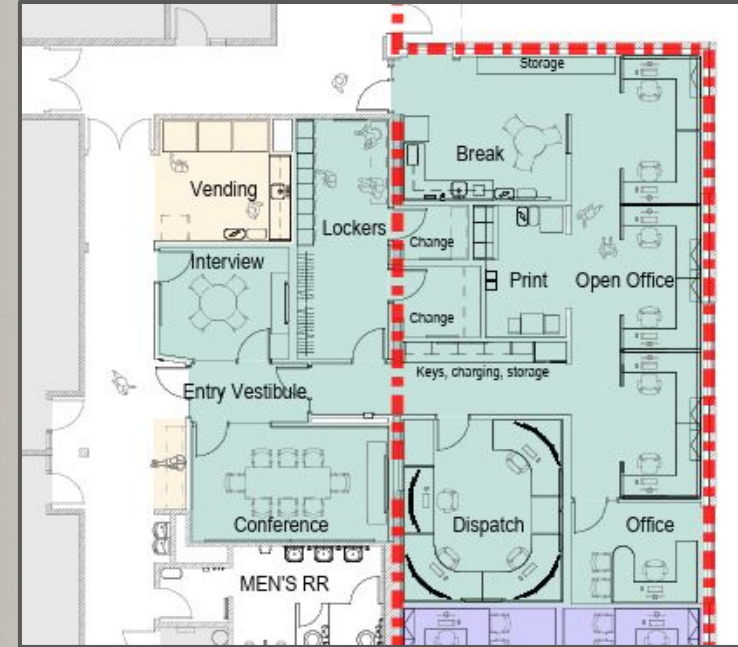
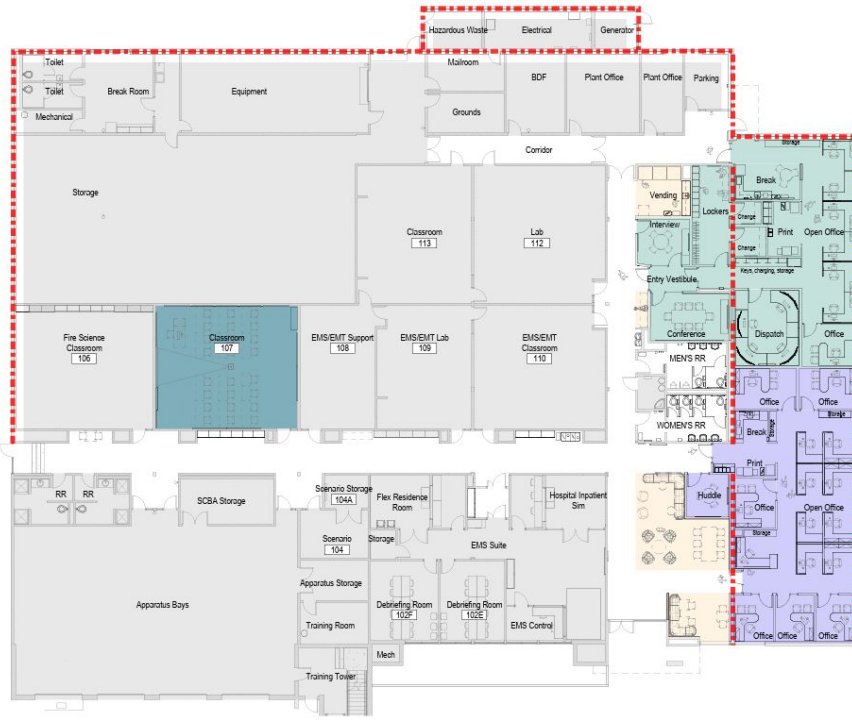
Cascade Campus

Public Service Education Building

Overall Plan

Legend

- Public Safety Suite
- Academic Suite
- Student Spaces
- Emergency Operations Lab
- URM Structural Walls To Be Reinforced







Public Safety

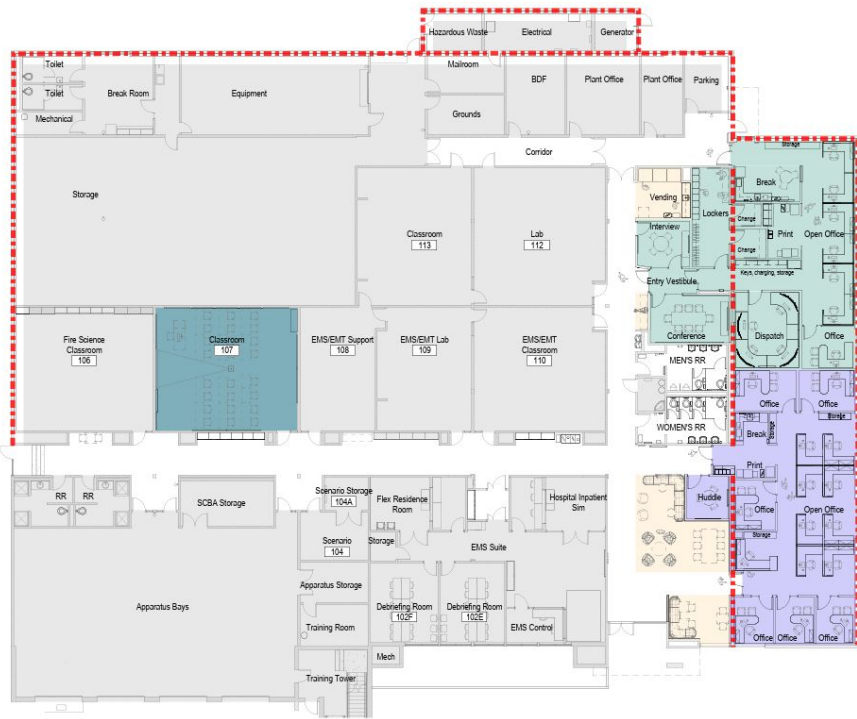
Public Service Education Building

Overall Plan

Legend

-  Public Safety Suite
-  Academic Suite
-  Student Spaces
-  Emergency Operations Lab

URM Structural Walls To Be Reinforced



Faculty office space and student lounge

Cascade Campus

Public Service Education building

Project Information

- Architect: Studio Petretti
- Contractor: Howard S Wright Construction
- Construction timeline: January - September 2026
- Project also includes roof replacement, seismic upgrades, restroom and corridor finish updates, and additional storage





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Hillsboro Center

Hillsboro Center

Block 56

- College currently leases 10,000 sf for current Hillsboro Center
- Partnership with PCC, Hillsboro School District, and Virginia Garcia Memorial Health Center
- PCC new building will be 30,000 sf general purpose classrooms, science labs, office and meeting space to support health programs
- Currently negotiating terms for a ground lease with Hillsboro School District
- Preliminary site plan developed





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Rock Creek Campus

Rock Creek Campus

Building 2

Pre-design Wrapping Up

- Finalizing Pre-design Report
- Finishing round 4 of programming meetings

Design

- Finalizing Design and Preconstruction proposals
- December - Kick off schematic design for BCT, B2, and swing moves



We are here



Rock Creek Campus

Building 2

Scope

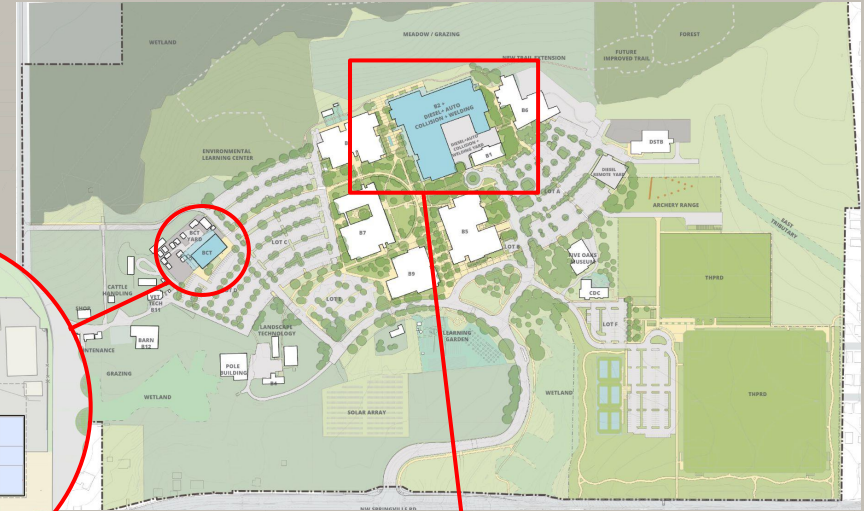
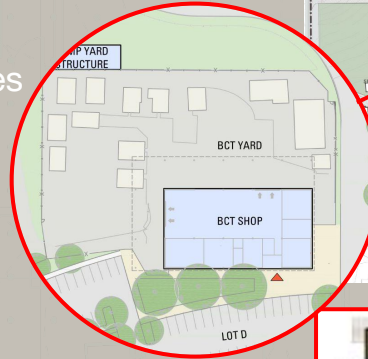
- New BCT building near their yard
- Fully remodeled B2 in two + phases
- Resource Centers all in B7
- STEAM Lab in B2
- Multiple swing moves for construction

Phasing

- Diesel, Auto Collision, and Welding to remain in place during construction
- Major reduction in classrooms and computer labs temporarily during construction

Budget

- \$85 million
- Phase 2 contingent upon additional bond funding

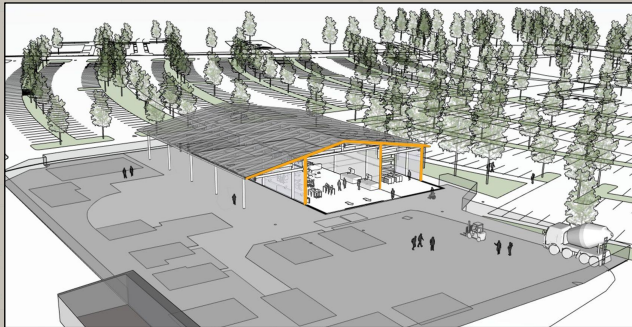


Rock Creek Campus

Building 2



Renderings of new BCT



Early Design Concepts



Rock Creek Campus

Building 2

Engagement

- Installation of B2 Engagement Wall
- Installation of B2 Exterior Signage
- Project webpage and newsletters
- Three new focus group topics for design
 - Elements of welcoming
 - Wayfinding and navigation
 - Restroom design
- Planning and recruiting for Fall & Winter terms
- Student survey development
- Classroom outreach



Engagement and Outreach at B2



Information Technology/Public Safety

Information Technology

Wireless Access Point Replacement - near completion

- Installed 461 APs college-wide
- 40 APs remaining to be installed at Sylvania
- Target completion date is 11/19/25

Zoom Phone Implementation - in progress

- Installed 782 handsets
 - CLIMB, CDS, Capitol Park, Sawn Island, Vanport, OC42, OMIC, Newberg, Hillsboro, Willow Creek, and Southeast Campus
- 2,051 handsets remaining to be installed
 - Cascade - 11/1 & 11/2
 - Rock Creek - TBD
 - Sylvania - TBD

Information Technology

Audio Visual

Podium Upgrades - ongoing

- 50 podiums upgraded this year
- RC B2 - 4 classrooms upgraded June 2025
- CA CH - 7 classrooms upgraded June 2025
- Swan Island - 11 classrooms in September 2025
- SE SCOM - 15 classrooms in September 2025
- CA SU 203/204 - upgraded in October 2025
 - Divisible classroom/event space
 - Upgraded podiums and added cameras for video conferencing

RC Building 9 Event Center - AV refresh

- Community next year and includes new height adjustable podiums, projection screens, and camera for video conferencing
- Targeting January install pending equipment lead times

Public Safety

Sylvania Campus & District Wide Updates

Sylvania Dispatch System Refresh

- Reviewing potential dispatch design consultants with OPC, IT, and Public Safety stakeholders

District Wide Security Camera Replacements and Additions

- Consultant provided recommendations on camera quantity and locations for all PCC campuses and Centers
- Reviewing recommendations with OPC, IT, and Public Safety stakeholders



Interior Space Standards

Interior Space Standards

Districtwide

Work patterns have changed

- Higher percentage of classes taught online
- Instructors teach in-person and online while at campus
 - Many work in cubicles
- Staff and faculty often have virtual meetings
- College has moved to a One College model, more districtwide positions and travel between campuses
- Higher amount of sensitive conversations with students



Interior Space Standards

- Increase shared private options
- Flexible office use
- Shared workstation policies, smaller footprint





Design & Construction Standards

Design & Construction Standards

2026 Update

What are Design & Construction Standards?

- Standards - Guide design and construction logistics
- Specifications - Specify details related to materials and their application
- Technical reference documents - Include additional technical drawings and templates

Standard were last updated in 2020

The focus in this round of updates include the Standards and Specifications. Other reference documents may be identified for updates in the future

Design & Construction Standards

2026 Update

Process

- Review by the Standards Committee
- BRIC Architecture Review
- Publish 2026 Updates - Late Spring 2026
- Future updates: Standards Committee will meet regularly to prepare for updates



Business & Workforce Development

Business & Workforce Development

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

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



Business & Workforce Development

Audit of Processes

Maximize Opportunity

WELCOME TO ESPOUSAL STRATEGIES

We are a boutique **government, community, and public affairs firm** that offers collaborative problem solving, storytelling, issue lobbying, and coalition building to **advance opportunity and shared prosperity for all.**

We help public and private organizations solve today's most pressing problems with **innovative solutions rooted in collaboration.**

Ensuring the College stays in compliance; tightening processes to ensure transparency and fairness; incorporating national best-practices toward the mission of contractor and workforce development and worker retention through culture change leadership

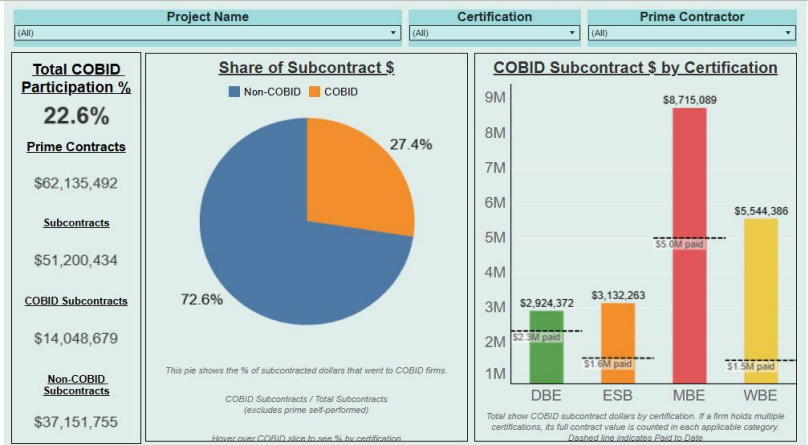
Business & Workforce Development

Dashboard Refresh

Regional and national leaders in transparency in contracting and workforce utilization data

- Refine the view
- Organize the content
- Dynamic filters with “faceted navigation”

Select a project to see schedule progress		All Projects Total						
		Apprentice %	BIPOC JW %	BIPOC APP %	BIPOC Total %	Women JW %	Women APP %	Women Total %
		20%	20%	20%	20%	20%	20%	20%
		21%	38%	51%	41%	7%	38%	13%
Andersen Construction Co, Inc	Multnomah Health Center	19.8%	49.5%	64.9%	52.6%	10.0%	0.0%	8.0%
First Cascade Corporation	Rock Creek Library	14.7%	37.1%	42.2%	37.9%	7.7%	40.7%	12.5%
Fortis Construction	Sylvania HT West Side Renovation	19.7%	44.7%	43.5%	44.4%	0.3%	43.9%	11.3%
Howard S Wright Constructors	SY CO Building Roof Replacement	22.8%	31.3%	54.0%	36.5%	11.4%	36.9%	17.2%
Pihl Inc	Rock Creek ADA Intersection Improvements		21.5%	0.0%	21.5%	0.3%	0.0%	0.3%
R. A. Gray Construction, LLC	Willow Creek AI Learning Laboratory	14.4%	11.3%	0.0%	9.7%	4.7%	0.0%	4.8%
	Willow Creek RM 301 Semiconductor Lab		7.7%	0.0%	7.7%	0.0%	0.0%	0.0%
Sapling Construction LLC	Cascade Hall VRF	17.2%	16.3%	89.2%	28.9%	8.0%	36.6%	12.9%
	Cascade Student Union VRF	22.1%	26.7%	100.0%	42.9%	5.7%	50.7%	15.6%



Business & Workforce Development

Workforce and Contractor Retention Through Culture Change Leadership



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Racism in Construction

EEOC report berates construction for discrimination

After a yearlong investigation, the agency says construction stands out from other industries for “egregious incidents of harassment.”



MembershipLearningEventsResourcesCommunityShop

NEWS

Incivility Hits Highest Level This Year—and Is Costing Employers Billions

December 16, 2024 | Kathryn Mayer



Industry PrioritiesEducationNewsConnectBenefitsEventsShop



to building on new opportunities

Construction Workforce Shortages Are Leading Cause Of Project Delays As Immigration Enforcement Affects Nearly 1/3 Of Firms

Thu, 08/28/2025 - 13:12

92 Percent of Construction Firms Report Having a Hard Time Finding Workers to Hire, As 45 Percent of Firms Say Labor Shortages are Causing Project Delays, New Nationwide Industry Survey Finds

ABC: Construction Industry Must Attract 439,000 Workers in 2025

January 24, 2025 | Construction Economics News Releases 2025

WASHINGTON, Jan. 24—The construction industry will need to attract an estimated 439,000 net new workers in 2025 to meet anticipated demand for construction services, according to a proprietary model developed and released today by Associated Builders and Contractors. In 2026, the industry will need to bring in 499,000 new workers as spending picks up in response to presumed lower interest rates.



Construction Spending and Employment Forecast (High, Base and Low Scenario)

\$1 billion in additional construction spending creates 3,550 new jobs. In 2025, the construction industry needs to attract 439,000 new workers.



Year	Construction Spending (Billions)	Construction Employment (Thousands)
2017	1.2	8,000
2018	1.3	8,200
2019	1.4	8,400
2020	1.5	8,600
2021	1.6	8,800
2022	1.7	9,000
2023	1.8	9,200
2024	1.9	9,400
2025	2.0	9,600
2026	2.8	10,000

Portland Community College

OFFICE OF PLANNING AND CONSTRUCTION

Bond Advisory Committee

Fall 2025

Business & Workforce Development

Jobsite Culture Coordinator

Angela D'Esposito

Onsite presence focused on craft worker and subcontractor wellbeing

- Resources for apprentices
- Engaged in workforce development spaces
- Monitoring the implementation of required Respectful Worksite programming
- A resource for retention best-practices and culture change initiatives



Business & Workforce Development

Regional and National Leadership

- Proposed, developed, and delivered a workshop at the American Contract Compliance Association's National Training Institute entitled "*Expanding Access and Opportunity for Craft Workers and Contractors through Jobsite Culture*"
- Served on Commissioner Singleton's Anti-Poverty and Workforce Development advisory council (series of 4 work sessions)
- Speaker on the following panels
 - AGC Expo
 - 2025 Diversity Summit in Seattle
 - Society for Marketing Professional Services A/E/C
- Janaya Bjornstrom: Board Member of Business Development Institute
- Angela D'Esposito: Board Co-chair Oregon Tradeswomen



Finance & Procurement

Finance & Procurement

2022 Bond Financial Report - 11/03/2025

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%

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2022
BOND

Kudos

Women of Vision 2025

In October, the DJC Oregon Women of Vision 2025 presented Rebecca Ocken with an honoree award. Rebecca accepted the award by acknowledging, and giving credit to, the hard work of the OPC team. *Congratulations Rebecca and the OPC!*



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2022
BOND

Questions?



Thank you! Next BAC - Spring 2026



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2022
BOND

Resources

Bond Advisory 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 to provide members with progress on bond-funded projects.
- The BAC includes staff, faculty, and students who represent different areas of focus.
- OPC will develop meeting agendas and presentations, convene and facilitate meetings, and make available presented materials on the OPC website following each meeting. The committee is chaired by OPC director with support from the OPC 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 OPC director via email