



Planning & Capital
Construction

ANNUAL REPORT

2020-2021 FISCAL YEAR



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Welding student at PCC's OMIC Training Center

DEAR PCC DISTRICT RESIDENTS

ON BEHALF OF CURRENT AND FUTURE STUDENTS, PORTLAND COMMUNITY COLLEGE THANKS YOU FOR YOUR SUPPORT OF PCC'S 2017 BOND MEASURE.

Our students are benefiting from the improvements detailed in this report that were made possible because of your endorsement.

Bond funding has allowed the college to upgrade crucial assets, invest in new facilities, address safety and security and update technology throughout our many locations.

Facilities planning and capital improvements across the college district are delivered by the Office of Planning & Capital Construction (P&CC), which is committed to creating partnerships to deliver accessible, environmentally friendly facilities that welcome our diverse students and staff.

Below are some of the accomplishments reached during the last fiscal year.

- Two state-of-the-art facilities funded by both 2008 and 2017 bonds were completed and opened their doors: the Columbia County OMIC Training Center, a hub for advanced manufacturing careers; and the Vanport Building where PCC Dental Sciences has found a new home.
- Construction has begun to renovate the Sylvania Campus Health Technology Building, the largest project funded by the 2017 bond.

- Design was completed for a replacement of the Portland Metropolitan Workforce Training Center (PMWTC) in northeast Portland. An affordable housing development by Home Forward is under design for this site.
- Numerous district-wide projects addressed deferred maintenance and extended the life of our facilities. These projects help reduce energy consumption and support PCC's sustainability goals.
- The Facilities Planning Phase II process made tremendous progress and will be completed by the end of 2021, delivering the college's first Facilities Plan.
- All projects funded by the 2008 bond measure were fulfilled.
- P&CC continues to share contracting opportunities with local, minority-owned firms in every project.
- In addition to promoting safe work environments on our job sites, we continue to advocate for the inclusion of more women, minorities and apprentices in the workforce.

We appreciate your partnership in delivering on our commitments.

Sincerely,



Linda Degman

Director, Planning & Capital Construction
Portland Community College

More information at pcc.edu/bond

FACILITIES PLANNING PHASE II

THE FINAL PHASE OF FACILITIES PLANNING IS UNDERWAY AND SCHEDULED TO BE COMPLETE BY THE END OF 2021. Phase II will deliver a guide for college growth for the next 10-20 years.

The first phase of Facilities Planning, which was completed in 2019, provided an existing conditions assessment of the college's 60-plus buildings. Phase II Facilities Planning will determine the appropriate development patterns and growth capacity of the college as a whole, while ensuring that PCC has the necessary space in the appropriate locations to support our mission of equitable student success.

To achieve these ambitious goals, Phase II incorporated economic data; demographic trends; and collected additional information on space and parking usage. Phase II also included qualitative and experiential information from students, staff and neighbors. This process is aligned and informed by other PCC planning initiatives.

Along with guidance from college leadership, the project emphasized and continues to implement a strong strategy of outreach and inclusion to involve the many different communities the college serves.

What is informing PCC Facilities Plan

- Facilities Planning Phase I existing conditions assessment
- Space needs assessment related to support services
- Functional building assessments
- Transportation and parking assessments
- An affordable housing study
- An enrollment projection
- Outreach to PCC communities and neighbors
- PCC's Strategic Plan, Climate Action Plan, Academic and Career Pathways, and One College model reorganization

More information at pcc.edu/fp2





Why Facilities Planning

- Accreditation requirement
- Efficient use of land
- Efficient use of built space
- Efficient use of bond funding
- Consistent service delivery
- Comprehensive knowledge of college facilities
- Integration with other college initiatives



Artwork provided by Walker Macy



FACILITIES PLANNING HIGHLIGHTS

Early and ongoing engagement has drawn the attention required to deliver a community-focused, mission-oriented growth plan.

The Facilities Plan will offer a comprehensive resource for the college with development proposals that are responsive to efficient and responsible land use, built space, and capital funding.

A social justice lens informed by Critical Race Theory and Design Justice along with an underlying goal to incorporate sustainability and resilience principles are integrated throughout this planning process.

Ideas leading campus development plans

- Embrace the diversity of the communities served by the college and enrich design processes and outcomes with their expertise
- Ensure space capacity and functionality for quality academic program delivery
- Physically and visually connect to the natural environment surrounding the campuses
- Improve the useability of key open spaces as gathering and study spaces year-round
- Create a welcoming interface with surrounding neighborhoods both commercial and residential

CAPITAL PROJECTS ACROSS THE DISTRICT

PCC'S BOND-FUNDED PROJECTS ARE APPARENT AT EVERY CAMPUS AND CENTER.

The Office of Planning & Capital Construction (P&CC) has implemented several key improvements, some of which were completed in 2020-2021, and others that require multi-year timelines.

District-wide completed projects include:

- Updates to heating, ventilation, and air conditioning (HVAC) units' energy-management systems and their controllers
- A fuel tank assessment, which provided recommendations for upkeep, safe decommission, or replacement
- A new voice recorder system for incoming calls to Public Safety's dispatch lines
- An assessment and plan for improvements to the district's electronic security system

Given the complexity of the college facilities, some projects have a longer schedule for planning and implementation. Among these are several related to information technology and safety and security.

Information technology projects

- Network optimization and improvements to the wireless access
- Modernization of classroom podiums and other technology presentation in line with PCC digital standards
- Replacement of the college data centers

Safety and security projects

- Improvements to the college mass notification system
- Installation of new public safety cameras with additional views
- Upgrades to access control

In addition to these extensive capital improvements, last year the P&CC team along with the college Facilities Management Services updated PCC's Design Standards, which serve as a quality assurance guide for the design and construction of all capital projects and are used by our consultants and internal teams.

Lastly, there are several space planning and feasibility studies underway across the college facilities for greater efficiencies and flexibility of use. ♦



More information at pcc.edu/bond-district



Downtown Center



Columbia County Center



Southeast Campus



Vanport Building



Sylvania Campus



Hillsboro Center



Cascade Campus



CLIMB Center

DISTRICT-WIDE HIGHLIGHTS

More than 3,800 trees are accounted for throughout all PCC locations; the tree survey data is available to aid with tree health-risk management, maintenance and study.

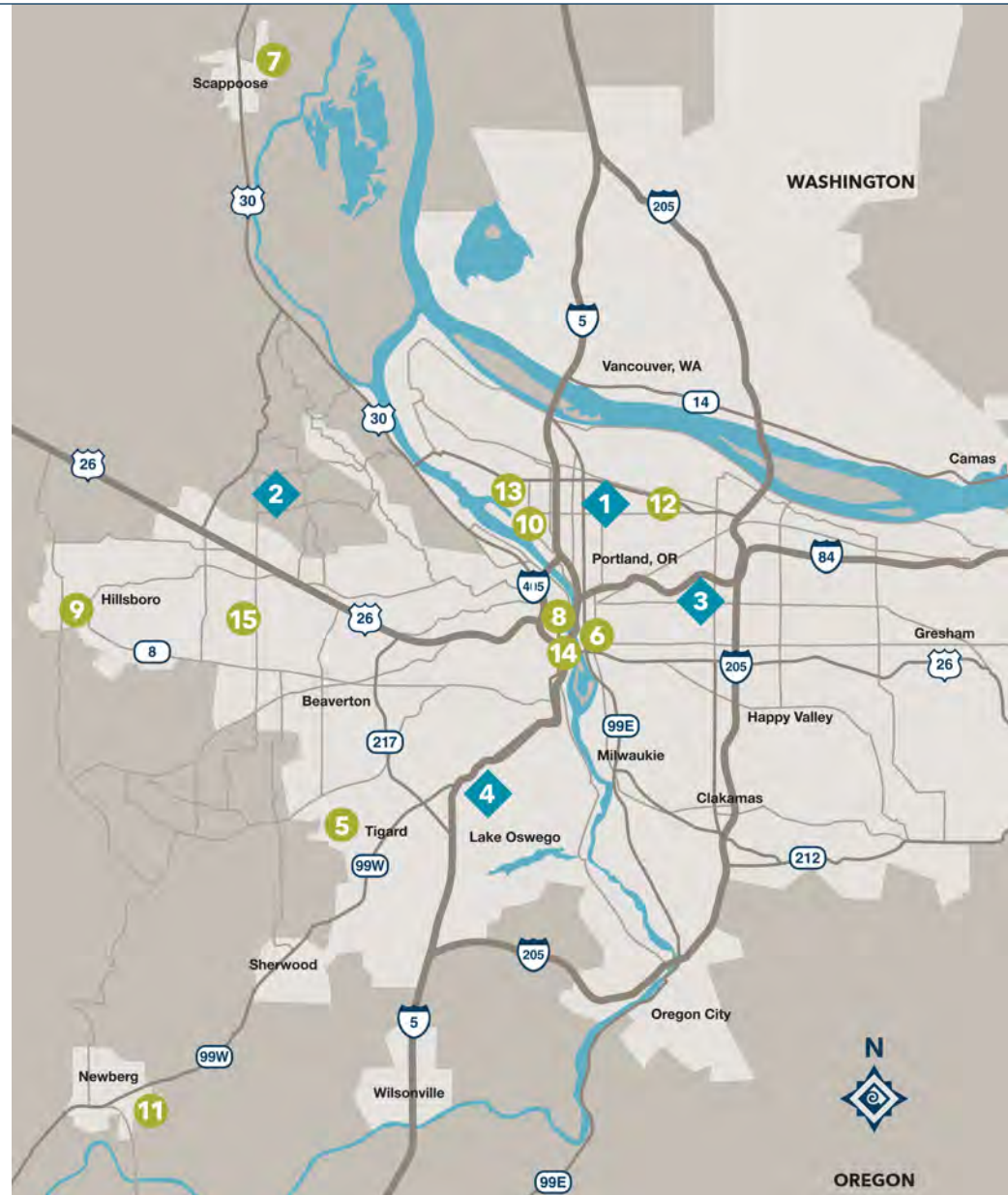
Energy efficiency and heat, ventilation and air conditioning speed were improved with replacing the HVAC system's controllers throughout the district, as part of deferred maintenance work.

Working in partnership with other PCC teams has been instrumental for delivering district-wide improvements and updating PCC's Design Standards, which guide capital projects consistent delivery across the college.

CAMPUSES

- 1 Cascade
- 2 Rock Creek
- 3 Southeast
- 4 Sylvania

- 5 Carolyn Moore Writers House
- 6 CLIMB Center for Advancement
- 7 Columbia County Center
- 8 Downtown Center
- 9 Hillsboro Center
- 10 Maritime Welding Training Center
- 11 Newberg Center
- 12 Portland Metropolitan Workforce Training Center
- 13 Swan Island Trades Center
- 14 Vanport Building
- 15 Willow Creek Center



More information at pcc.edu/locations

**HVAC CONTROLLERS
STANDARDIZATION**

Contractor: Northwest Control Company
Timeline: October 2020–December 2021
Funding: 2017 bond

**WIRELESS ACCESS
IMPROVEMENTS****

Contractor: Aruba
Timeline: June 2018–June 2022
Funding: 2017 bond

ACCESS CONTROL*

Consultant: Faith Group
Timeline: June 2019–June 2022
Funding: 2017 bond

**CLASSROOM DIGITAL
CONVERSION****

Contractor: Lightwerks,
Cochran, Diversified
Timeline: June 2018–August 2023
Funding: 2017 bond

PUBLIC SAFETY CAMERAS*

Contractor: Dell
Timeline: September 2020–March 2022
Funding: 2017 bond

**DATA CENTER
IMPROVEMENTS****

Contractor: Dell
Timeline: January 2019–June 2022
Funding: 2017 bond

**MASS NOTIFICATION
SYSTEM***

Contractor: Alertus
Timeline: October 2020–April 2023
Funding: 2017 bond

**NETWORK OPTIMIZATION
PHASE I****

Consultant: Enercon Services Inc.
Contractor: Right Systems,
Structured, PNW, Dell, Avtex
Timeline: June 2018–August 2023
Funding: 2017 bond

**Safety and security projects*

***Information technology projects*

COMPLETED PROJECTS

TREE SURVEY

Contractor: Bartlett Tree Experts
Budget: \$35,833
Timeline: May–October 2019
Funding: 2008 bond

**PUBLIC SAFETY VOICE
RECORDER***

Contractor: Revcord
Budget: \$100,000
Timeline: August–December 2019
Funding: 2017 bond

**ELECTRONIC SECURITY
ASSESSMENT***

Consultant: Faith Group
Budget: \$389,624
Timeline: June 2018–July 2020
Funding: 2017 bond

**HVAC SYSTEM CONTROLS
UPGRADE**

Contractor: Northwest Control Company
Budget: \$589,852
Timeline: May 2019–December 2020
Funding: 2017 bond

**ROOF FALL HAZARD
SAFETY ASSESSMENT**

Contractor: LJB Inc.
Budget: \$126,140
Timeline: August–December 2019
Funding: 2017 bond

FUEL TANKS ASSESSMENT

Consultant: Inici Group/EVREN
Northwest Inc.
Budget: \$46,063
Timeline: March 2019–January 2020
Funding: 2017 bond

DESIGN STANDARDS

Consultant: BRIC Architecture
Budget: \$361,500
Timeline: October 2019–
September 2020
Funding: 2017 bond

**CAROLYN MOORE WRITERS
HOUSE IMPROVEMENTS**

Design team: Studio Petretti
Contractor: Minority Construction Group
Budget: \$400,000
Timeline: November 2020–November 2021
Funding: PCC Foundation-Carolyn Moore
Writers House Endowed Program Fund

CAPITAL PROJECTS AT THE CASCADE CAMPUS

IN RECENT YEARS THE CASCADE CAMPUS HAS SEEN MANY DRAMATIC CAPITAL IMPROVEMENTS, such as the construction of the new Student Union, a new academic building (Cascade Hall) and the extensive remodel of the Library. Thanks to the 2017 bond measure, PCC has continued to invest in this campus.

Several key projects completed with funds from this bond were related to renewal and maintenance work. These improvements included:

- Completely replacing the roof on Terrell Hall
- Updating exterior wayfinding signage and improving accessibility on Killingsworth and Albina streets
- Upgrading the arc fault protection of the campus' electrical systems to increase reliability and safety

In addition, extensive upgrades were made to Cascade's information technology capabilities. **The mapping of the campus' telecommunication cables and pathways**

was completed, which aided in the design of PCC's network optimization project and provided an archived record of underground locations for future utility or groundwork.

In the fall 2021, the **new Medical Simulation Center** built within Cascade's Public Services Education Building opened to serve nursing and emergency medical services students. Once Sylvania Campus Health Technology Building renovations are completed in 2023 with new nursing teaching areas and labs, Cascade's new center will become a full-time laboratory for the Emergency Medical Services Program.

P&CC's work is also focused on advancing the design for **improved Public Safety offices** and completing the **upgrades to the Moriarty Arts & Humanities Building Auditorium's (MAHB) audio-visual system**, which is highly used for community events such as the Cascade Festival of African Films. ♦



More information at pcc.edu/bond-cascade



Signage and wayfinding improvements



Public Safety Building



Replaced Terrell Hall roof



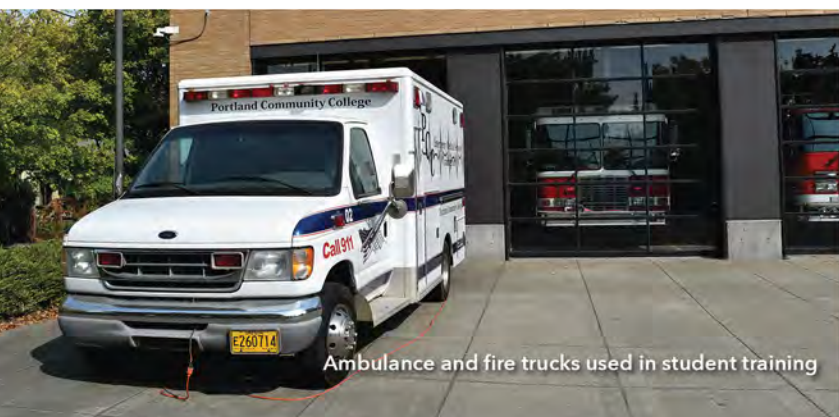
CASCADE HIGHLIGHTS

Accessibility was centered on improvements to the campus' exterior wayfinding.

The technology at the new Medical Simulation Center allows students to practice different scenarios while training for healthcare careers.

The technological upgrades to the MAHB Auditorium's audiovisual system increased intelligibility and enhanced the video and sound quality.

Stakeholder engagement informed the different projects at the Cascade Campus without exception. Outreach for the redevelopment of the campus' Public Safety offices informs both the plans for renovations at the existing location and future campus planning.



Ambulance and fire trucks used in student training



Smart mannequin inside ambulance simulation



Moriarty Arts & Humanities Building Auditorium enhancements to sound, video and accessibility

COMPLETED PROJECTS

A TERRELL HALL ROOF

Contractor: Garland Company

Budget: \$634,572

Timeline: September 2018–November 2019

Funding: 2017 bond

ARC FAULT UPGRADE *

Contractor: Northeast Electric

Budget: \$200,000

Timeline: November 2019–June 2020

Funding: 2017 bond

TELECOMMUNICATION CABLES AND PATHWAYS MAPPING *

Contractor: Enercon Services Inc.

Budget: \$150,000

Timeline: June 2018–July 2020

Funding: 2017 bond

EXTERIOR WAYFINDING *

Contractor: Sea Reach Ltd.

Budget: \$138,000

Timeline: May 2019–September 2020

Funding: 2008 bond

B NETWORK MAIN DISTRIBUTION FRAME COOLING SYSTEM UPGRADE

Contractor: Performance Engineering

Consultant: General Sheet Metal

Budget: \$25,000

Timeline: April–August 2021

Funding: 2017 bond

C MEDICAL SIMULATION CENTER

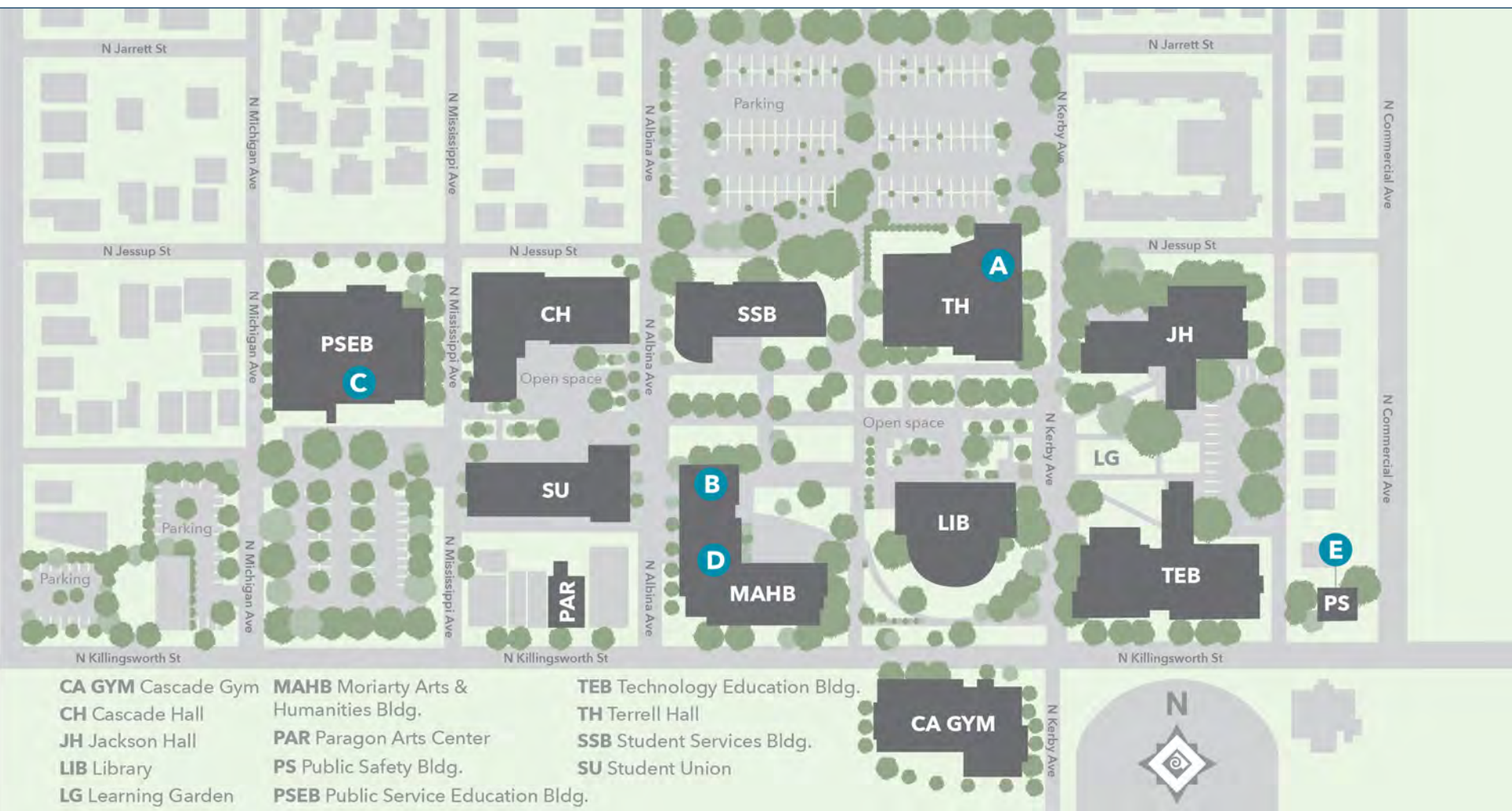
Design Team: Studio Petretti Architecture

Contractor: O'Neil/Walsh Community Builders

Budget: \$3,024,741

Timeline: July 2020–October 2021

Funding: 2017 bond



D MORIARTY ARTS & HUMANITIES BUILDING AUDITORIUM AUDIOVISUAL UPGRADE

Design team: DAO Architecture
Contractor: Buildscape
Timeline: June 2019–December 2021
Funding: 2017 bond

E PUBLIC SAFETY OFFICES REDEVELOPMENT

Design Team: TBD
Contractor: TBD
Timeline: August 2020–March 2023
Funding: 2017 bond

RESTROOMS UPGRADE*

Design team: DAO Architecture
Timeline: TBD
Funding: 2017 bond

**Campus-wide*

CAPITAL PROJECTS AT THE ROCK CREEK CAMPUS

VOTER-APPROVED BOND FUNDS HAVE ENABLED PCC'S Office of Planning & Capital Construction (P&CC) to complete extensive improvements and address critical deferred maintenance across the Rock Creek Campus.

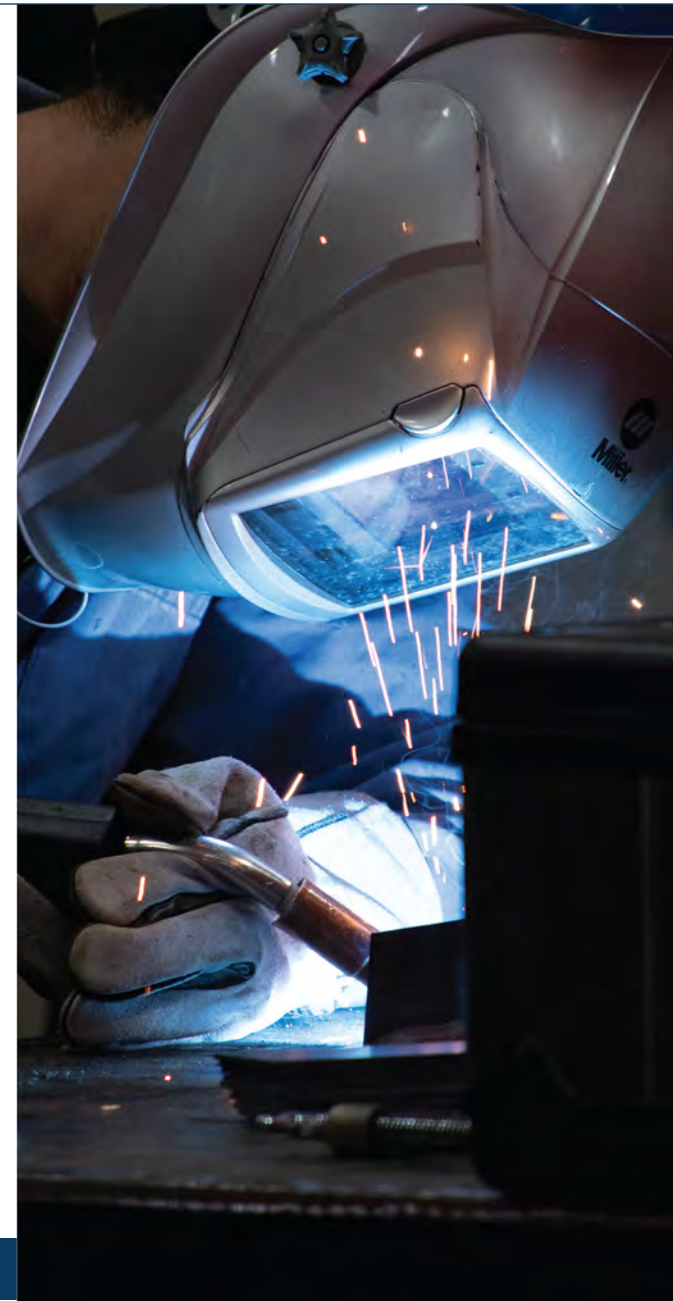
The capital projects on this location include:

- Construction of the new Dealer Service Technology Building (DSTB), which will house the ThinkBIG Program and the new Electric Power Generation Service technology path.
- Upgrades and improvements to the Event Center parking lot and surrounding site.
- Improvements to the campus main entrance involving landscaping and a monument sign. This work was part of the realignment of the campus entry on Northwest 178th Avenue, which was done in collaboration with Washington County and included a signalized intersection for improved traffic flow and safety.
- Completion of the campus Childcare Center with four classrooms, a covered outdoor play area and a nature-inspired playground.

In addition, the college contracted with Pence Construction and several design teams to perform multiple key projects:

- Building 2 (B2): A top priority in B2 was the Welding Technology shop remodel, which delivered 58 new welding booths (three of which are ADA accessible), and efficient mechanical and electrical systems. P&CC updated aged equipment to address B2's most vital operational needs and identified broader deficiencies to better support educational programming. The work also examined the systems and envelope of the building to establish options for future modernization.
- Building 3 (B3): The work in B3 has focused on deferred maintenance and replacing a large portion of the building's mechanical system.
- Building 7 (B7): The Chemistry lab in B7 received fume hood replacements and new lab stations along with mechanical, plumbing, electrical and audiovisual upgrades. ♦

More information at pcc.edu/bond-rockcreek



Welding technology student using remodeled shop



New welding booths at Building 2



Monument sign at campus entry



Dealer Service Technology Building under construction



New Childcare Center



Glacial boulder found at DSTB site



ROCK CREEK HIGHLIGHTS

Energy savings, upgraded technology, and health and safety considerations drove the Welding Technology shop remodel.

The new photovoltaic (PV) panel system being installed as part of the DSTB project contributes to the college's goals for energy consumption and sustainability.

Robust user engagement helped refine and improve the plans for all the projects at the Rock Creek Campus.

A glacial boulder was found while excavating the site for the construction of the DSTB. Studies are underway to determine the scientific and academic potential of the boulder.

COMPLETED PROJECTS

A BUILDING 2 BOILER REPLACEMENT

Contractor: JH Kelly

Budget: \$1,472,127

Timeline: February–July 2019

Funding: 2017 bond

B BUILDING 7 ROOF RENEWAL

Contractor: Garland Company

Budget: \$645,809

Timeline: September 2018–July 2019

Funding: 2017 bond

C ENTRY REALIGNMENT

Contractor: Oregon Mainline Paving

Budget: PCC \$500,000,
Washington County \$5,000,000

Timeline: February–September 2019

Funding: 2008 bond, Washington County Major
Streets Transportation Improvement Program
(MSTIP) and Transportation Development Tax

D CHILDCARE CENTER

Design team: Scott Edwards Architecture

Contractor: Kirby Nagelhout Construction

Budget: \$6,547,108

Timeline: June 2018–October 2019

Funding: Design 2008 bond;
construction 2017 bond

E ENTRY LANDSCAPE AND SIGN

Design teams: Marianne Zarkin Landscape
and Anderson Krygier

Contractor: Cascadia Landscape and ES&A
Sign & Awning Co.

Budget: \$400,000

Timeline: September 2019–June 2020

Funding: 2008 bond

F EVENT CENTER PARKING LOT

Design team: BRIC Architecture

Contractor: JH Kelly

Budget: \$2,000,000

Timeline: October 2019–May 2021

Funding: 2017 bond

G BUILDING 2 WELDING TECHNOLOGY SHOP REMODEL

Design team: OPSIS Architecture

Contractor: Pence Construction

Budget: \$6,176,575

Timeline: November 2019–May 2021

Funding: 2017 bond



Improved parking lot E at Rock Creek Campus



H BUILDING 3 UPGRADE
Design team: Studio Petretti Architecture
Contractor: Pence Construction
Timeline: October 2019–November 2021
Funding: 2017 bond

I BUILDING 7 CHEMISTRY LAB RENOVATION
Design team: TVA Architecture
Contractor: Pence Construction
Timeline: November 2019–December 2021
Funding: 2017 bond

J DEALER SERVICE TECHNOLOGY BUILDING
Design-Build team: Robert Evans Company/CIDA
Timeline: February 2019–April 2022
Funding: 2017 bond

CAPITAL PROJECTS AT THE SOUTHEAST CAMPUS

THE LATEST BOND IMPROVEMENTS AT THE SOUTHEAST CAMPUS HAVE FOCUSED ON IMPLEMENTING VITAL UPGRADES

that support information technology and safety and security.

Among these key projects are:

- Installing new equipment to increase the connectivity and reliability of the communication systems.
- Replacing the 20-year-old air conditioning unit that supports the network equipment.
- Replacing aging analog cameras with digital ones to strengthen public safety and adding new camera locations.

Directional signs were installed to guide students and visitors from Interstate 205 exits toward PCC's Southeast Campus. This long-sought project completed the signage of PCC's four campuses on heavily trafficked routes.

Another area on campus where technology improvements are being made is through

a partnership with Hacienda CDC (Community Development Corporation) that will create the **Jade District Learning Center**, a Verizon Community Forward initiative. The facility is one of a network of such centers that Hacienda is establishing in diverse areas of Oregon with grant funding from the Verizon Foundation. The project includes plans to remodel the STEM (Science, Technology, Engineering, and Math) lab on the second floor of the Student Commons (SCOM) Building and equipping the space with the latest technology, including: 3D printers; simulation software and hardware; and enhanced virtual reality tools.

PCC and Hacienda will also work together to develop the training programs that will be available at this learning center for Southeast Campus students and members of the surrounding communities. ♦



More information at pcc.edu/bond-southeast



The Naito Family Library



Student Commons computer lab



Campus users benefiting from increased connectivity

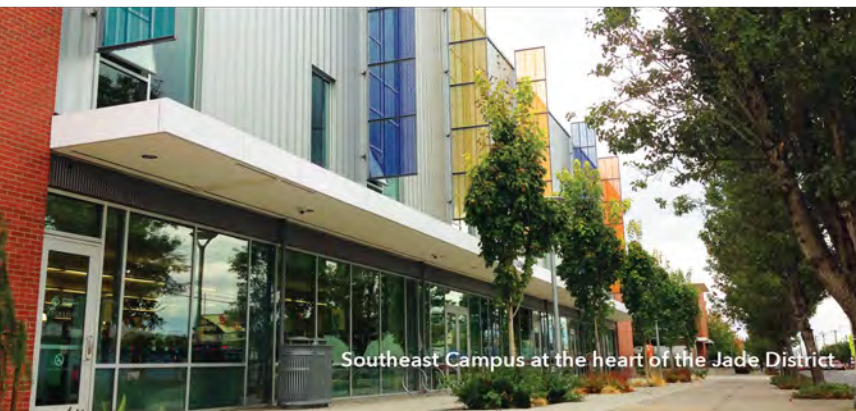


SOUTHEAST HIGHLIGHTS

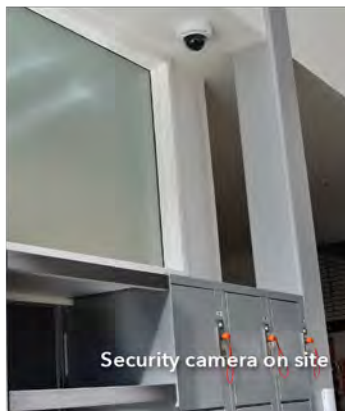
Safety and security improvements support the campus' daily operations as well as the response to emergency situations.

New directional signs on Interstate 205 exits guide motorists to PCC Southeast Campus, completing a milestone for the college.

The Jade District Learning Center, part of the Verizon Community Forward initiative, will offer technology career exploration, job preparedness training and programs to promote youth employment in technology careers.



Southeast Campus at the heart of the Jade District



Security camera on site



Outdoor area between the Library and the Student Commons Building

COMPLETED PROJECTS



I-205 FREEWAY DIRECTIONAL SIGNS

Contractor: Baker Rock Resources

Budget: \$54,149

Timeline: November–December 2019

Funding: 2008 bond

Sign at I-205 directing motorists to PCC Southeast Campus



AH Administration Hall
CHA Community Hall Annex
LIB Naito Family Library
LG Learning Garden
MTH Mt. Tabor Hall
MSH Mt. Scott Hall
SCOM Student Commons



A TELECOMMUNICATIONS EQUIPMENT ROOM HVAC REPLACEMENT

Consultant: Performance Engineering

Timeline: April 2021 – January 2022

Funding: 2017 bond

PUBLIC SAFETY CAMERAS*

Consultant: NIS Consulting

Timeline: May 2020 – March 2022

Funding: 2017 bond

B JADE DISTRICT LEARNING CENTER

Design team: Scott Edwards Architecture

Contractor: Seabold Construction

Timeline: November 2020 – April 2022

Funding: Verizon Foundation grant in partnership with Hacienda CDC

RESTROOMS UPGRADE*

Design team: DAO Architecture

Timeline: TBD

Funding: 2017 bond

**Campus-wide*

CAPITAL PROJECTS AT THE SYLVANIA CAMPUS

PLAYING A VITAL ROLE ON THE SYLVANIA CAMPUS, THE HEALTH TECHNOLOGY BUILDING IS A MAJOR FOCUS AND THE LARGEST PROJECT IN THE 2017 BOND. Built in the late '60s, Health Technology (HT) houses STEAM (Science, Technology, Engineering, Arts and Math) and health professions teaching areas such as nursing, medical imaging, and until most recently, the dental programs.

The renovation will address the east side of the HT Building and will include a new nursing skills lab, a patient simulation suite and support spaces for nursing programs; physical education weight training space and fitness center; exercise science teaching labs and consultation rooms; a large multi-purpose group exercise space; computer labs, classrooms and critique spaces for architecture and interior design programs as well as student study and collaboration areas.

Delivering this project involved making space available for the existing programs in the HT Building to move in anticipation of the construction. Some programs moved only temporarily, while some

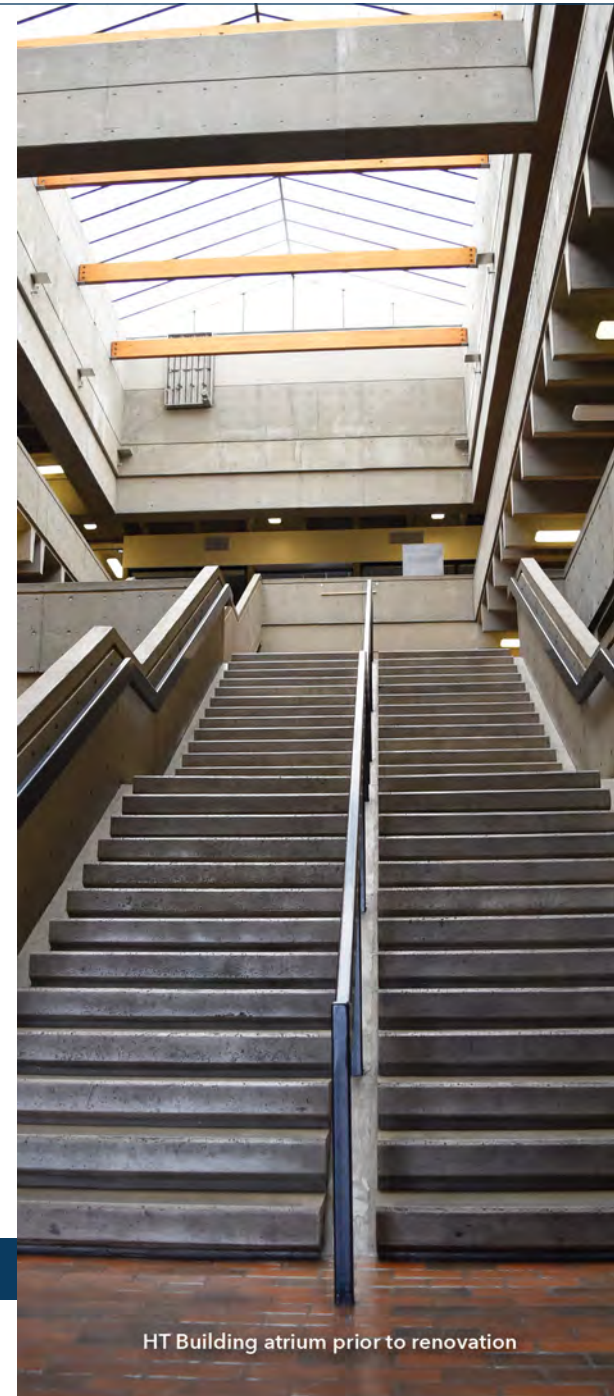
moved to new locations. One of these enabling projects delivered faculty and student workspace for the Medical Imaging Program as a build-out in the basement of the HT Building.

The HT project has emphasized the importance of stakeholder engagement. The project moved through the design phases, with the help of users and the campus community. Construction started in fall 2021 and completion is anticipated for spring 2023.

Other projects in campus include:

- The build-out of the biology suite in the Science Technology (ST) Building with new laboratories, a large stockroom, office and student areas.
- The renovated music rooms in the Communication Technology (CT) Building with improved accessibility, acoustics, noise control and storage.
- Work on the Automotive & Metals (AM) Building, improving existing classrooms and addressing deferred maintenance items such as the building existing mechanical system and the exhaust system for the makerspace equipment. ♦

More information at pcc.edu/bond-sylvania



HT Building atrium prior to renovation



ST Building new air handler unit being delivered



New medical imaging lab at HT level 0



Campus community at a capital projects update



SYLVANIA HIGHLIGHTS

Users' insight and collaboration helped maximize the efficiency of each program's area within the existing floor plate and structure of the HT Building.

Increased wayfinding and accessibility, inclusivity and adding to the college's sustainability goals are evident in the HT project plans.

The upgraded biology laboratories include two general biology labs, two anatomy and physiology (A&P) labs, a microbiology lab, and a flexible lab.

Technological upgrades complement the renovated medical imaging areas including new non-energized training equipment, a computer lab, and general upgrades to audiovisuals and information technology throughout.



One of six recently completed biology labs at ST Building



Child Development Center

COMPLETED PROJECTS

A CHILD DEVELOPMENT CENTER

Design team: GBD Architects

Contractor: Howard S. Wright Construction Company

Budget: \$9,217,051

Timeline: January 2018–September 2019

Funding: 2008 bond

B BOOKSTORE ROOFTOP HVAC

Consultant: Glumac Engineering

Budget: \$250,000

Timeline: August 2019–April 2020

Funding: 2017 bond

C COLLEGE CENTER ROOF ASSESSMENT

Contractor: Kirby Nagelhout

Construction Company

Budget: \$40,000

Timeline: June 2019–September 2020

Funding: 2017 bond

D DIVE POOL REPAIR

Design team: Terracon

Contractor: Lease Crutcher Lewis

Budget: \$350,000

Timeline: September 2019–October 2020

Funding: 2017 bond

E UTILITY TUNNELS

Contractor: Lease Crutcher Lewis

Budget: \$113,500

Timeline: May 2019–November 2020

Funding: 2017 bond

HT RENOVATION RELATED PROJECTS

F STUDENT SERVICES OFFICES

Timeline: June–November 2020

G MATH OFFICES & CLASSROOMS

Timeline: June–November 2020

H ENGINEERING OFFICES

Timeline: June–November 2020

I MATH CLASSROOMS

Timeline: January–February 2021

J TEMPORARY MODULAR UNITS

Timeline: January 2020–June 2021

K MEDICAL IMAGING SUITE

Timeline: March 2020–July 2021

L BIOLOGY SUITE

Timeline: March 2020–September 2021

M NURSING SKILLS LAB

Timeline: September 2020–July 2021

N NURSING & STEM CLASSROOMS

Timeline: February 2021–August 2021

O MUSIC REMODEL

Timeline: June 2020–September 2021



Student collaboration area at the heart of HT level 2
Rendering by Hacker Architects



AM Automotive & Metals Bldg.

BK Bookstore

CSB Campus Services Bldg.

CC Amo DeBernardis College Center

CDC Child Development Center

CT Communication Technology Bldg.

HP Heat Plant

HT Health Technology Bldg.

LG Learning Garden

LIB Library

PAC Performing Arts Center

SCB South Classroom Bldg.

SS Social Science Bldg.

ST Science Technology Bldg.

TCB Technology Classroom Bldg.

P GEOGRAPHIC INFORMATION SYSTEM (GIS) BUILD-OUT

Design team: Hacker Architects

Contractor: Lease Crutcher Lewis

Timeline: March–September 2021

Funding: 2017 bond

Q COLLEGE CENTER ROOF REPLACEMENT PHASE I

Contractor: Garland Company

Timeline: June 2019–November 2021

Funding: 2017 bond

R AUTOMOTIVE AND METALS BUILDING UPGRADE

Design-Build team: Fortis Construction/
Woofter Bolch Architecture

Timeline: November 2019–December 2021

Funding: 2017 bond

S HEALTH TECHNOLOGY BUILDING RENOVATION AND SITE IMPROVEMENTS

Design team: Hacker Architects

Contractor: Lease Crutcher Lewis

Timeline: December 2018–May 2023

Funding: 2017 bond

CAMPUS WAYFINDING*

Design team: TBD

Contractor: TBD

Timeline: October 2020–June 2023

Funding: 2017 bond

*Campus-wide

OMIC TRAINING CENTER

WITH THE COMPLETION OF THE NEW OREGON MANUFACTURING INNOVATION TRAINING CENTER, PCC has reached the long-anticipated goal of establishing a center in Columbia County. This new building is part of the larger Oregon Manufacturing Innovation Center (OMIC), a partnership of industry, higher education and government that combines applied research and development with workforce training.

The Office of Planning & Capital Construction maximized flexibility of the space to accommodate current and future demands for equipment and training with infrastructure that supports robust electrical, HVAC and exhaust needs.

The OMIC Training Center was designed with an open concept and extensive use of glass, which replicates a real manufacturing environment and allows students and visitors to visually engage with activities happening throughout the building. This project was delivered using a Design-Build model.

This facility is training the next generation of skilled workers in advanced manufacturing, an industry where demand for employees continues to be high. At the Columbia County Center, the college offers programs in Computer Numerically Controlled (CNC) Operation, Machine Manufacturing Technology, Industrial Fabrication, Welding Technology, Mechatronics and Computer Aided Design and Drafting. These hand-on training opportunities are offered in the newly equipped labs and supported by a flexible curriculum aimed to meet students' needs and learning pace.

In the 32,245 square feet of new construction, the OMIC Training Center layout includes:

- Mechatronics lab
- Welding lab
- Makerspace
- Machining/shop area
- Measurement and verification lab
- PLC (Programmable Logic Controller) studio
- CAD (Computer Aided Design) lab
- Group study and collaboration spaces
- Testing center
- Classrooms
- Tool room
- Materials receiving and storage room

COMPLETED PROJECT

Design-Build team: Mortenson/Hennebery Eddy Architects

Budget: \$28,600,000

Timeline: July 2018–December 2020

Funding: 2008 and 2017 bond

More information at pcc.edu/bond-omic



Concrete wall panels erected in spring 2020



Natural light is invited into the classrooms and labs



Welding shop equipment



OMIC HIGHLIGHTS

The sustainability features on this project demonstrate the college's commitment to sustainable design and PCC's Climate Action Plan goals; OMIC Training Center reached LEED Silver certification.

Concrete wall panels were erected by the construction crew in April 2020 and gave the building its shape within just a few days.

Safety considerations were repeatedly challenged during the training center's construction because of the COVID pandemic and 2020's wildfires. Despite these difficulties the project's schedule remained on track.



Aerial view of the OMIC Training Center

PORTLAND METROPOLITAN WORKFORCE TRAINING CENTER REDEVELOPMENT

PCC'S PLANS FOR THE REDEVELOPMENT OF THE PORTLAND METROPOLITAN WORKFORCE TRAINING CENTER (PMWTC) WILL CREATE A UNIQUE FACILITY to further service partnerships and holistically support students.

The college facilitated extensive planning, design and stakeholder engagement for this redevelopment project. The site and architectural plans include a new PCC workforce development center with space for community partnerships.

The PMWTC project will break ground in early 2022 for a new two-story building with classrooms, offices, and meeting rooms. Once this building is completed in 2023, the two existing buildings on the site will be demolished to make room for Home Forward to build a four-story affordable housing development. Home Forward is PCC's partner agency in charge of designing, developing and operating the new affordable housing project.

Since PMWTC opened its doors in 1998, community members have been able to access educational and training programs, develop their employment and life skills, and connect with employers for job opportunities at this college location.

At the new workforce development center, PCC staff and community partners such as the Oregon Department of Human Services and the Native American Youth and Family Center (NAYA) will continue to offer existing programs and introduce new services based on an opportunity center model.

Under the opportunity center model, career and education coaching, training, and employment services are delivered, ensuring students have access to the wrap-around resources and encouragement needed to succeed.

The layout of PCC's two-story, 50,000-square-foot workforce development building includes:

- Lobby and reception area
- Large community room
- Classrooms
- Computer laboratories
- Career Center
- Conference and meeting rooms
- Offices
- Common areas
- Partner space (10,000 square feet)

PROJECT UNDERWAY

Design team: Bora Architecture & Interiors

Contractor: Andersen Construction Company

Budget: \$36,000,000

Timeline: June 2019–April 2023

Funding: 2017 bond

More information at pcc.edu/bond-pmwtc



Waiting area in building lobby



Workforce development center east and north elevations



Home Forward affordable housing development



New PCC building entrance at NE Killingsworth St.



PMWTC HIGHLIGHTS

Principles of Critical Race Theory, Design Justice and Trauma-Informed Design

informed the project work, from developing guiding principles, to performing outreach, to making design decisions.

Neighboring communities contributed to the vision of the redevelopment project through surveys, canvassing, in-person events, and online focus groups. These efforts were carried out in partnership with Living Cully.

Sustainable features of this project include a cross laminated timber structure, a rooftop photovoltaic array (solar panels), and a selection of building materials that are free of harmful chemicals and have a low-carbon footprint.

Renderings by Bora Architecture & Interiors
and Hacker Architects

DENTAL SCIENCES' NEW HOME

TWO-THOUSAND AND TWENTY-ONE SAW THE COMPLETION OF AN UNPRECEDENTED COLLABORATION

between the City of Portland, Portland State University (PSU), Oregon Health & Science University (OHSU) and PCC. This joint project, called the Vanport Building, will provide professional development for students and create a model for more public/private partnerships.

Innovation and collaboration were fostered by the four owners during planning, design and construction allowing them to achieve their programmatic goals, control costs, increase efficiency, and problem solve together.

The 175,000-square-foot facility in downtown Portland at SW 5th Avenue and Montgomery Street provides a new home for PCC's dental programs and clinic, which moved from the Sylvania Campus Health Technology Building to the third floor of Vanport. The seven-story building also houses the City's Bureau of Planning and Sustainability offices, as well as classrooms for PSU's College of Education and the OHSU-PSU School of Public Health.

PCC made a significant investment in equipment and technology throughout the Dental Sciences floor to support student training in a fast-paced evolving field.

The fully equipped PCC dental clinic at Vanport is open to the public, offering patients low-cost oral health care

services and is used as a training facility for dental students. The downtown location and transit options make the dental clinic highly accessible.

The college's third floor, 30,000 square feet of space in the Vanport Building includes:

- Clinic areas for both hygiene and assisting programs
- Patient waiting area
- Radiology and materials labs
- Dental Simulation Lab
- Computer classroom
- Two general purpose classrooms
- Student lounge
- Faculty offices

PCC dental students will benefit from a generous gift from Willamette Dental Group dedicated to scholarships for students hoping to advance their careers in Dental Assisting and Dental Hygiene. ♦

COMPLETED PROJECT

Design team: SRG Partnership

Contractor: Andersen Construction Company

Budget: \$23,861,000

Timeline: September 2017 - March 2021

Funding: 2008 bond

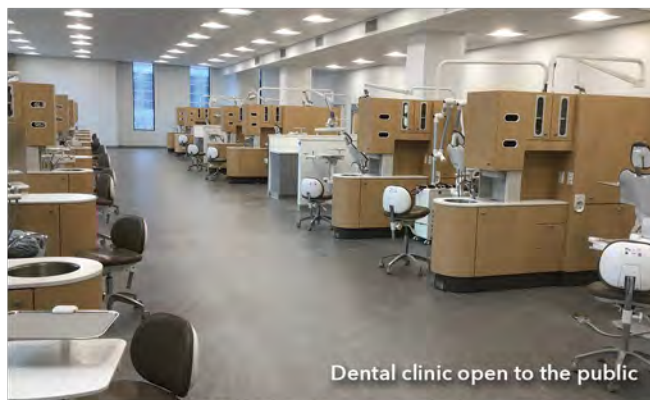
More information at pcc.edu/bond-vanport



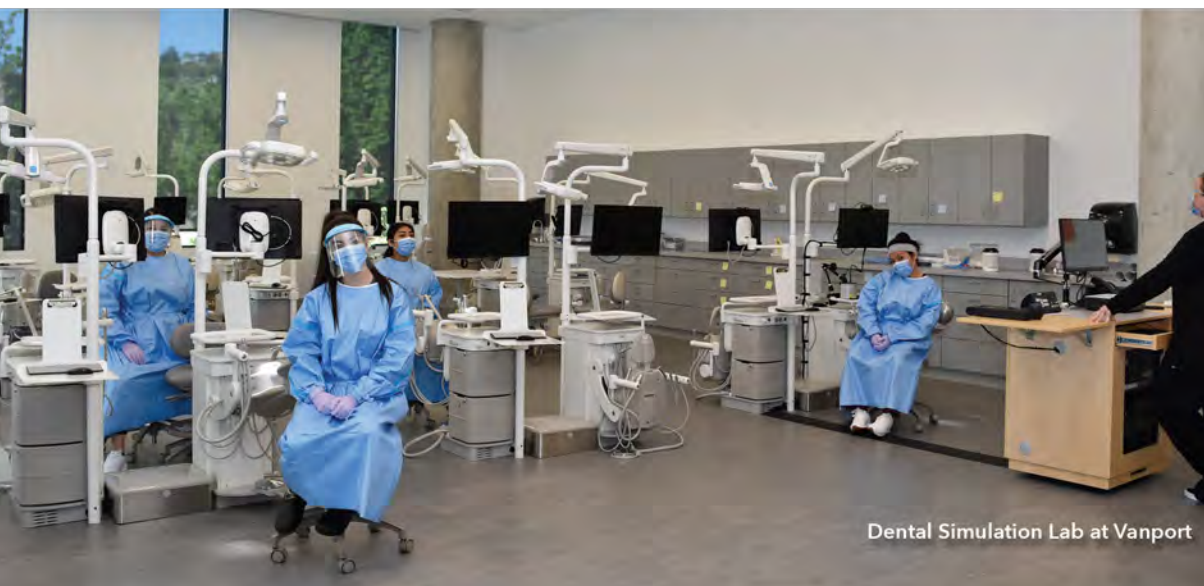
Street view of the building entry



Student training at new facility



Dental clinic open to the public



Dental Simulation Lab at Vanport



VANPORT HIGHLIGHTS

The new state-of-the-art Dental Simulation Lab will be used for instruction as well as continuing education opportunities.

Transit options surround the new PCC Dental Sciences and clinic location, including the Portland Streetcar, MAX light rail, and bus lines.

The name Vanport commemorates the residents of the City of Vanport, who were displaced by Portland's catastrophic 1948 flood. Vanport was the nation's largest wartime housing development and was home to thousands of shipyard workers and their families.

DELIVERING KEY UPGRADES FOR TECHNOLOGY AND SAFETY

TECHNOLOGY UPGRADES ARE A VITAL FOCUS FOR PCC AS IT CONTINUES TO MEET THE CHALLENGES OF THE FUTURE.

These improvements impact many vital functions at the college, including academic programming, safety, and security.

Until her retirement this past summer, Debra Jarcho, manager of technology and public safety projects for P&CC, oversaw much of this work for the 2008 and 2017 bond programs. She said that while the pace of technology often changes quickly, planning for the improvements is critical for the college.

“A lot has changed during my time at PCC,” said Jarcho. “We’ve updated 95 percent of our analog podiums to digital in classrooms and are now providing height adjustable tables for the teaching podiums. In addition, the expectation for wireless access on campus has grown significantly, so we are upgrading our wireless access points and adding more availability.”

Safety is another key part of PCC’s bond work. Over the past decade the analog security cameras on the college network have all been replaced with digital versions. In addition, Michael Sturgill, who succeeded Jarcho as technology manager, said P&CC has been developing important enhancements to the college’s electronic security system.

“The improvements will apply ADA (Americans With Disabilities Act) principles for mass notification of events and the ability to remotely monitor challenges,” he said. “We have a pilot program in place at two college locations for proof-of-concept before rolling it out district-wide.”

Sturgill added “other security enhancements include leveraging software to use our existing Public Safety tools more efficiently, which will help protect our students, staff, and college assets.”

PCC’s technological systems will continue to be a priority for P&CC moving forward.

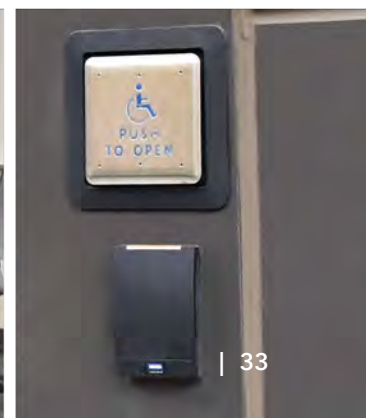
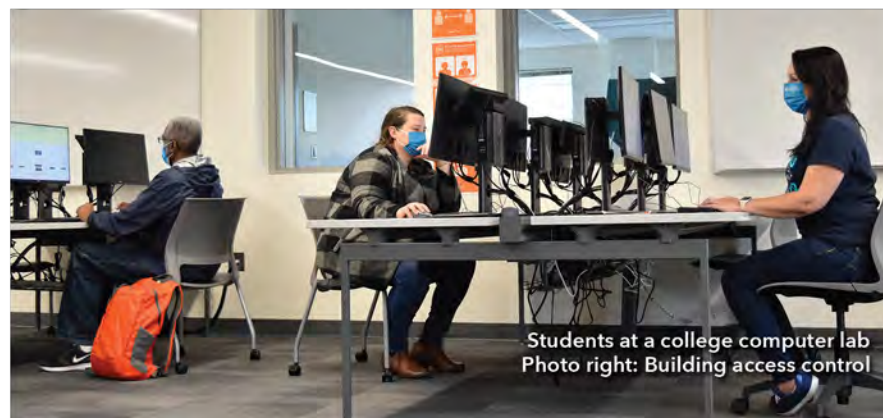
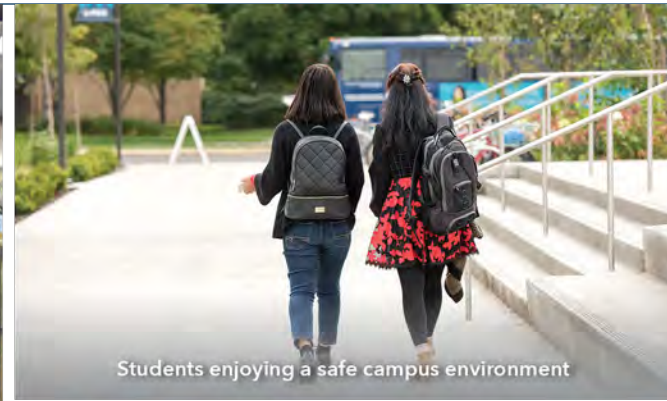
Sturgill said the college constantly strives to understand the evolving expectations for technology.

“With the internet of things (IoT) becoming more prevalent in our daily lives and classrooms, our technology team has been hard at work anticipating demand and upgrading the superhighway of information – ‘our network’ – to handle the increasing demand. This process includes providing defenses from cyberattacks and outside activity that could be disruptive to students, staff, and academic programs,” said Sturgill.

In addition to project investments, two positions working at the college Information Technology Network Department are funded by the 2017 bond program. ♦

More information at pcc.edu/bond-district

INFORMATION TECHNOLOGY, SAFETY AND SECURITY



BOND FUNDED CAPITAL PROJECTS HELP DRIVE PCC'S SIGNIFICANT SUSTAINABILITY ACHIEVEMENTS

THE NEW ENERGY-EFFICIENT BUILDINGS

funded by the 2008 and 2017 voter-approved bond measures – as well as additions such as solar panels, electric vehicle charging stations, recycling bins, and water bottle refilling stations – are just some of the improvements that have helped make PCC a leader in sustainability among the nation's community colleges.

But as valuable as those additions are, it's the less-visible capital improvements at the college's many facilities that have had the biggest impact on reducing the greenhouse gases that affect climate change.

PCC Sustainability Manager Briar Schoon said that since 2006, the college has achieved a 45 percent decrease in energy use per square foot. This accomplishment helped PCC earn its third silver rating from AASHE's Sustainability Tracking, Assessment & Rating System (STARS) in March of 2021.

"We've made significant progress towards our 2021 Climate Action Plan, which

establishes a new carbon neutrality goal of 2040. Our achievements have resulted in big greenhouse gas savings: a 51 percent reduction in our Scope I and II emissions," she said. "The built environment has a big impact on our carbon footprint, and much of these savings can be attributed to a focus on sustainability and energy conservation in our bond improvements."

Laura Ward, mechanical project manager consultant to P&CC and former employee, explained that the college operational carbon footprint is largely measured by calculating Scope I and II emissions, which are generated by the use of energy in the form of electricity (kwh), gas (therms) and steam.

"While the college has grown in square footage, we're using the same amount of electricity," said Ward.

"Also, our natural gas consumption has dropped by 54 percent since 2006."

Some of the key projects that have contributed to PCC's sustainability achievements include:

- A new central boiler plant at the Rock Creek Campus.
- The construction of the Oregon Manufacturing Innovation Training Center in Columbia County.
- A \$6 million remodel of the shop for the Welding Technology Program at the Rock Creek Campus.
- Improvements to the Rock Creek Campus parking lot E.
- The construction of PCC's first building with eco-friendly cross laminated timber at PMWTC (breaking ground in January 2022).
- The district-wide survey of trees and its integration with PCC's Climate Action Plan.

More information at pcc.edu/bond



Electric charging station at Rock Creek's lot E



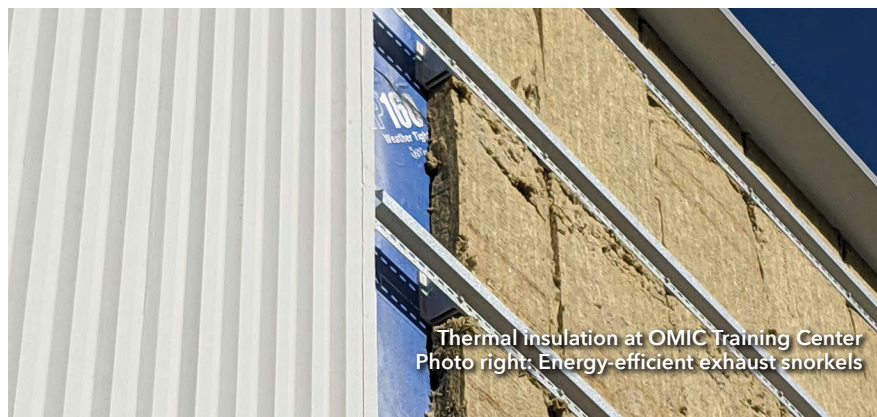
Upgraded mechanical system's copper piping at Rock Creek B3



Trees and green landscape as part of PCC campuses



Photovoltaic array on the Vanport Building's roof



Thermal insulation at OMIC Training Center
Photo right: Energy-efficient exhaust snorkels



INVESTING IN A HEALTHY AND DIVERSE WORKFORCE

THE OFFICE OF PLANNING & CAPITAL CONSTRUCTION (P&CC)

IS A REGIONAL LEADER in addressing gender and racial inequalities in both construction contracting and the skilled-trades workforce. The college's social equity objectives are among the region's highest and underscore our ongoing commitment to achieve these objectives in partnership with forward-thinking firms that share the college's vision.

Working with our trade partners, PCC ameliorates social and economic disparities through enforcement of diversity objectives, continual process improvement and awareness-building.

In addition to investing in workforce development, the college's practices aim to broaden equity in contracting. P&CC is engaged with COBID-certified firms* and trade associations to broadcast contracting opportunities and build contractor capacity through innovative mentorship models and workshops. Our project team is committed to removing

barriers where possible, expanding access and rigorously advocating for MWESB/SDV** firms through enforcement of contracting objectives.

P&CC is also involved in regional efforts to shift construction culture and promote equitable access, including the below.

- Signatory to the Safe From Hate pledge; leading at the public owners' sector; Safe From Hate Steering Committee member
- Regional Construction Collaborative
- Fair Contracting Forum
- Metropolitan Alliance for Workforce Equity
- SafeBuild Alliance
- Trade associations: National Association of Minority Contractors (NAMC), Professional Business Development Group (PBDG), Oregon Association of Minority Entrepreneurs (OAME), LatinoBuilt
- Pre-apprenticeship programs

* Firms certified by Oregon's Certification Office for Business Inclusion and Diversity

** Minority-owned, Women-owned, Emerging Small Business-owned, Service Disabled Veteran-owned businesses



More information at pcc.edu/about/business-opportunities/mwesb



WORKFORCE EQUITY HIGHLIGHTS

Advancing economic equity is achieved by promoting quality jobs, prioritizing skill development for historically under-represented people, and promoting respectful workplace programs.

The college is engaged with local trades associations and networking initiatives, as well as a leader in the public owners' sector.

The Safe from Hate initiative is creating change across all sectors involved with the construction industry; PCC is proud to be a leader in this effort.

OUR COMMITMENT

CONTRACTING OBJECTIVE

- 20% of project contract value be performed by MWESB/SDV firms

WORKFORCE DIVERSITY OBJECTIVES

P&CC workforce training and hiring program requires:

- 20% of labor hours-per-trade be performed by State-registered apprentices
- 20% of labor hours be performed by BIPOC (Black, Indigenous, People of Color) workers
- 15% of labor hours be performed by women workers

These objectives are tracked on:

- Contracts that are less than \$5 million
- Prime contracts of \$200,000 and above
- Subcontracts of \$100,000 and above in labor costs

2017 BOND INITIATIVE

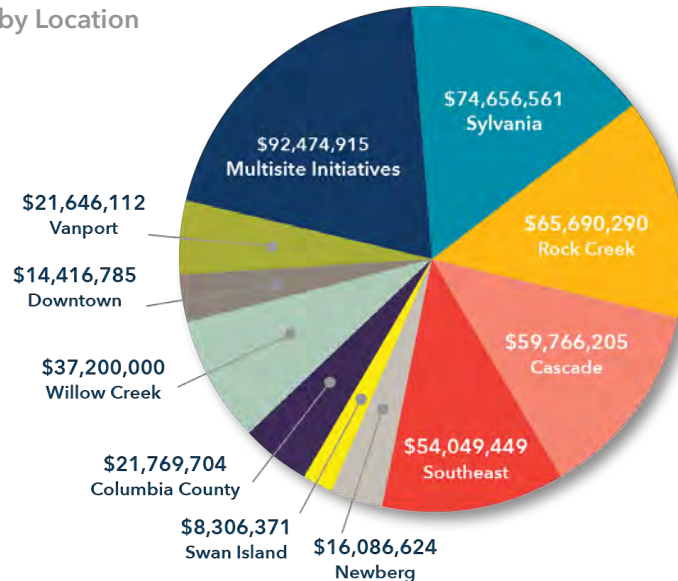
AUTHORIZED SPENDING

B1–Health Interprofessional Training	\$ 3,000,000
B2–Portland Metropolitan Workforce Training Center	36,000,000
B3–Sylvania Health Technology Building (Included \$8M from State)	72,530,853
B4–Cascade Public Safety Building	3,000,000
B5–Sylvania Site Improvement	4,500,000
B6–Rock Creek Site Improvement	2,000,000
B7–Rock Creek Childcare Center	5,756,601
B8–Deferred Maintenance	26,000,000
B9–Safety and Security	8,000,000
B10–Information Technology	20,000,000
B11–Facilities Planning Phase 2	2,500,000
B12–Capital Equipment	2,000,000
B13–Owner Program	19,350,000
B14–Escalation, Inflation, FF&E	3,000,000
B15–Contingency	5,840,098
B16–Rock Creek Dealer Service Technology Building	8,111,114
B17–OMIC	7,900,000
B18–Real Estate Acquisition	700,000
B19–Rock Creek B2 Library Backfill	143,785
B20–IT Space Needs	1,500,000
B21–Sylvania Wayfinding	500,000
B22–HT Westside Design	1,350,000
B23–Rock Creek Utility Survey	50,000
B24–Sylvania SS GIS Lab Build-out	200,000
B25–Sylvania HT Pool Study	200,000

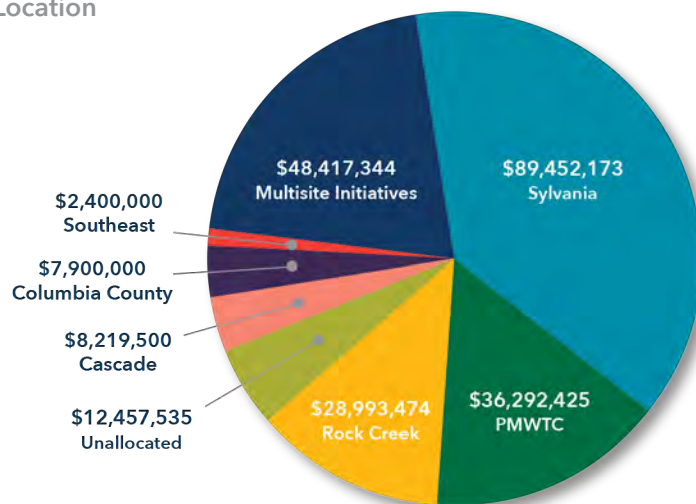
TOTAL BUDGET

\$234,132,451

2008 Bond Expenditure by Location
Total \$466,063,016



2017 Bond Budget by Location
Total \$234,132,451



FINANCIAL HIGHLIGHTS

All the initiatives set forward under the 2008 bond measure have been completed, including new facilities that have expanded workforce training, healthcare professions, and childcare.

The \$185 million bond passed by voters in November 2017 increased to \$230 million due to interest earnings, bond premiums, Energy Trust of Oregon incentives, and State allocations from the department of Community Colleges Workforce Development for two projects.

Diligent fund stewardship has allowed the bond program to add projects to its portfolio as funding was determined to be available, helping address needed improvements.



Staff and community members shared their priorities for the PMWTC redevelopment

2017 BOND GOALS

- **IMPROVE WORKFORCE TRAINING** programs with the redevelopment of the Portland Metropolitan Workforce Training Center.
- **EXPAND HEALTH PROFESSIONS AND STEAM** (Science, Technology, Engineering, Arts and Math) programs with the renovation of Sylvania Campus Health Technology Building.
- **PROMOTE SAFETY, SECURITY**, and building longevity with technology and access upgrades.



THANKS TO VOTERS

THE 2017 BOND PASSED, allowing PCC to continue to maintain and improve its facilities to better serve a community of learners.



Linda Degman



Angela Alexander



Vanessa Ytteroy



John MacLean



Heather Allenby



Mark Seeley



Donna Bezio



Wendy Wright

ABOUT US

THE OFFICE OF PLANNING & CAPITAL CONSTRUCTION (P&CC) helps Portland Community College achieve its academic mission by providing planning, design, construction, and project management services for all of the college's major capital projects.



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Krista Phillips



Rebecca Ocken



Jaime English



Megan Saari



Gina Valencia



Dusty Hoerz



Stephen Wasserberger



Terrie Ezzat-Dunn



Michael Sturgill



Gary Sutton



Tim Kremer



Sherry Durfey



Amy James Neel

THANK YOU FOR YOUR SUPPORT!



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