OPC

Office of Planning and Construction

Portland Community College

2022 BOND

Bond Advisory Committee

Spring 2026

Agenda

- Welcome
- 2022 Bond Projects
- Information Technology and Public Safety
- Business and Workforce Development
- Finance and Procurement
- Questions
- Good of the Order

2022 Bond Project Updates

- Sylvania Health Technology Building West (*CiCi*)
- Sylvania Communications Technology Building (*Gary*)
- Rock Creek Building 2 (*Casey*)
- Rock Creek Building 2 Space Assessment (*Jaime*)
- Rock Creek Building 7 Chemistry Lab (*Julie*)
- Cascade Public Service Education Building (*Jessie*)
- Hillsboro Center Block 56 (*Jessie*)

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Portland Community College

2022 BOND

Sylvania

Sylvania

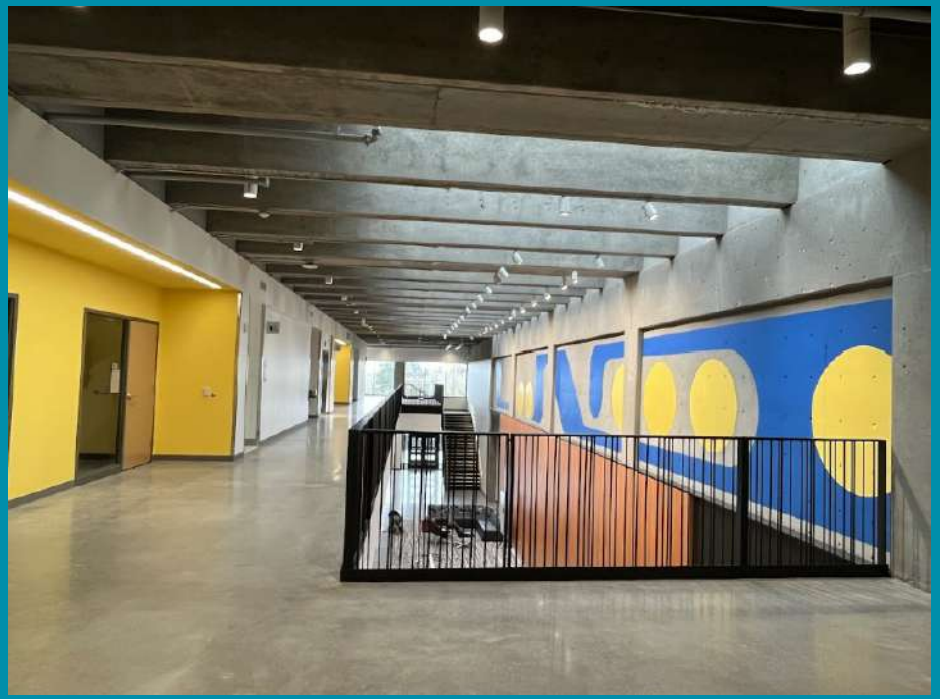
Health Technology Building West

HT West is open and in use!



Ribbon Cutting Celebration
Tuesday, May 5th

9:00 am - Reception
9:30 am - Program
10:00 am - Optional Tour



Sylvania

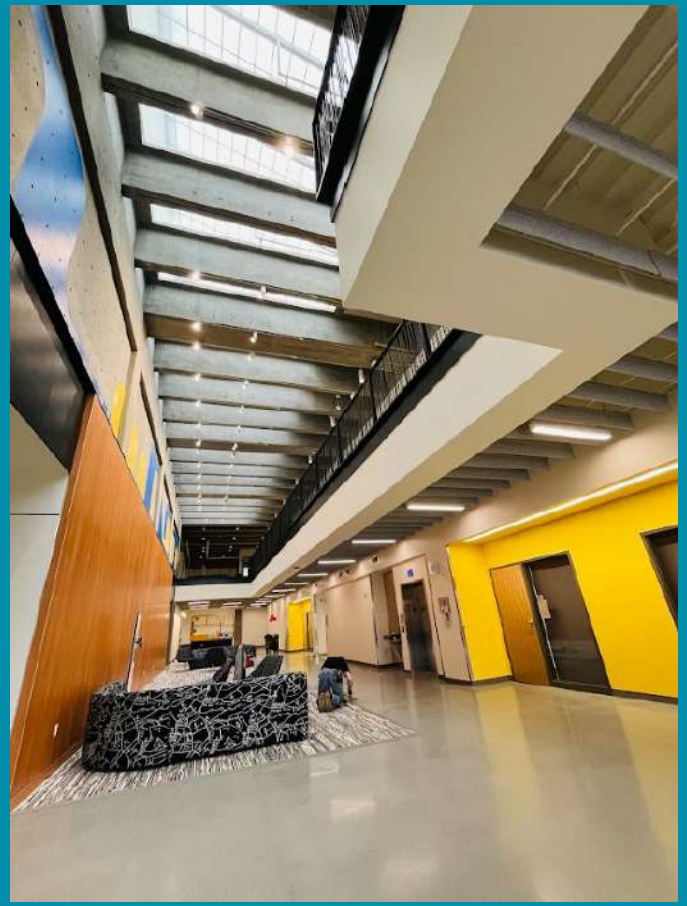
Health Technology Building West

Basement

- Mechanical room upgrades
- New storage rooms for FMS and academics

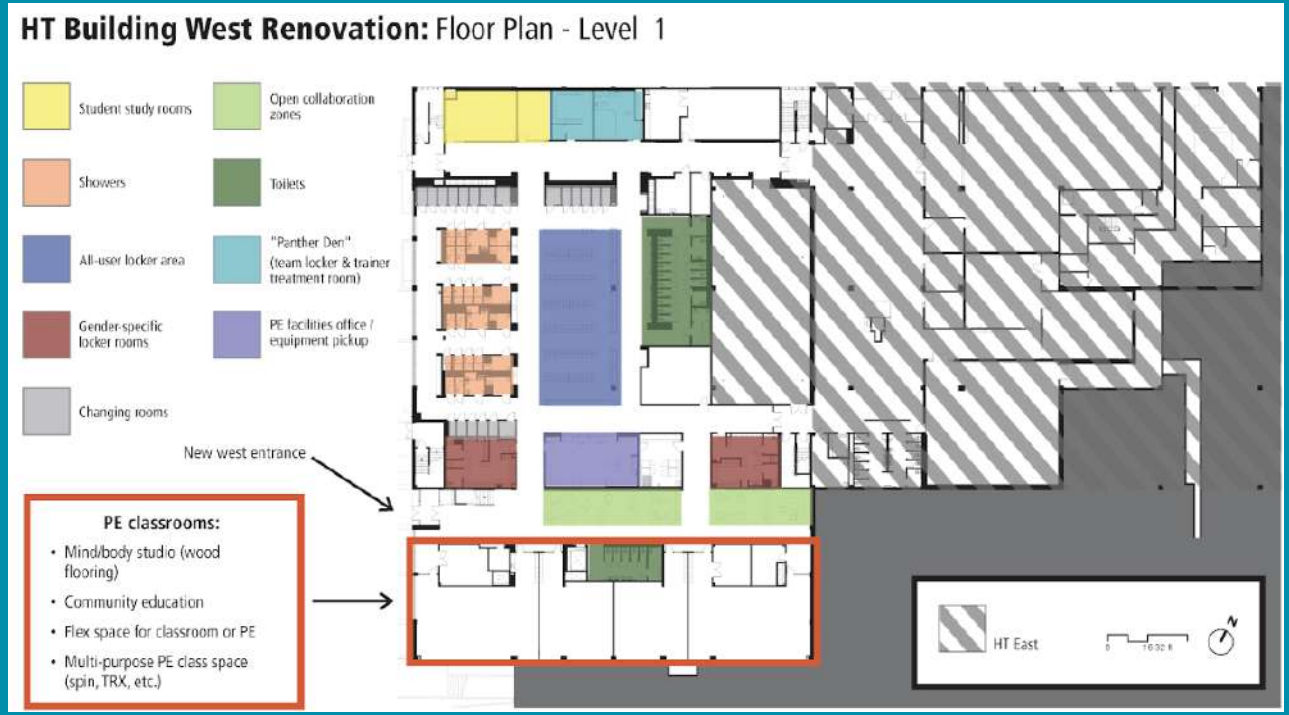
Level 1

- 4 new classrooms
  - PE multipurpose
  - 2 PE/academics flex rooms
  - Mind/Body classroom
- New PE facilities office
- New laundry room with updated equipment
- New custodial closet



Sylvania

Health Technology Building West



Sylvania

Health Technology Building West

Level 2 (New!)

- West entrance from courtyard
- 4 more classrooms
- New all-user restroom
- Small conference room
- 3 seating areas







Gymnasium

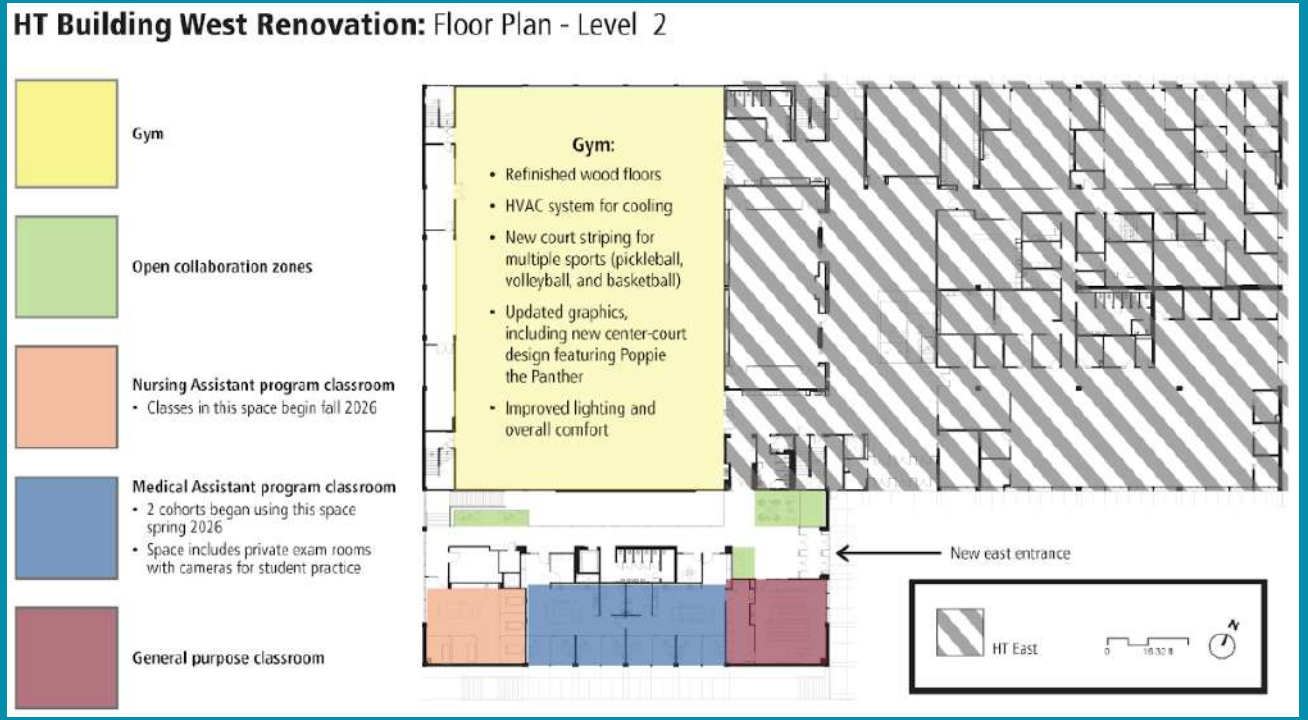
- Refinished existing floor
- New graphics - including Poppie the Panther at center court
- New lines - including pickleball, volleyball, and basketball

Roof

- New chiller to cool the gym
- Additional solar panels
- New roofing

Sylvania

Health Technology Building West



Sylvania

Communications Technology Building

Renovation Scope

- Full building renovation to accommodate Visual & Performing Arts

Status

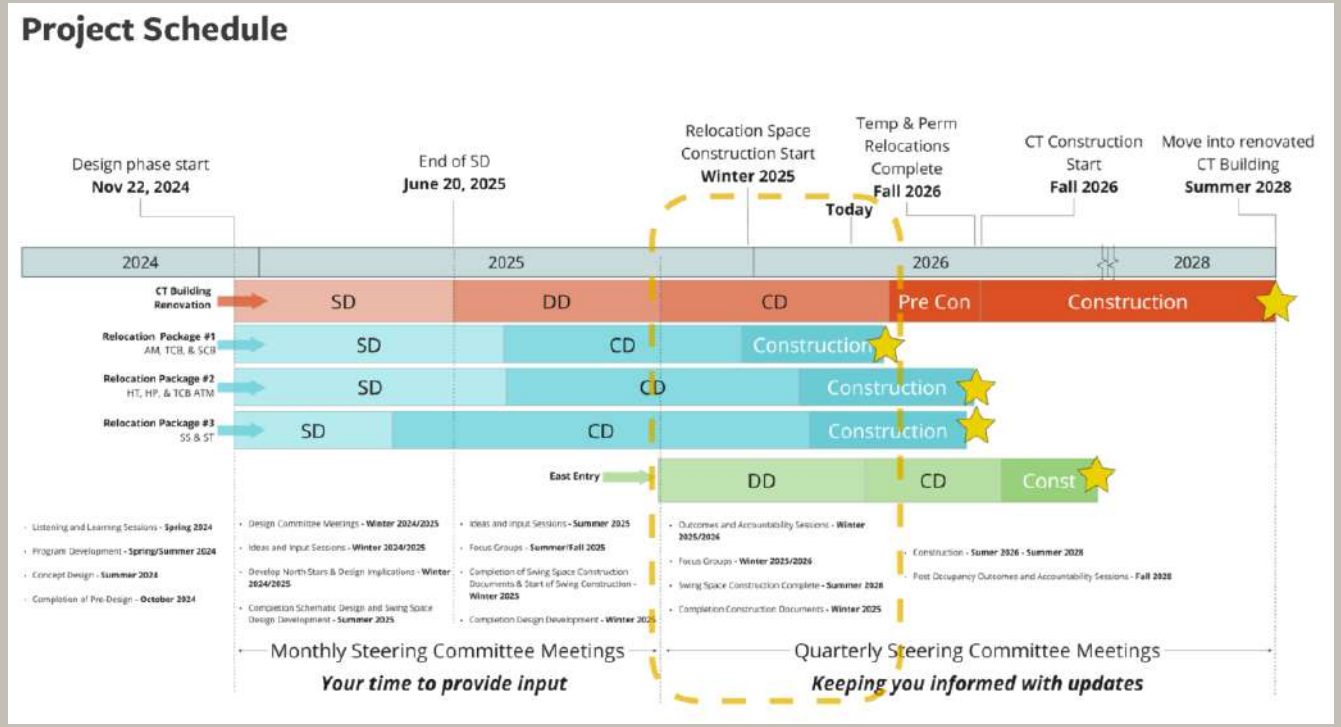
- Permit submitted for review and Guaranteed Maximum Price (GMP) pending

Anticipated Construction

- Fall 2026 through Fall 2028

Sylvania

Communications Technology Building



Sylvania

Communications Technology Building

Relocations

HT East

- Graphic Design relocates to HT Spring 2026
- Painting and Drawing, Basic Design, and Photography will relocate to HT Summer 2026

ST and AM

- Music & Theater Arts relocates Summer 2026

TCB

- Adult Ed & Yes to College relocation complete
- ESOL will relocate to TCB Summer 2026

SS

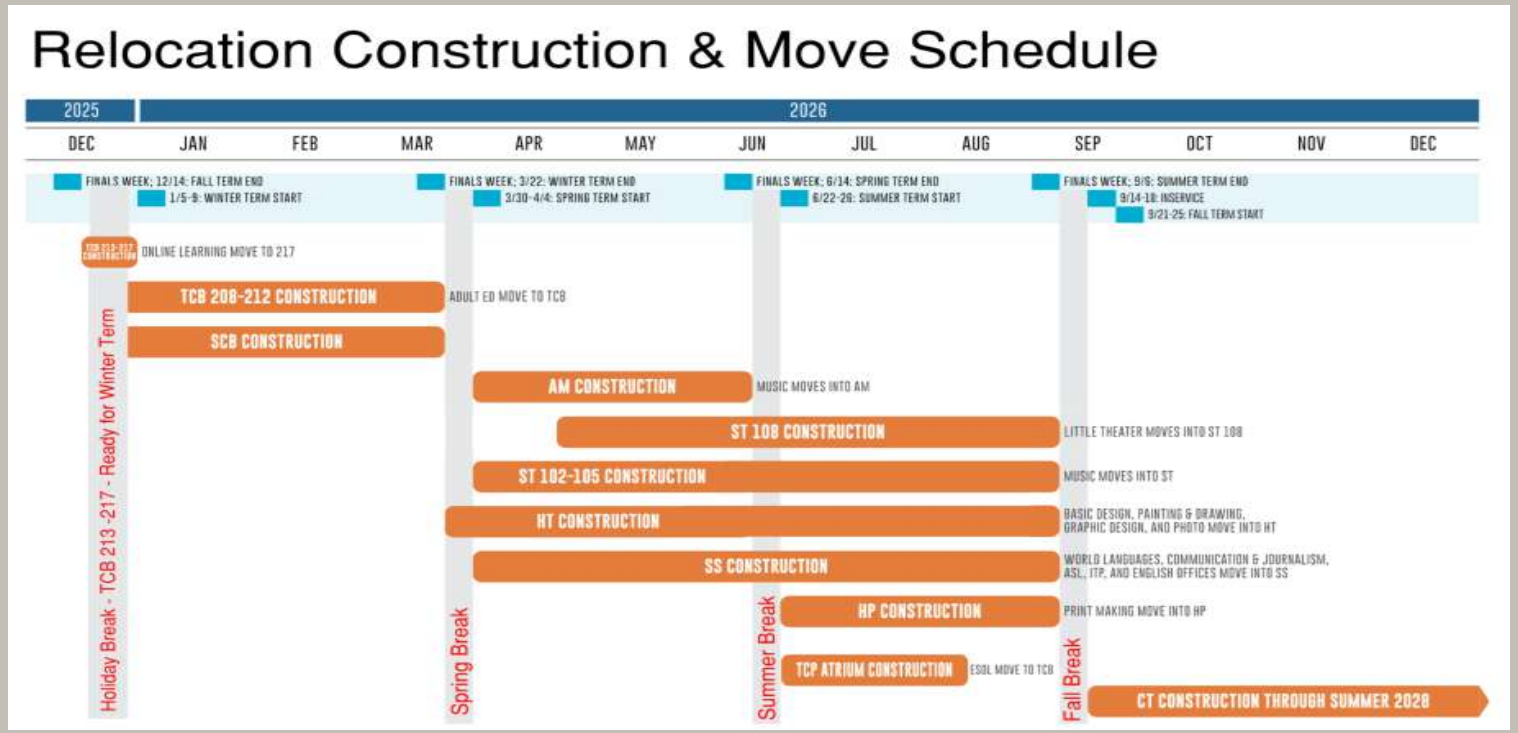
- World Languages, Communication Studies, Journalism, Reading, Writing, English, ASL, and ITP will relocate to SS Summer 2026

Heat Plant

- Renovation for temporary space for Printmaking starts June 2026

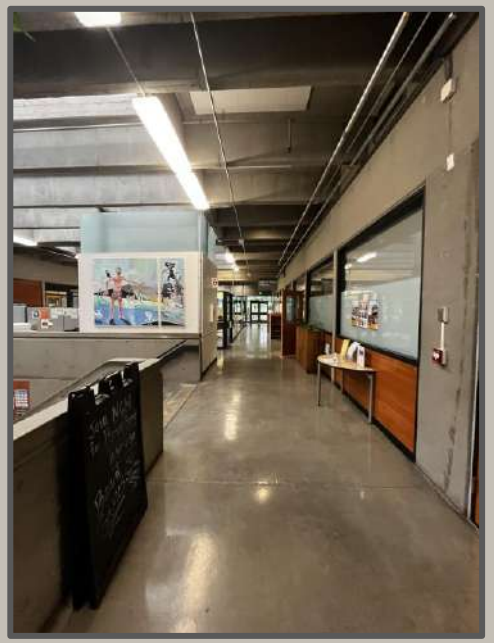
Sylvania

Communications Technology Building



Sylvania

Communications Technology Building



Current space



Rendering of 2nd Floor looking south

Sylvania

Communications Technology Building



Current space



Rendering of ground floor looking north

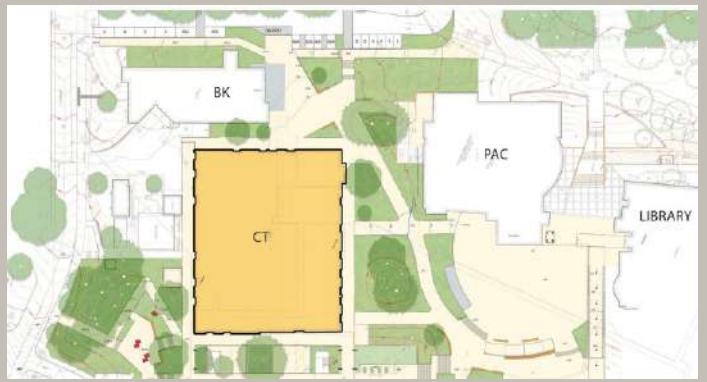
Sylvania

Site Improvements



Scope

- 49th Avenue Entry
- Bookstore Plaza
- PAC Plaza
- CT Site
- P11 Parking Lot
- Regional Stormwater Facility at G & H Street



Objectives

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

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Portland Community College

2022 BOND

Rock Creek

Rock Creek

Building 2

Project Includes

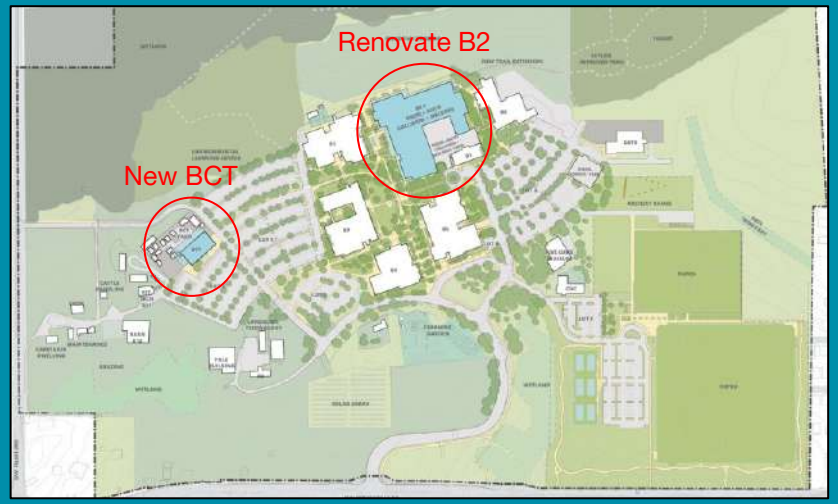
- Renovation of Building 2
- New construction of Building Construction Technology (BCT)
- Relocation of certain programs

Schematic Design Wrapping Up

- Cost estimating and reviews
- Alternates for cost savings
- Early constructability and phasing planning
- Engagement with students and stakeholders

Upcoming

- Design Development phases next
- Design alternates for potential cost savings
- Land Use applications



We are here

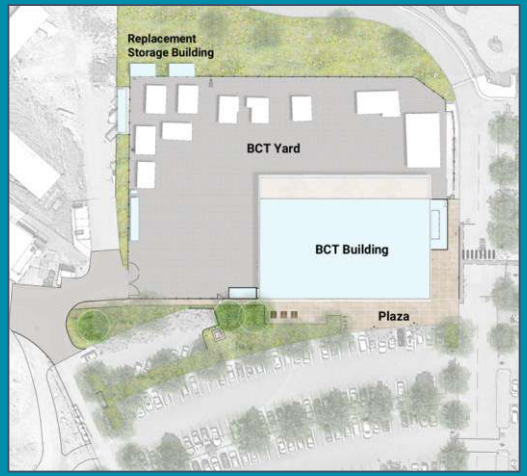


Rock Creek

Building Construction Technology

Scope

- 14,500 SF facility
- 2 classrooms
- Woodshop
- Office
- Student support spaces
- Covered outdoor work space

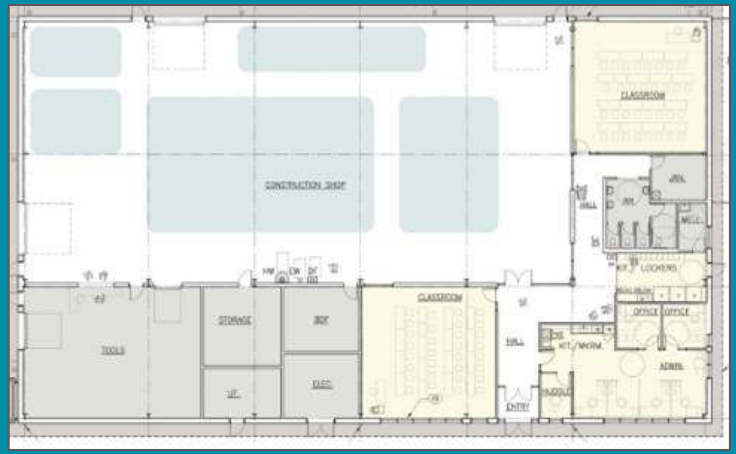






Design

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



Budget

- $12-14 million construction target
- Working to reduce costs through efficient design

Rock Creek

Building 2





Scope

- Two phase 170K SF major renovation
- Building systems, roof, & exterior
- CTE shop upgrades
- Student support areas
- New south entry

Budget

- $85 million
- Working to reduce costs through efficient design

Phasing

- Southern Wing: Summer 2028 - Summer 2030
- North Wing: Summer 2030 - Summer 2032
- Major reduction in classrooms and computer labs temporarily during construction



Rock Creek

Relocations

Phases Based on B2 Schedule

Phase 1

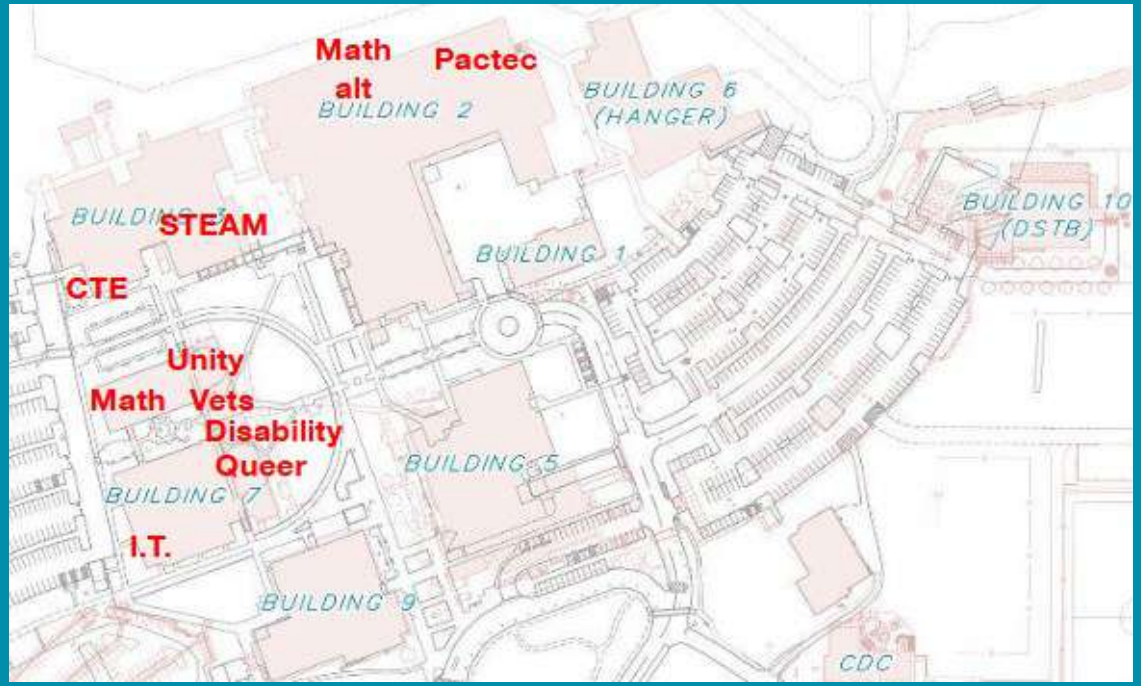
- IT to B7
- STEAM Lab to B3
- PACTEC to B2 with K-12
- Veterans RC to B7
- CTE office to B3
- Math to B2 or B7 with STEM

Phase 2

- Unity RC to B7
- K-12 TBD

Phase 3

- Queer RC to B7
- Disability RC to B7



Rock Creek

Building 2

Engagement

- Project webpage and newsletters
- B2 engagement wall: Elements of welcoming
- Women's and Multicultural Centers hosted focus groups
- Student surveys
- WOW tabling
- Earth Day event: Outdoor spaces and wayfinding
- BCT Land Use Neighborhood Meeting - May 13th









Rock Creek

Building 2 Space Assessment

Purpose

- Evaluate options for accommodating classes during multiple phases of the B2 Renovation
- Find scheduling pinch points and identify bookable hours available for scheduling classes outside of B2

Data

- Fall 2025 RC campus Astra Schedule reservation data for FICM coded 110 General classroom, including CRN classes and other scheduled events

Assumptions

- Target utilization is not to exceed 70% and an additional 10% contingency for possible program growth over multiple years of the project

Rock Creek

Building 2 Space Assessment

RCC Timespace Hours Capacity

Core Hours (9am – 3pm, Mon – Thurs)



*Number of rooms is still in flux, working with PCC to get the most accurate number

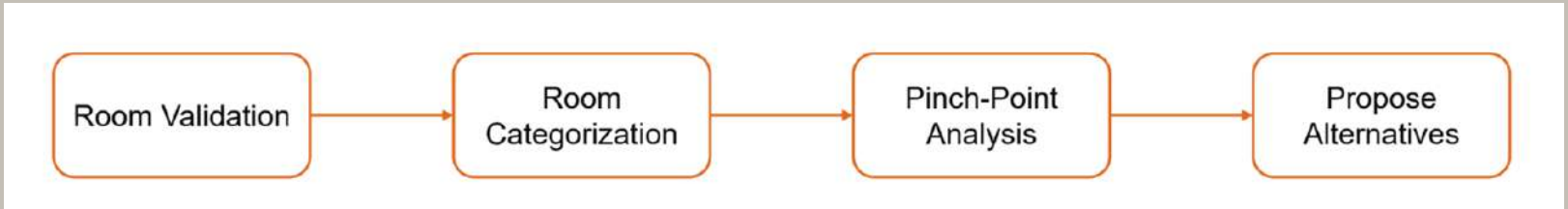
Rock Creek

Building 2 Space Assessment

Considerations

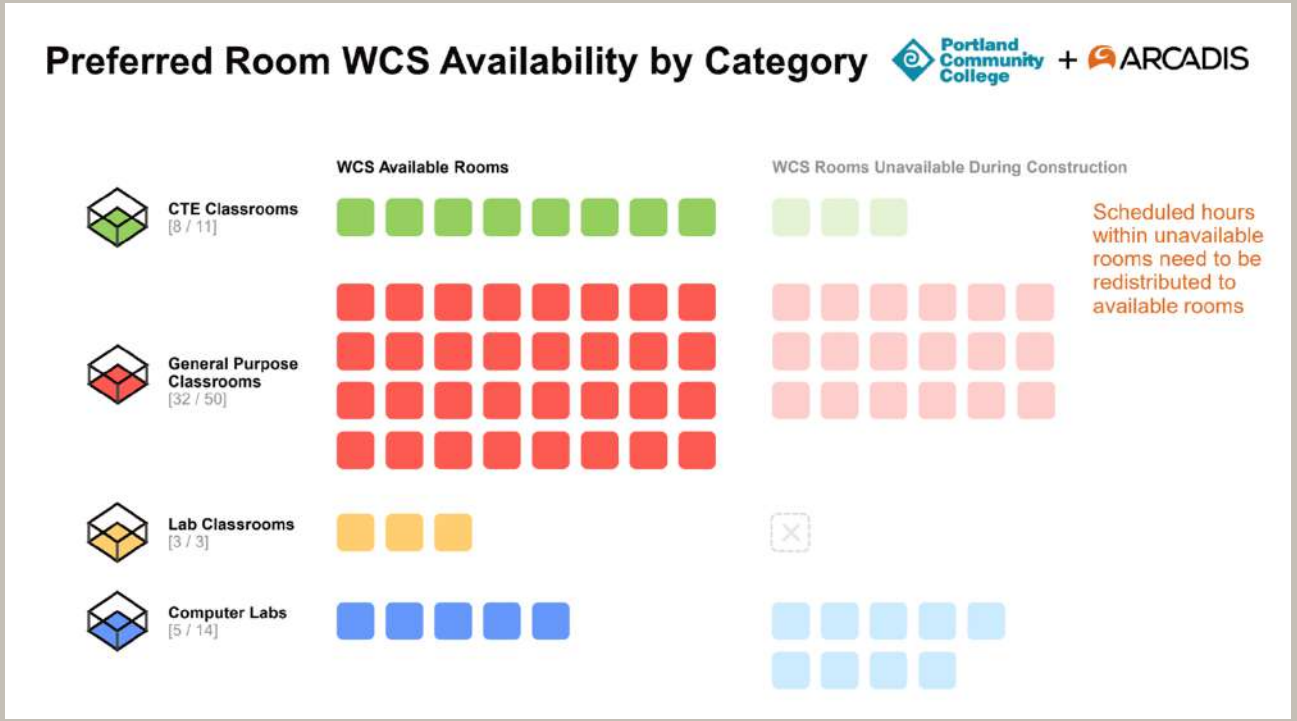
- Average utilization and peak utilization times during during fall 2025 core hours
- Specific space needs for classes: general classrooms, special fit out, or computer labs
- Class size and classroom size needs
- Rooms available for use vs rooms with exclusive use
- Scheduling pinch points in worst case scenario of renovation closures

Process



Rock Creek

Building 2 Space Assessment



Rock Creek

Building 2 Space Assessment

What We Have Learned So Far

- There is a need for 5.25 classrooms worth of core bookable hours for computer lab classes.

There are **enough** GPCs to support peak capacity during the WCS	There are **not enough** Computer Labs to support peak capacity during the WCS

Next Steps

- Solution analysis
- The committee will identify possible solutions for further analysis by the consultant and make recommendations for best steps forward.
- This may included a variety of solutions in combination: converting some general classrooms to computer labs, expanding core hours, raising utilization targets, etc.

Rock Creek

Building 7 Chemistry Lab

Project Includes

- Renovation of chemistry lab rooms 223 & 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

Projected Opening:

- October 2026







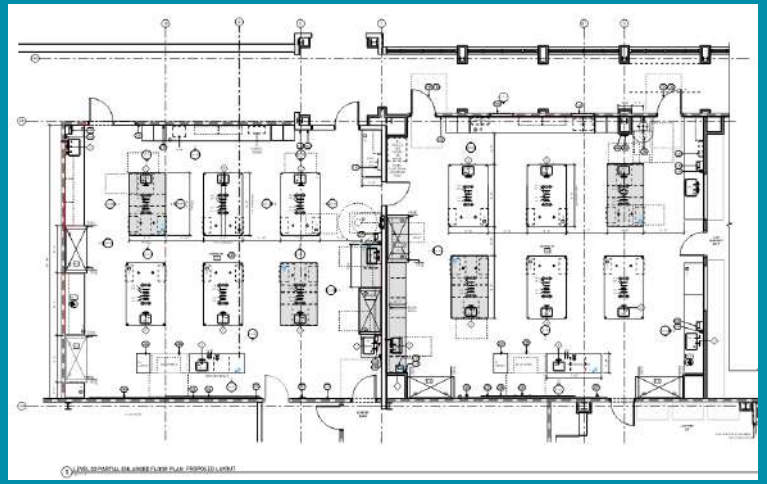




Rock Creek

Building 7 Chemistry Lab

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



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Cascade

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:

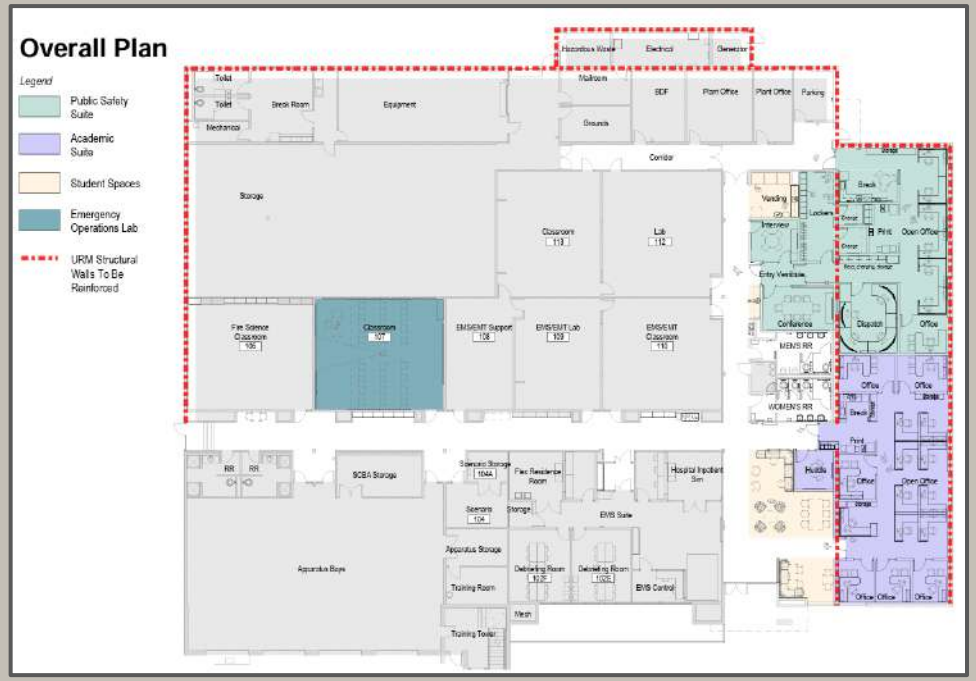
- Studio Petretti

General Contractor:

- Howard S Wright Construction

Projected Opening:

- Fall 2026



Cascade

Public Service Education Building

- Demolition is complete
- Wall framing is complete
- Concrete floor polish is complete
- Mechanical/electrical/plumbing rough-in is ongoing
- Seismic upgrades have started
- Roof replacement starts in May



Cascade

Public Service Education Building



Future student lounge



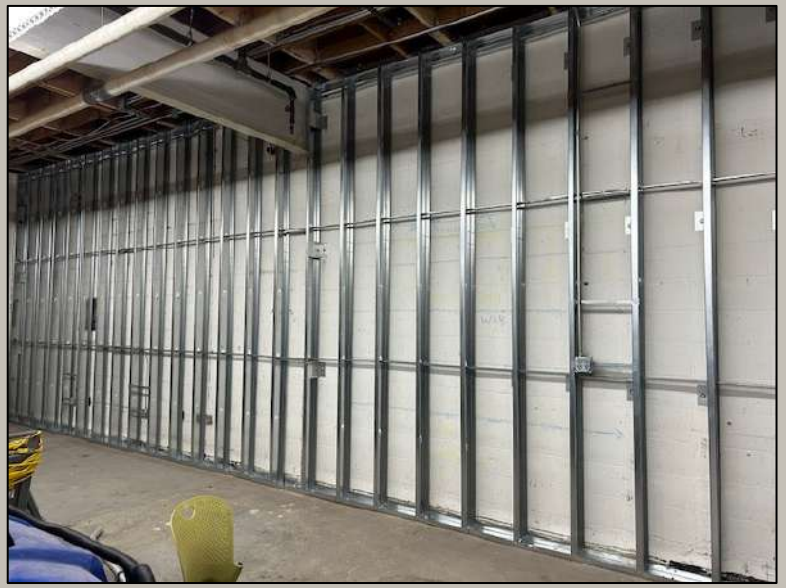
Original warehouse

Cascade

Public Service Education Building



New glulam beams to strengthen roof structure



Warehouse view with seismic upgrades

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Hillsboro Center

Hillsboro Center

Block 56

Overview

- 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 finalizing terms for a ground lease with Hillsboro School District
- Architectural and CM/GC RFPs in process



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Information Technology and Public Safety

Information Technology

Wireless Access Point Replacement - Complete

- 585 wireless access points installed collegewide

Zoom Phone Implementation - 95% Complete

- 2800 Zoom handsets installed collegewide

Wide Area Network Design - Vendor Selection

- Improve network infrastructure and redundancy between campuses and centers with the aim of avoiding service interruptions

Student PC Replacement - Wave 5 - In Progress

- 218 new student PCs purchased

Information Technology

Audio Visual

RC Building 9 Event Center AV System

- Installation Complete
- Height adjustable podiums with all new hardware
- Improved microphone and audio performance
- 2 cameras in each room for video conferencing
- Mobile confidence monitor

SY HT West Remodel

- 9 new classrooms
- 1 new conference room

Public Safety

Sylvania Campus & Districtwide Updates

Sylvania Dispatch System Refresh

- Design proposal under review by IT and Public Safety

Districtwide Security Camera Replacements and Additions

- Consultant-recommended camera locations under review
- RFP to bring on consultant to update camera and file storage policies and procedures
- Interim project: replacing 18 cameras starting in May

Fire Panel Replacement - 95% Complete

- Installation of new fire control panels, pull stations, and smoke detectors to replace aging equipment collegewide

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Business and Workforce Development

Business and Workforce Development

- Balance PCC's commitment to construction workforce and contractor development with federal directives
- Monitor projects and optimize access for small businesses and construction career pathway opportunities for workers at every stage of construction
- Lead in regional and national spaces as advocates and innovators for promoting retention



Business and Workforce Development

Audit of Processes - Maximizing Opportunity Through Utilization of Best Practices

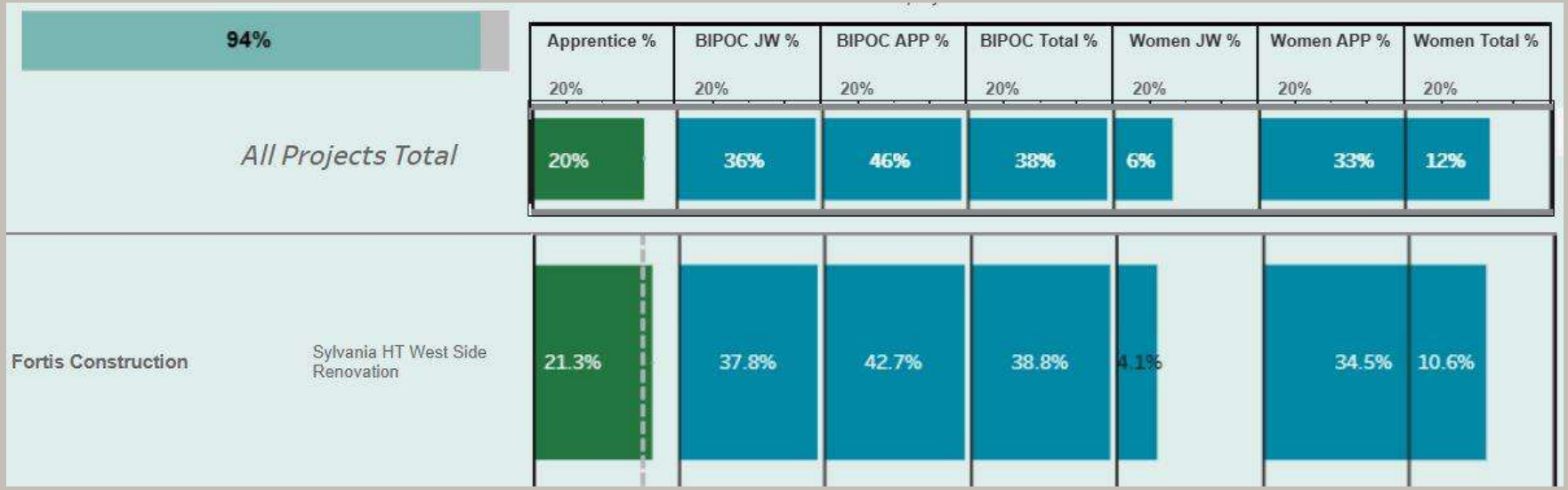


- Ensuring the college stays in compliance
- Tightening processes to ensure transparency fairness
- Incorporating national best-practices toward the mission of contractor and workforce development, and worker retention through culture change leadership

Business and Workforce Development

Workforce and Subcontracting Performance

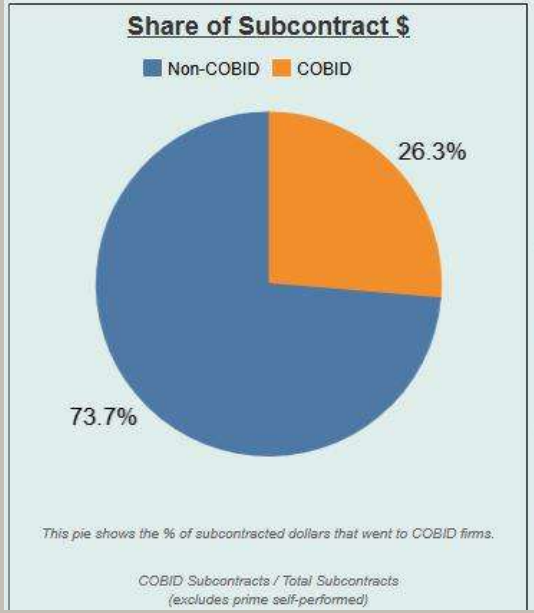
Sylvania HT West Project

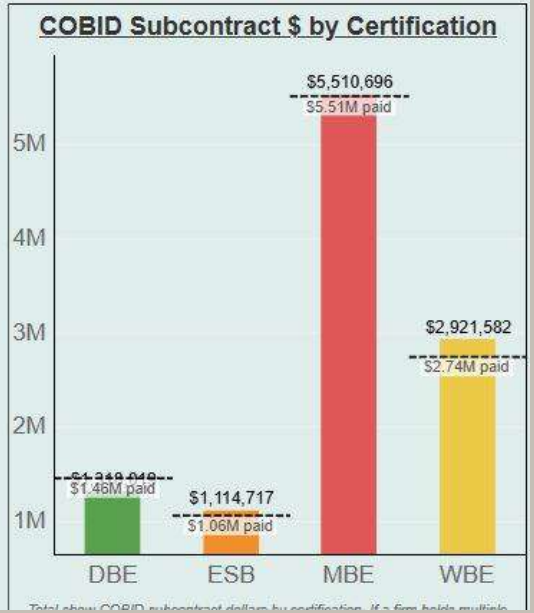


Business and Workforce Development

Workforce and Subcontracting Performance

Sylvania HT West Project





Business and Workforce Development

Workforce and Contractor Retention Through Culture Change

CONSTRUCTIONDIVE Deep Dive Opinion Library Events Press Releases

Commercial Corporate News Economy Infrastructure Labor Safety Tech

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."

SHRM Membership Learning Events Resources Community Shop

NEWS

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

December 16, 2024 | Kathryn Mayer

AGC THE CONSTRUCTION ASSOCIATION

Industry Priorities Education News Connect Benefits Events Shop Why Join?



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

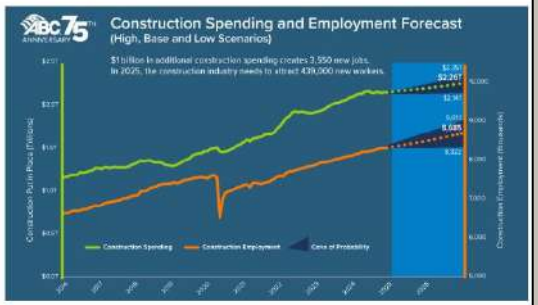
Thu, 08/28/2025 - 13:12

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.



Business and Workforce Development

Cultivating Respectful Worksites

Sylvania HT West Project

FORTIS CONSTRUCTION INC

Level of Risk	LOW-RISK BME	MEDIUM RISK BME	HIGH-RISK BME
Factors to Consider	-Unintentional action (verbal micro-aggression,) -Use of slurs -Telling offensive jokes -Graffiti	-Law enforcement contacted but not investigating -Stand-down required by client contract or requested by the client site manager -BME occurred in a discrete part of the construction site -Person physically threatened -Direct BME	-Repeated BME occurrences -Law enforcement opened a criminal investigation -Evidence of immediate danger to people or property
Example Response	-No construction interruption -Employee training -Toolbox Talks -Removal from the jobsite -Firing	-Construction stand-down for - Employee training -All Hands address -Toolbox talk -Removal from jobsite -Firing -Site-wide Zero Tolerance training	-Construction stand-down -Construction stand-down until messaging to workforce finalized -Companywide address -All Hands address -Toolbox talk -Removal from jobsite -Firing -Site-wide Zero Tolerance training

These responses are examples only and do not include all responses that would be appropriate.





Business and Workforce Development

Culture Change, Respectful Worksites and Retention

Regional and National Leadership

- American Contract Compliance Association's National Training Institute requested that we deliver our workshop entitled "*Expanding Access and Opportunity for Craft Workers and Contractors through Jobsite Culture*" again this year due to the positive reviews from our delivery last year
- Asked by Commissioner Singleton to provide testimony to the Board of Commissioners about how Respectful Worksite Programming impacts retention
- Asked by Business Development Institute and Business Expo West to moderate panels exploring Culture Change work in the construction industry
- Respectful Worksite language and expectations expanding to all college contracts
- Invited to participate in a Leadership Roundtable for Worker Wellbeing to address the epidemic of suicide in the construction industry

Business and Workforce Development

Culture Change, Respectful Worksites and Retention

Regional and National Leadership

Our office serves on OHSU's Respectful Worksite Climate Scale / ***Respect Works*** Development Advisory Committee

- Recommendations
- Curriculum review
- Regional coordination
- Prioritization
- Roll-out
- Pilot projects



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Finance and Procurement

Finance and Procurement

2022 Bond Financial Report - 4/26/26

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	$	16,745,350
Total Funds Available	**$**	**502,365,715**

BY INITIATIVE	BUDGET	ACTUALS PAID	PERCENTAGE SPENT
DW Capital Repair and Renewal	$ 40,000,000	$ 4,394,127	10.99%
DW Roof Renewal	$ 20,000,000	$ 474,600	2.37%
DW IT	$ 40,006,601	$ 14,702,153	36.75%
DW Public Safety	$ 10,000,000	$ 1,595,828	15.96%
DW Accessibilty	$ 2,500,000	$ -	0.00%
DW EV Infrastructure	$ 3,500,000	$ 732,902	20.94%
DW Capital Equipment/FFE	$ 2,500,000	$ 157,541	6.30%
RC B2 Replacement	$ 94,000,000	$ 3,105,988	3.30%
SY CT Renovation	$ 80,000,000	$ 8,564,064	10.71%
SY AM Renovation	$ 3,627,449		0.00%
SY CC Roof	$ 17,384,163	$ 16,643,625	95.74%
SY HT West	$ 35,479,302	$ 35,153,430	99.08%
Hillsboro	$ 35,000,000	$ 149,190	0.43%
SE Campus Projects	$ -		0.00%
SY Campus Projects	$ 1,207,353	$ 587,549	48.66%
RC Campus Projects	$ 7,360,996	$ 3,561,004	48.38%
CA Campus Projects	$ 11,055,242	$ 4,807,352	43.48%
DW Projects	$ 11,674,140	$ 1,222,043	10.47%
WC Projects	$ 1,698,889	$ 1,724,622	101.51%
Complete 2017 Projects	$ 3,239,180	$ 2,968,257	91.64%
Owner Project Management	$ 40,300,000	$ 14,826,538	36.79%
RC B2 Phase 2	$ 12,000,000	$ -	0.00%
Tariff Contingency	$ -	$ -	0.00%
Contingency	$ 14,587,050		0.00%
Escalation	$ 9,500,000		0.00%
Interest Earnings	$ 5,745,350		0.00%
TOTAL BUDGET	**$ 502,365,715**	**$ 115,370,813**	**22.97%**

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Questions?

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Portland Community College

2022 BOND

Thank you!

We hope to see you at the next BAC - Fall 2026

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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 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.