Portland Community College | Office of Planning and Construction

Bond Advisory Committee

Fall 2026

Agenda

- Welcome
- Project Updates
- Technology Infrastructure and Public Safety
- Business and Workforce Development
- Finance and Procurement
- Staffing Update
- Questions
- Good of the Order

Project Updates

- Sylvania Communications Technology Building (Tim Kremer)
- Rock Creek Building 2 (Casey Hagerman)
- Rock Creek Building 7 Chemistry Lab (Julie YeagerWalker)
- Cascade Public Service Education Building (Jessie Steiger)
- Hillsboro Center at Hillsboro Healthcare and Education Commons (Jessie Steiger)
- CLIMB Center (Jessie Steiger)



Sylvania Campus

Sylvania

Communications Technology Building

Renovation Scope

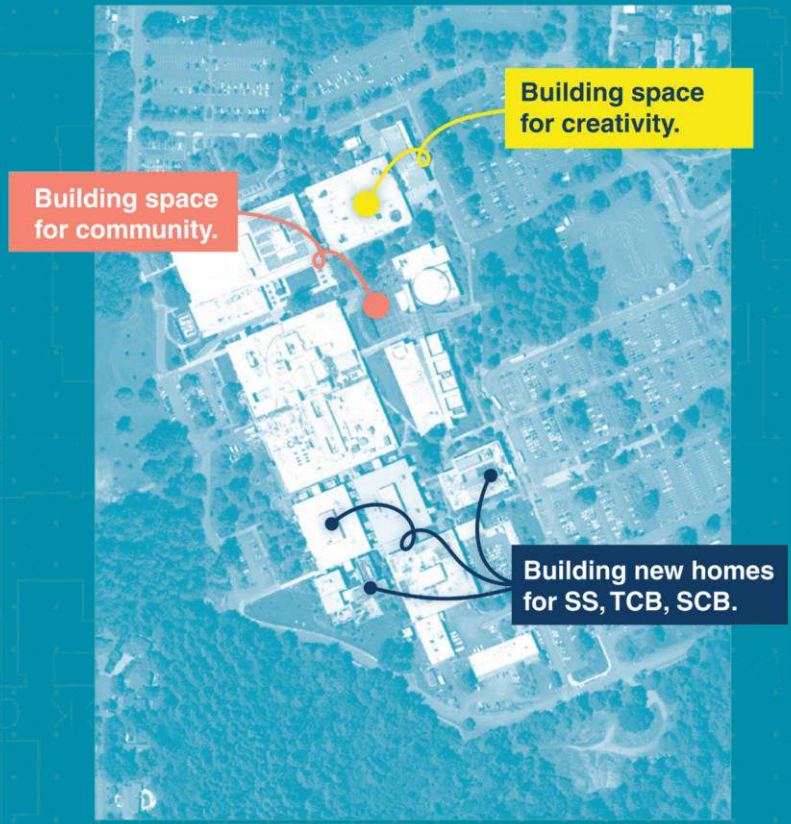
- Full building renovation to accommodate Visual and Performing Arts programs

Status

- Permit received and Guaranteed Maximum Price (GMP) pending final approval
- Demolition underway

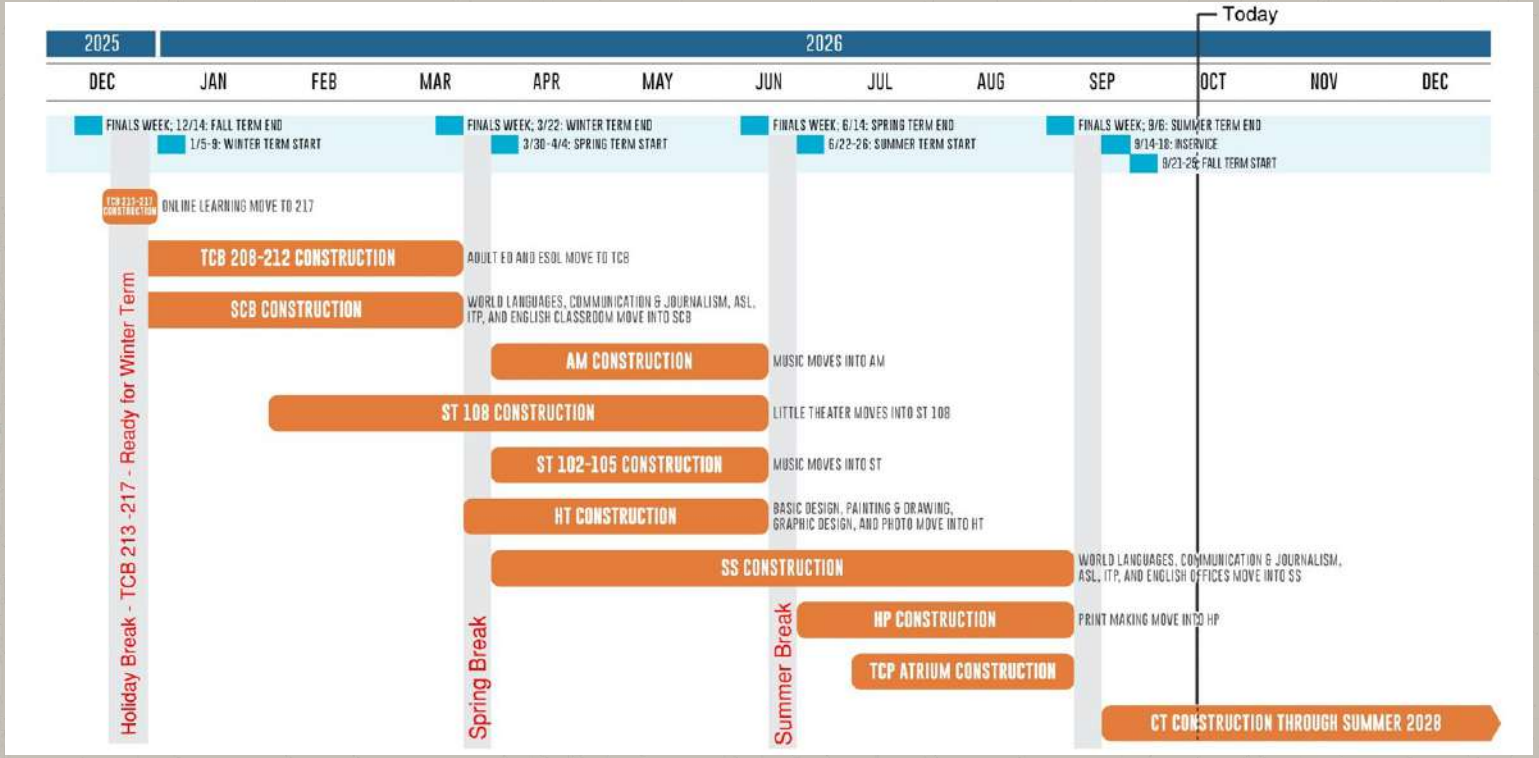
Anticipated Construction

- Fall 2026 through summer 2028
- Open fall 2028



Sylvania

Relocation Construction Complete — CT Renovation Underway



Sylvania

CT Supporting Projects

Relocations

HT East Remodel

- Graphic Design relocated to HT in spring 2026
- Painting & Drawing, Basic Design, and Photography relocated to HT summer 2026

ST and AM Renovation

- Music & Theatre Arts relocated summer 2026

TCB Renovation

- Adult Ed & Yes to College relocation completed spring 2026
- ESOL relocated to TCB summer 2026


ST Before


ST After


TCB Before


TCB After


TCB Atrium Before


TCB Atrium After

Sylvania

CT Supporting Projects

Relocations

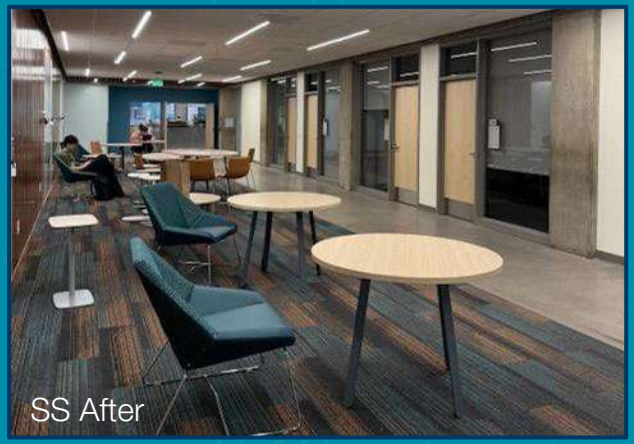
SS Renovation

- World Languages, Communication Studies, Journalism, Reading, Writing, English, ASL, and ITP relocated to SS summer 2026

Heat Plant Remodel

- Printmaking relocated summer 2026


SS Before


SS After


HP Before


HP After

Sylvania

Communications Technology Building



Current space



Rendering of 2nd floor looking south

Sylvania

Communications Technology Building



Current space



Rendering of ground floor looking north

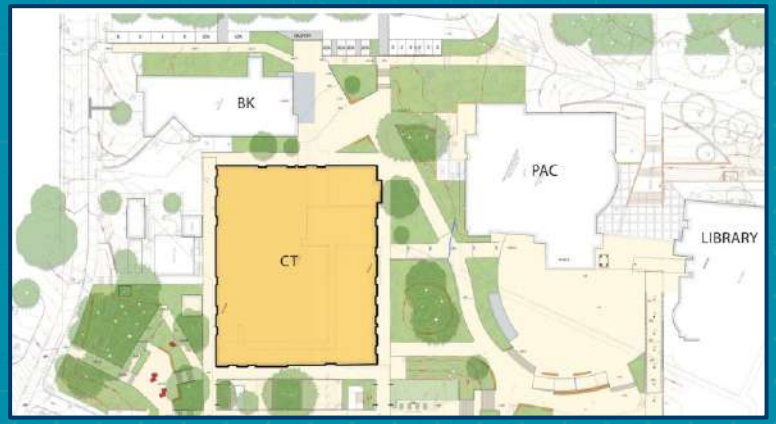
Sylvania

Site Improvements



Scope

- 49th Avenue entry
- Bookstore Plaza & K Street
- PAC Plaza
- CT site
- Parking Lot 11
- Regional stormwater facility at G and H Streets



Objectives

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

Update

- Construction start: Winter Break 2026
- Site Improvements will be phased over the next two years with the majority of the work completed by fall 2027



Rock Creek Campus

Rock Creek

Building 2

Project Includes

- Renovation of Building 2
- New construction of Building Construction Technology (BCT)
- Relocation of certain programs

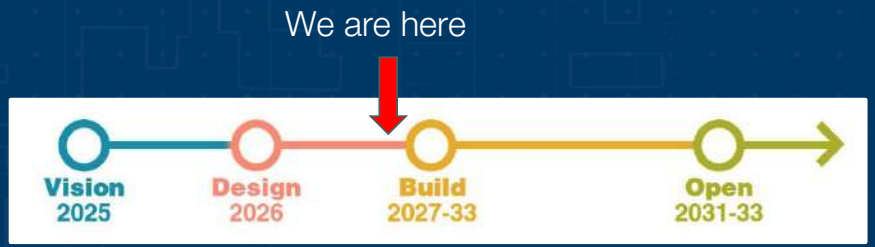
Design Progress

- Relocations preparing to submit for permits
- BCT preparing construction documents
- B2 completed 50% Design Development

Upcoming

- BCT submit for permit by end of 2026
- B2 Land Use application by end of 2026
- Relocation construction starts in 2027





Rock Creek

Building Construction Technology

Scope

- 14,400 SF facility
- 2 classrooms
- Woodshop
- Office
- Student support spaces
- Covered outdoor work space



Design

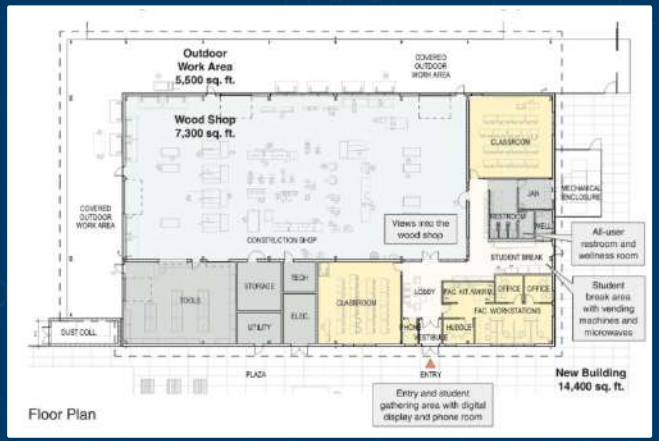
- Economic pre-engineered metal building
- High bay shop with dust collection
- Minimum impact to parking and site

Budget

- $14.7 million construction target
- Working to reduce costs through efficient design







Rock Creek

Building 2

Scope

- Two-phase 170K SF major renovation
- Building systems, seismic, roof, and exterior
- CTE shop upgrades
- Student support areas
- Enhanced west facade and entry

Budget

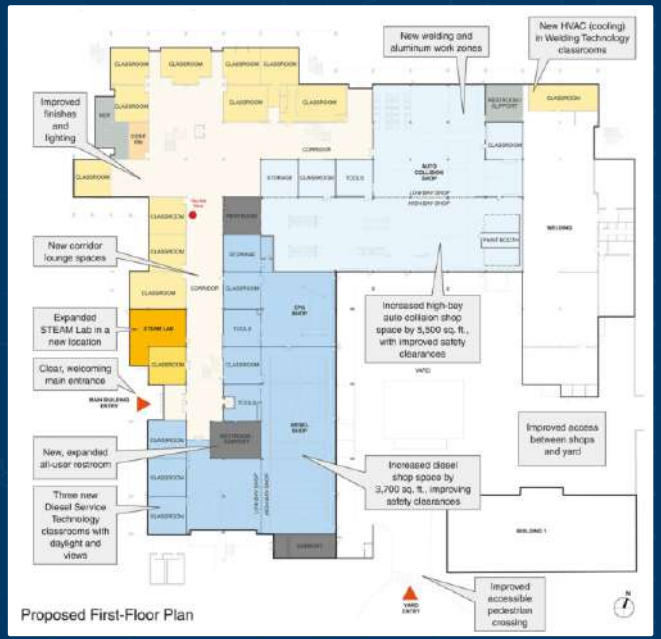
- $75.3 million construction budget
- HECC grant application for +$12M

Phasing

- South wing: summer 2028 – summer 2030
- North wing: summer 2030 – summer 2032


Proposed B2 Design Concept





Proposed First-Floor Plan

Rock Creek

Relocations

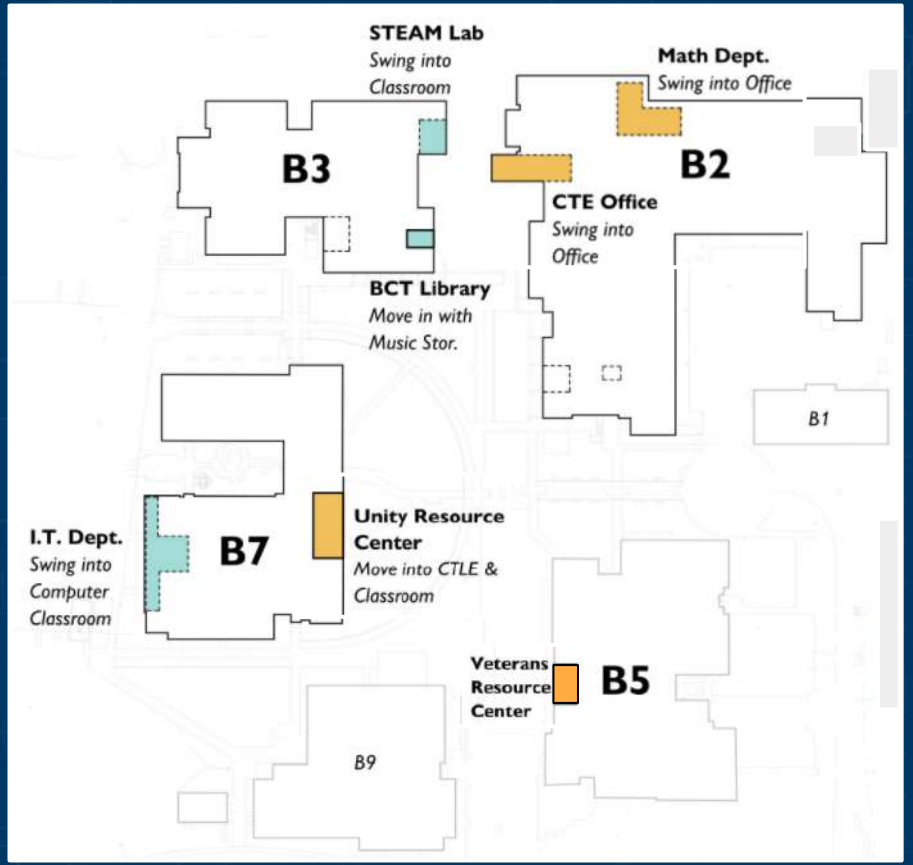
Phases Based on B2 Schedule

Phase 1

- IT to B7
- STEAM Lab to B3
- BCT Interiors Library to B3

Phase 2

- CTE office within B2
- Math office within B2
- Unity Resource Center to B7
- Veterans Resource Center to B5



Rock Creek

Building 2

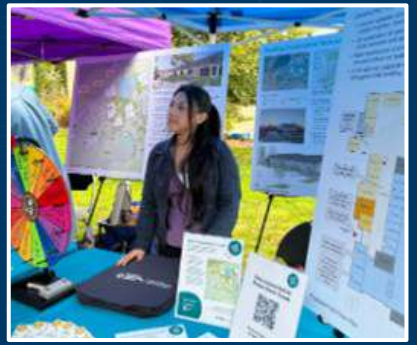
Engagement

- Project webpage and newsletters
- B2 engagement wall: Progress update for BCT and B2
- Week of Welcome tabling
- Steering Committee Meeting #9: November 5









Rock Creek

Building 7 Chemistry Lab

Project Includes

- Renovation of Chemistry Lab Rooms 223 and 225 and adjoining prep areas
- New lab equipment and technology for an improved learning experience and enhanced accessibility

Design Team

- Bassetti Architects & PAE

General Contractor

- Truebeck Construction

Opened

- October 5, 2026







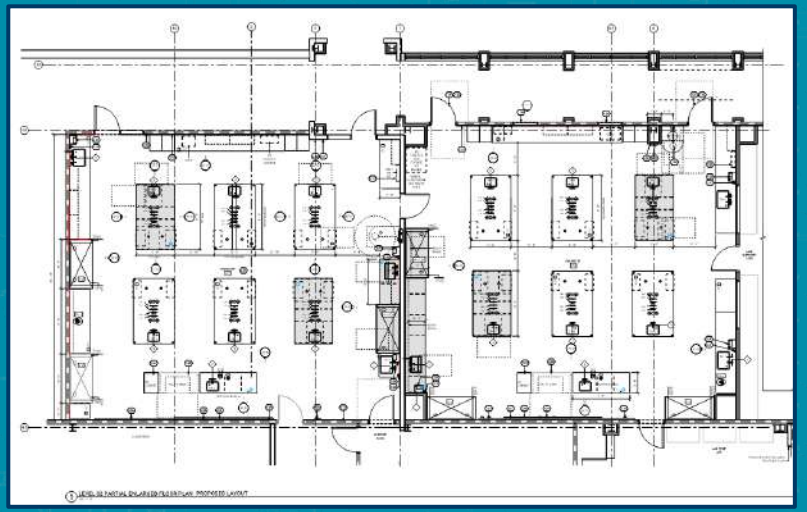




Rock Creek

Building 7 Chemistry Lab

- 3,185 SF of renovation
- Improved ventilation with new fume hoods
- Improved universal accessibility
- Improved electrical, data, and mechanical systems
- New sinks, casework, and upgraded vacuum systems
- Consideration of the impacts to the first-floor occupants by utilizing early morning work hours
- Occupied building requires careful coordination with Facilities (FMS) to maintain daily operations
- Coordination of weekend building shutdowns with FMS and Public Safety
- Limited construction laydown area that require “just-in-time” deliveries
- Similar remodel to 2017 Organic Chemistry Lab Rooms 221 and 217A with similar systems and finishes



Rock Creek

Building 7 Chemistry Lab















Cascade Campus

Cascade

Public Service Education Building

Purpose

- Permanently relocate campus Public Safety office to PSEB
- Roof and seismic upgrades will extend life of building

Design Team

- Studio Petretti

General Contractor

- Howard S. Wright Construction

Opening

- November 2026



Public Service Education Building

Lobby: Before and After

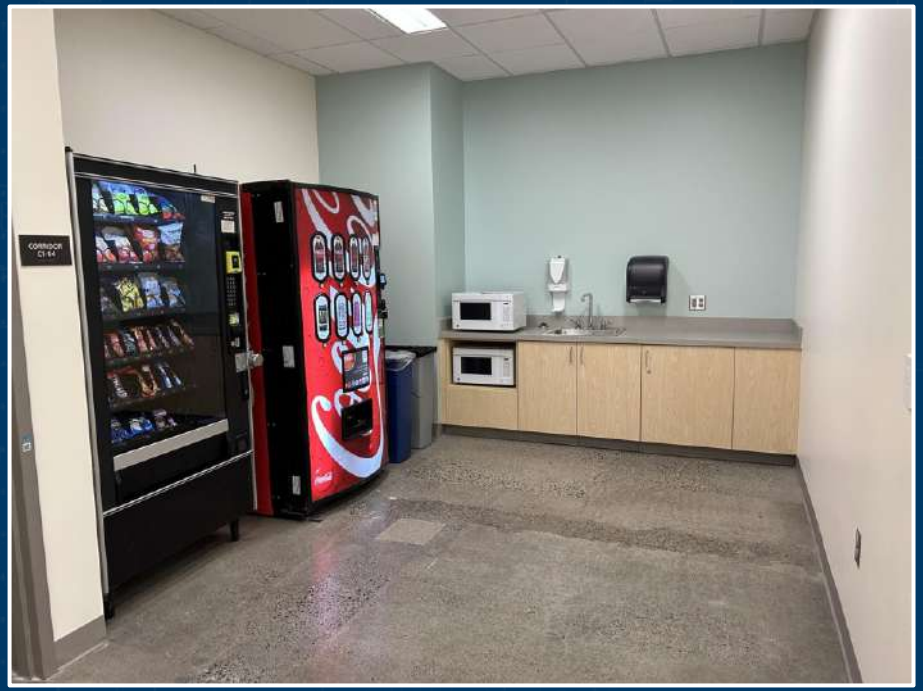




Public Service Education Building

Student Vending: Before and After





Public Service Education Building

Restrooms: Before and After





Public Service Education Building

Faculty Space: Before and After







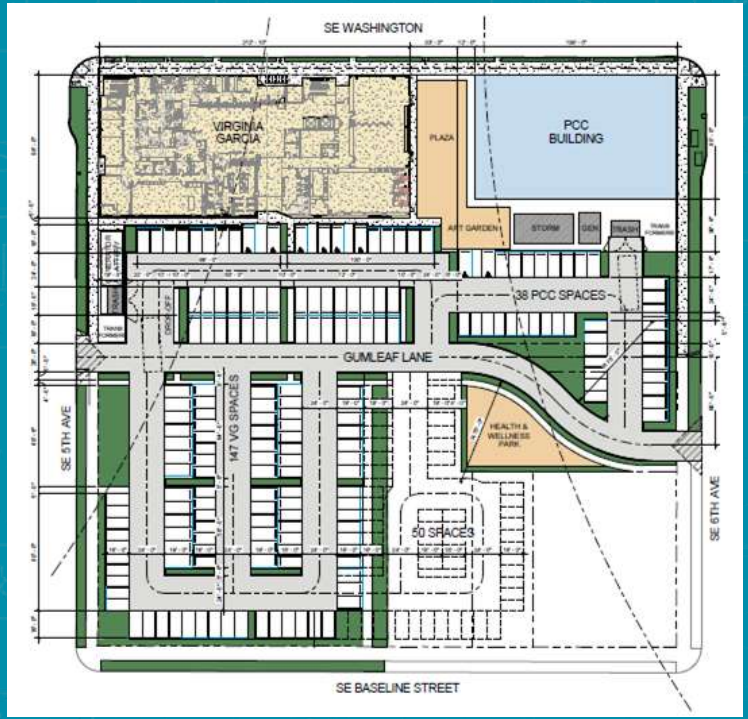
Hillsboro Center

Hillsboro Center

Hillsboro Health and Education Partnership (HHEP)

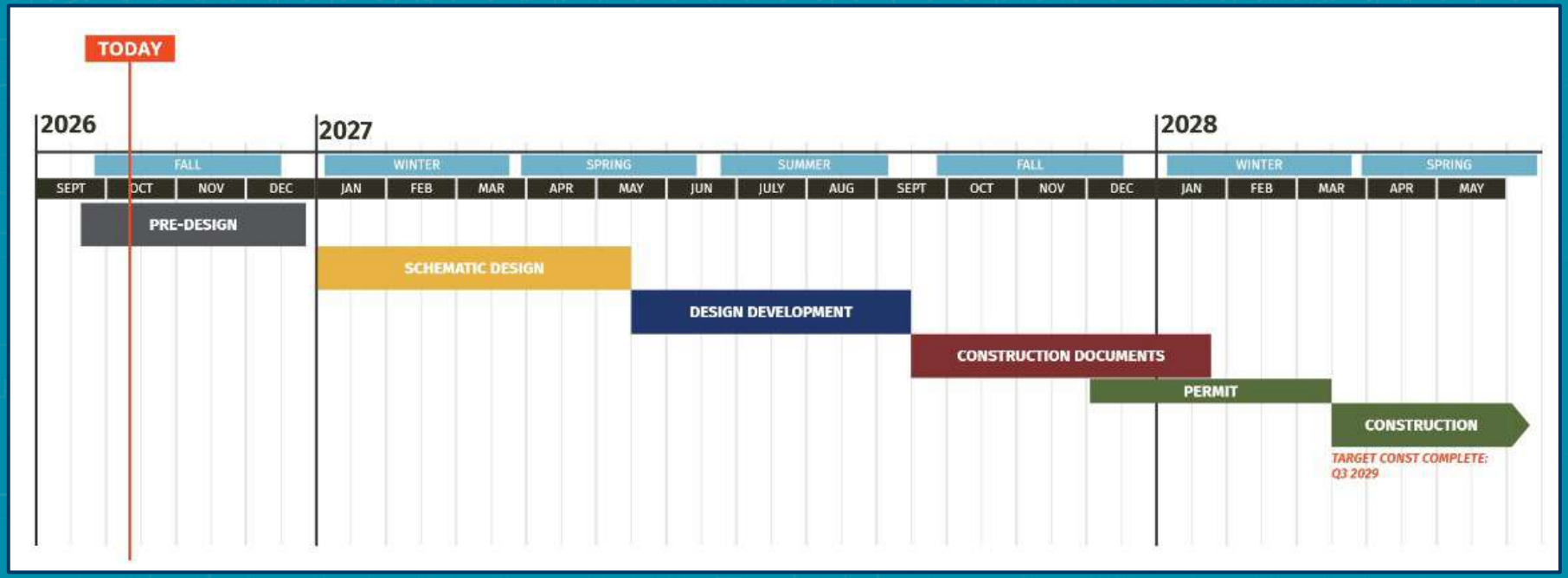
Overview

- Partnership with PCC, Hillsboro School District, and Virginia Garcia Memorial Health Center
- New PCC building will be 30,000 SF with general purpose classrooms, science labs, and office and meeting space to support health programs
- Currently negotiating terms for a ground lease with Hillsboro School District
- **Design**: Hacker and Curious Architects
- **CM/GC**: Mortenson and Left Coast



Hillsboro Center

Schedule




CLIMB Center

CLIMB Center

Third Floor Renovation

- Work is nearly complete
- OPC moves in Thanksgiving Week





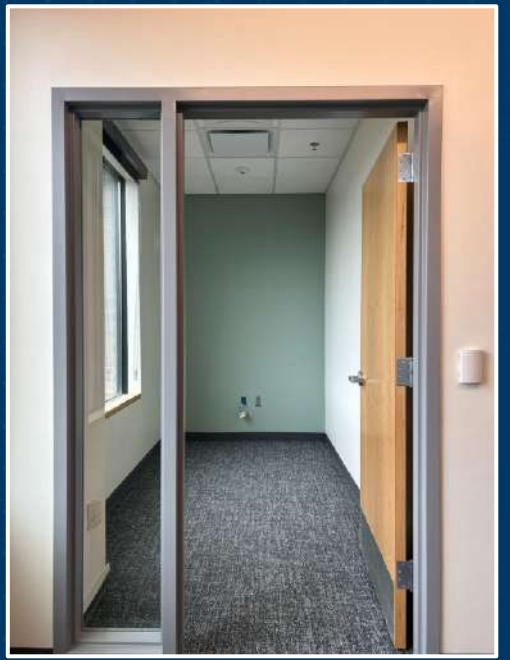
CLIMB Center



Open Office Area



Work Room



Zoom Room



Technology Infrastructure and Public Safety

Technology Infrastructure

Wide Area Network Design

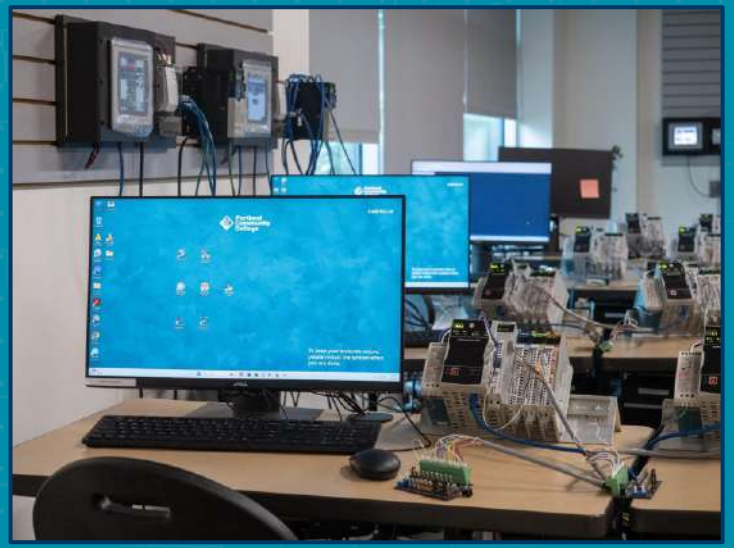
- Comcast has started fiber installs across the college
- Lumen's contract is still in process

Digital Signage Player Replacement

- 49 players to be replaced collegewide

Willow Creek Testing Center

- New cameras and server installation scheduled for mid-November



Information Technology

Audiovisual

Sylvania CT Swing Spaces

- Upgraded podiums/presentation technology in 11 classrooms
- Installed meeting room AV systems in the new TCB and SS office suites, including 10 Zoom rooms, 10 small meeting rooms, and 1 medium meeting room

Podium upgrades

- Spring Break 2027:
  - Sylvania: 13
  - Southeast: 5



Public Safety

Sylvania Campus and Districtwide Updates

Sylvania Dispatch System Refresh

- Contract with Mission Critical Partners in process

Districtwide Security Camera Replacements

- Committee is scheduling interviews with 3 consultant firms to advise on updating security camera file storage policies and procedures

Fire Panel Replacement: Complete

- Scheduling Fire Marshal inspections





Business and Workforce Development

Business and Workforce Development

- Engage local trade association partners to monitor the implementation of teaming arrangements and advocate for small businesses to ensure mentorship goals are met
- Refine Respectful Worksite Program, Small Business Program, Teaming Arrangement, and Workforce Training and Hiring Program language for clarity
- Lead in regional and national spaces as advocates and innovators for promoting retention



Business and Workforce Development

OPC engaged Atlas Consulting to build the strongest possible *Regional Workforce Equity Agreement (RWEA)* compliance program, incorporating best practices developed by Multnomah County, Metro, and the City of Portland

- Ensure the college stays in compliance with the RWEA
- Maximize outcomes for workforce and small business development by adopting processes that worked well for our partners; avoid pitfalls that were unsuccessful or caused barriers
- Leverage best practices and streamline enforcement



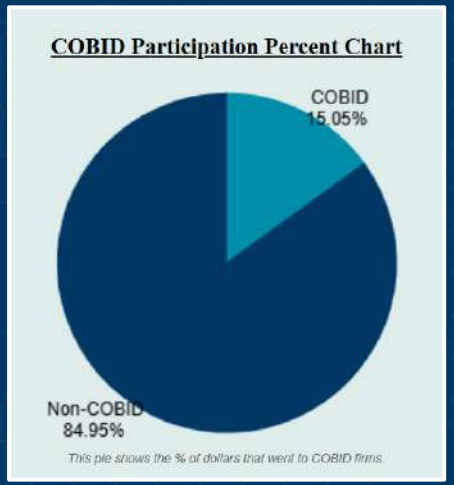
Business and Workforce Development

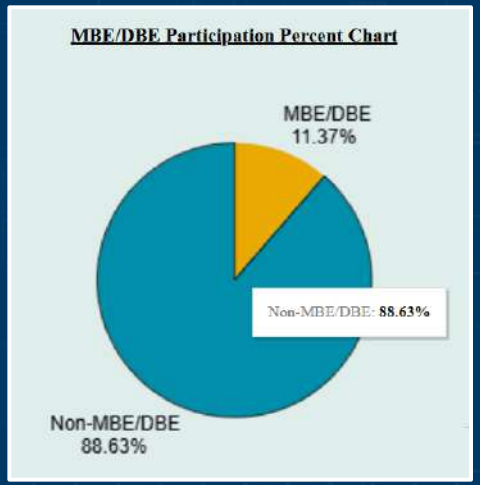
Workforce Performance Summary Across All Projects

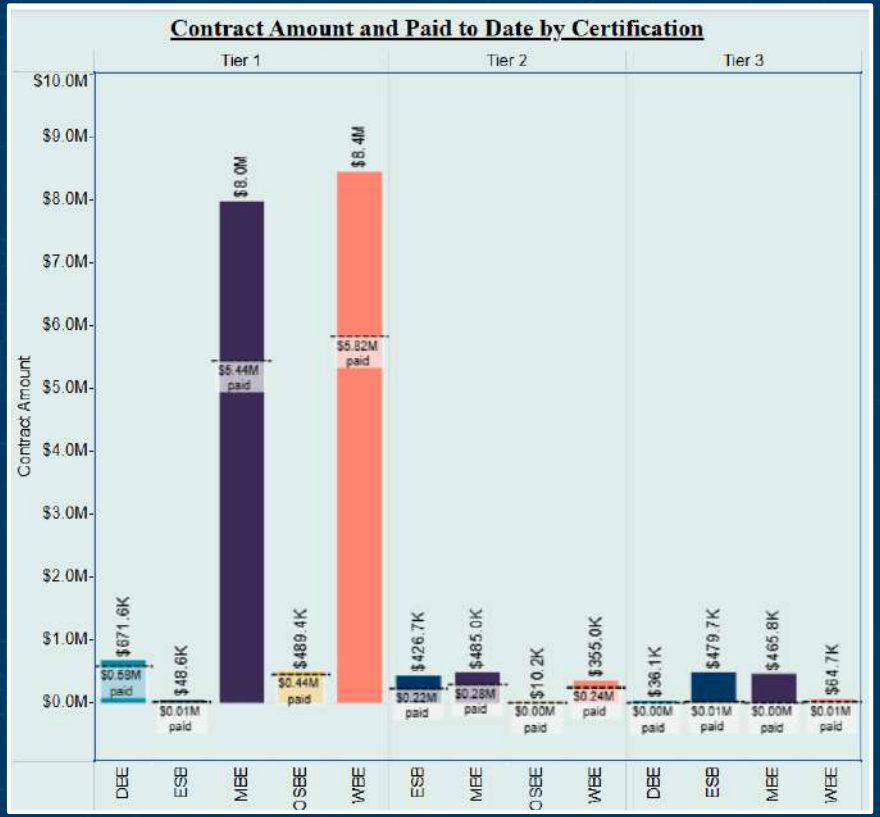


Business and Workforce Development

Subcontracting Performance Summary







Subcontractor Engagement

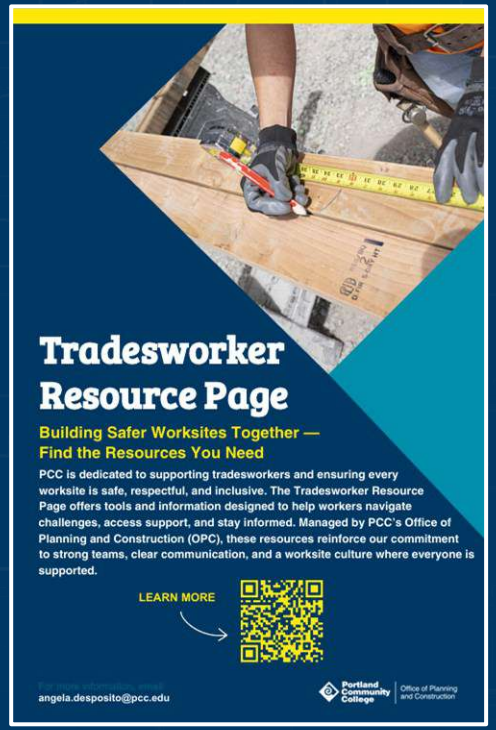
Janaya Bjornstrom represents OPC in spaces where subcontractors seek to connect with public owners: membership meetings, trade shows, membership mixers, galas, and workshops

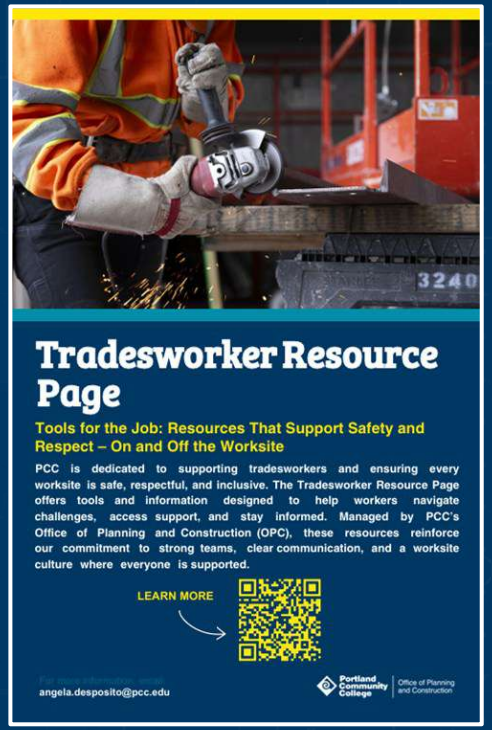
- National Association of Minority Contractors
- Business Development Institute
- Oregon Association of Minority Contractors
- Professional Business Development Group
- LatinoBuilt
- OPPA/NIGP Reverse Vendor Tradeshow
- BEST HQ’s Westside Open House



Business and Workforce Development

Workforce Support Resources Accessible on Our Projects by QR Code





Culture Change, Respectful Worksites, and Retention

Regional and National Leadership

- Janaya Bjornstrom serves on the Business Development Institute board of directors, leading the development of educational workshops and events for small businesses
- Angela D'Esposito and Amy James Neel delivered a workshop entitled “Expanding Access and Opportunity for Craft Workers and Contractors through Jobsite Culture” at the American Contract Compliance Association’s National Training Institute
- Amy spoke at the National Taskforce on Tradeswomen’s Issues’ national conference about PCC’s leadership in culture change initiatives
- Amy and Angela hosted a workshop at the North American Building Trades Unions’ National Tradeswomen Build Nations conference about PCC’s leadership in culture change
- Amy and Angela participated in a panel at the ANEW/COMPTO regional Workforce Development Summit about PCC’s leadership in culture change



Finance and Procurement

Finance and Procurement

2022 Bond Financial Report – 10/26/26

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
State Support	$	8,000,000
Interest & Other Revenues to Date	$	19,267,129
Total Funds Available	$	**504,887,494**

Finance and Procurement

2022 Bond Financial Report – 10/26/26

BY INITIATIVE	BUDGET	ACTUALS PAID	PERCENTAGE SPENT
DW Capital Repair and Renewal	$ 40,000,000	$ 5,754,357	14.39%
DW Roof Renewal	$ 20,000,000	$ 2,410,379	12.05%
DW IT	$ 40,006,601	$ 15,438,946	38.59%
DW Public Safety	$ 10,000,000	$ 1,616,059	16.16%
DW Accessibilty	$ 2,500,000	$ -	0.00%
DW EV Infrastructure	$ 3,500,000	$ 1,082,117	30.92%
DW Capital Equipment/FFE	$ 2,500,000	$ 681,428	27.26%
RC B2 Replacement	$ 120,000,000	$ 5,984,546	4.99%
SY CT Renovation	$ 81,103,323	$ 21,222,528	26.17%
SY AM Renovation	$ 3,627,449		0.00%
SY CC Roof	$ 17,384,163	$ 16,719,289	96.18%
SY HT West	$ 35,479,302	$ 34,034,123	95.93%
Hillsboro	$ 30,000,000	$ 213,211	0.71%
SE Campus Projects	$ -		0.00%
SY Campus Projects	$ 660,219	$ 602,049	91.19%
RC Campus Projects	$ 7,327,647	$ 6,402,805	87.38%
CA Campus Projects	$ 9,918,975	$ 7,895,470	79.60%
DW Projects	$ 10,678,719	$ 2,336,915	21.88%
WC Projects	$ 1,698,889	$ 1,334,834	78.57%
Complete 2017 Projects	$ 3,239,180	$ 2,971,389	91.73%
Owner Project Management	$ 40,300,000	$ 17,831,649	44.25%
RC B2 Phase 2	$ 12,000,000	$ -	0.00%
Tariff Contingency	$ -	$ -	0.00%
Contingency	$ 5,025,898		0.00%
Escalation	$ -		0.00%
Interest Earnings	$ 7,937,129		0.00%
TOTAL BUDGET	**$ 504,887,494**	**$ 144,532,094**	**28.63%**

Staffing Update

- **Associate Space Manager**
  - Manages the college's space inventory and utilization data and informs space assignment
  - Serves as a technical resource that can inform college initiatives related to space and ensure existing physical facilities are used effectively and efficiently
  - Makes recommendations to better maximize space utilization

- **Engagement Coordinator**
  - Strong project presence to consistently interact with stakeholders and inform project scope and processes
  - Event planning, social media, and community relations support



Thank you for your partnership

We appreciate your time and continued support of PCC's bond work

Questions?

OPC

Office of **Planning and Construction**

Portland Community College

2022 BOND

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