

# 2017 Bond Update

### **District-Wide**

- Tree Survey
- HVAC System Controls Upgrade
- Roof Fall Hazard Safety Assessment
- Network Optimization Phase I
- Public Safety Voice Recorder
- Classroom Digital Conversion
- Electronic Security Assessment
- Data Center Improvements
- Facilities Planning Phase II

### **Fourth & Montgomery**

### **Portland Metropolitan Workforce Training Center**

### **OMIC Training Center**

### **Cascade**

- Terrell Hall Roof
- Exterior Wayfinding
- Telecommunication Cables and Pathways Mapping
- Public Safety Building Redevelopment
- Arc Fault Upgrade
- Restrooms Upgrade

### **Rock Creek**

- Childcare Center
- Entry Realignment
- Entry Landscape and Sign
- Library Remodel
- Building 7 Roof Renewal
- Building 2 Boiler Replacement
- Building 7 Fume Hood Replacement and Lab Modifications
- Building 2 Upgrade
- Building 3 HVAC and Restrooms Upgrade
- Fuel Tanks Above and Below Ground
- Parking Lot Upgrade
- Dealer Services Technology Building

### **Sylvania**

- Child Development Center
- CC Building Roof
- AM Building Upgrade
- Bookstore Rooftop HVAC
- Fuel Tanks Above and Below Ground
- HT Building and Site Improvements

### **Southeast**

- Restrooms Upgrade
- I-205 Freeway Directional Sign

### **Swan Island**

- Fuel Tanks

### **CLIMB Center**

- Exterior Windows

# Financial Overview

PCC 2017 Bond Financial Report - October 2019

<b>Funding Sources</b>			
Bond Proceeds	\$ 184,244,393		
Bond Premium	\$ 24,763,142		
State Support (HT Building & OMIC)	\$ 13,000,000		
Interest & Other Revenue Earnings to date	\$ 6,441,880		
<b>Funds Available</b>	<b>\$ 228,449,415</b>		
	Budget	Expended	%age
2017 Bond Initiative B1 - Health Professions (IPT) CLIMB Center	\$ 3,000,000	\$ -	0.00%
2017 Bond Initiative B2 - Metro Workforce Training Center	\$ 32,500,000	\$ 2,143	0.01%
2017 Bond Initiative B3 - Sylvania HT Building	\$ 40,000,000	\$ 622,002	1.56%
2017 Bond Initiative B4 - Cascade Public Safety Bldg	\$ 3,000,000	\$ -	0.00%
2017 Bond Initiative B5 - Sylvania Site Improvement	\$ 8,000,000	\$ 55,868	0.70%
2017 Bond Initiative B6 - Rock Creek Site Improvement	\$ 2,000,000	\$ -	0.00%
2017 Bond Initiative B7 - Rock Creek Childcare	\$ 7,000,000	\$ 5,639,501	80.56%
2017 Bond Initiative B8 - Deferred Maintenance	\$ 36,000,000	\$ 3,038,320	8.44%
2017 Bond Initiative B9 - Security Upgrade	\$ 10,000,000	\$ 88,884	0.89%
2017 Bond Initiative B10 - Technology Upgrade	\$ 20,020,000	\$ 3,371,102	16.84%
2017 Bond Initiative B11 - Facilities Plan Phase 2	\$ 2,000,000	\$ 1,350	0.07%
2017 Bond Initiative B12 - College-wide Equipment	\$ 2,000,000	\$ -	0.00%
2017 Bond Initiative B13 - Owner Program	\$ 15,000,000	\$ 3,423,559	22.82%
2017 Bond Initiative B14 - Escalation, FF&E	\$ 17,000,000	\$ -	0.00%
2017 Bond Initiative B15 - Executive Contingency	\$ 6,869,415	\$ -	0.00%
2017 Bond Initiative B16 - RC DSTB	\$ 7,000,000	\$ 154,151	2.20%
2017 Bond Initiative B17 - OMIC	\$ 17,060,000	\$ -	0.00%
	<b>\$ 228,449,415</b>	<b>\$ 16,396,880</b>	<b>7.18%</b>

# MWESB Outreach

P&CC hosts regular outreach events and participates in regional and state-wide events. Recent events include:

- P&CC MWESB Outreach – Rock Creek Campus
- P&CC Professional Services Outreach – OAME Hayden Island (with City of Portland)
- OAME Tradeshow – Oregon Convention Center
- State Of Oregon Reverse Vendor Trade Show – Salem Convention Center
- MWESB Contractor Outreach – Joint PCC/PSU/PPS/BSD event at Cascade Campus
- Business Expo East – Camp Withycombe Exchange

# Communications Update

- Updated Planning and Capital Construction Website <https://www.pcc.edu/bond/>
- Planning and Capital Construction Quarterly Report

## Planning and Capital Construction

9700 SW Capitol Hwy, Suite 260, Portland, OR 97219 | 971-722-4423 | [Linda Degman](#)

The Office of Planning & Capital Construction (P&CC) oversees land use and development planning with a college-wide perspective, including the construction of facilities funded by bond measures. P&CC partners with a variety of external regional entities to leverage public resources and efficiently serve the community.

The 2017 bond program focuses on taking care of current college assets, addressing safety/security, and updating technology. This bond is also funding the renovation of the Sylvania Campus Health Technology Building, the Portland Metropolitan Workforce Training Center, and the Cascade Campus Public Safety Building.

The 2008 bond program expanded PCC's capacity with new facilities, updated equipment and funded strategic planning tools. Some work from the 2008 bond continues, such as the development of the Fourth and Montgomery project and PCC's OMIC Training Center.

### Current and upcoming projects



Sylvania Campus



PMWTC



Rock Creek Campus



### Planning and Capital Construction

About us

Work with PCC

Current projects

Bond Advisory Committee

2017 Bond

2008 Bond

Document archive

### Facilities Planning

[Learn more about Facilities Planning at PCC »](#)

# Bond Advisory Committee

- Formed in 2019 to assist with communication about bond-funded projects
  - College-wide representation
- The committee's charge is to:
  - Ensure that both internal/external communities to the college understand the projects funded under bond measures, how they are identified, and the practices and procedures used to bring them to fruition
  - Understand and disseminate decision-making processes associated with bond-funded projects
  - Assist in communication related to bond projects throughout the college and the community at large

# Facilities Plan – Phase II

# A Phased Approach

Phase 1: An existing conditions assessment - 2016 to 2018

Phase 2: A vision for future college growth - 2019 to 2021



PCC's first comprehensive, district-wide Facilities Plan is not your typical facilities assessment.

In an effort to be more intentional and thoughtful about gathering data across the college, we saw an opportunity to take an integrated approach. We wanted to support the college's strategic and academic plans that focus on building opportunities for equitable student success.

Because of the vast amount of data to be collected and processed, the plan was split into two phases. Phase I is essentially an existing conditions assessment. Phase II, which will begin in Fall 2019, will be a visioning exercise for the campuses & centers in the PCC district and determine future development capacity.

In Phase I, we created eight work groups that conducted site visits and held meetings with internal PCC stakeholders and specialists to collect data.

With collaboration driving the process, the chairs of each work group met monthly to review information and coordinate workflow. The findings were then shared with an internal steering committee that was supported by a project management task force.

What is listed in the following pages is a high-level summary of the work group findings. Our goal is that the data collected can be used to better identify and understand our greatest needs district-wide, so we can effectively allocate resources moving forward. More detailed information can be found on each focus area in the technical appendices.

## Focus Areas



### Space Utilization

Classrooms and meeting rooms on campuses and centers



### Facilities Condition Assessment

College utilities, landscape, structural conditions, mechanical, electrical and plumbing, as well as code compliance



### Transportation and Parking

Parking spaces and current transportation demand strategies (including bike rental programs, shuttle service and discounted TriMet passes), that aim to reduce car use



### Safety and Security

Electronic safety systems such as building access, emergency notifications, intrusion detection, and video surveillance



### Critical Race Theory

Framework that stresses the participation, leadership, and experimental knowledge of students of color in the design process



### Information Technology

Wireless access, telecommunications rooms, copper and fiber optic cabling, as well as classroom technology



### Americans with Disabilities Act (ADA)

Accessible pathways from parking lots and bus hubs to building entrances and building interiors



### Capital Projects

Large-scale campus construction projects funded by general obligation bonds



### Culture of Sustainability

Waste management, energy and water efficiency, stormwater management, natural systems including gardens and bee apiaries, and transportation alternatives

### Additional Focus Areas

- Demographic Assessment – new locations
- Real Estate – permanent locations for leased space, new locations for centers or campuses
- Housing
- Design Principles

### Schedule

June 2021

- Implementation plan with priority capital projects identified for 2022 Bond funding

December 2021

- Visually appealing, easily understood development plan that communicates capacity for growth and type of build-out at each campus, center, and possible new locations
- Appropriate delivery methods for each campus and center



# Outreach, Engagement, and Critical Race Theory

## Extensive Outreach and Engagement

- Faculty
- Staff
- Students
- General Public

## Coordination with Jurisdictional Partners

- TriMet
- City of Portland
- Washington County

## Critical Race Theory (CRT)

- Framework to examine the role of race in shaping campus climate
- Team trainings and workshops
- Create and implement processes and tools to better engage students of color
- Innovative tools and methods to engagement

# Portland Metropolitan Workforce Training Center

# Metro Center

- 5600 NE 42<sup>nd</sup> Avenue
- 3 acre site
- Purchased by PCC in 1998
- 2 existing buildings constructed in 1957 and 1989
- 30,000 square feet



## Proposed New Construction

- Continue and enhance existing workforce services
- 40-50,000 square feet, multi-storied
- Classrooms, computer labs, office space, meeting rooms, event space, and parking
- Comprehensive client support services such as healthcare and childcare



## Affordable Housing

- PCC to partner with Home Forward to build affordable housing
- Approximately 100 units
- PCC holds property ownership, developer owns and maintains the facility
- Early marketing to PCC students

# Outreach and Project Schedule

## 2019

- June - Outreach with Living Cully
- November 14th Open House
- November 13<sup>th</sup> and 15<sup>th</sup> Critical Race Theory and Design Justice workshops with the design team

## 2020

- Continue outreach with community and staff
- Project Advisory Committee
- Ongoing CRT

## 2021

- January - Construction start

## 2023

- Spring - Building opening



# Oregon Manufacturing Innovation Center (OMIC)

# Site Plan



# Site Plan



# Floorplan



# Schedule

## Construction

- 12/1/2019 – Construction Start
- 12/1/2020 – Construction

## Finish

## Occupancy

- Anticipated Opening  
Winter/Spring 2021



# Technology Projects

## In Process

- Network Optimization
  - Core network equipment installed
  - Additional network equipment and wireless upgrades to be scheduled
- Data Center Improvements
  - New backup system purchased
  - Establishing Cascade as a secondary backup location
- Classroom Podium Digital Upgrades
  - 128 classrooms completed
  - 80 classroom remaining

## Completed

- District-wide VoIP edge server replacements
- Cascade cable mapping

# Safety & Security Projects

## In Process

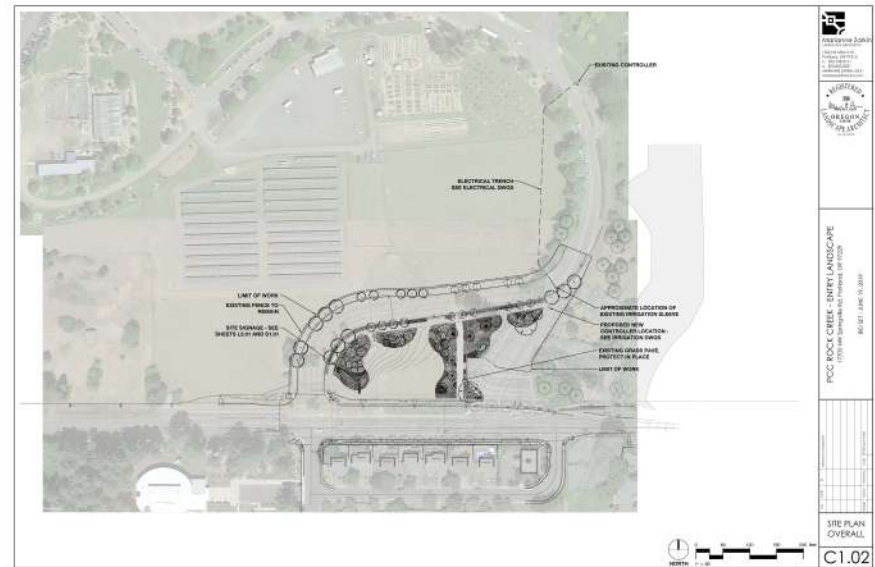
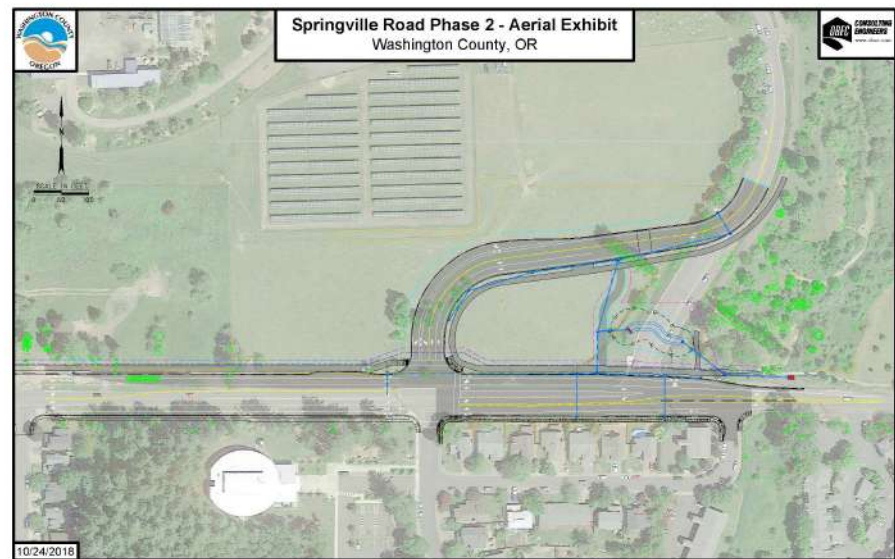
- Electronic Security Assessment
  - Consultant reviewing security camera locations, operability, and video storage at all campuses and centers
- Access Control
  - Database re-build and security enhancement
- Voice Logger
  - Replacement of voice recording system

## Completed

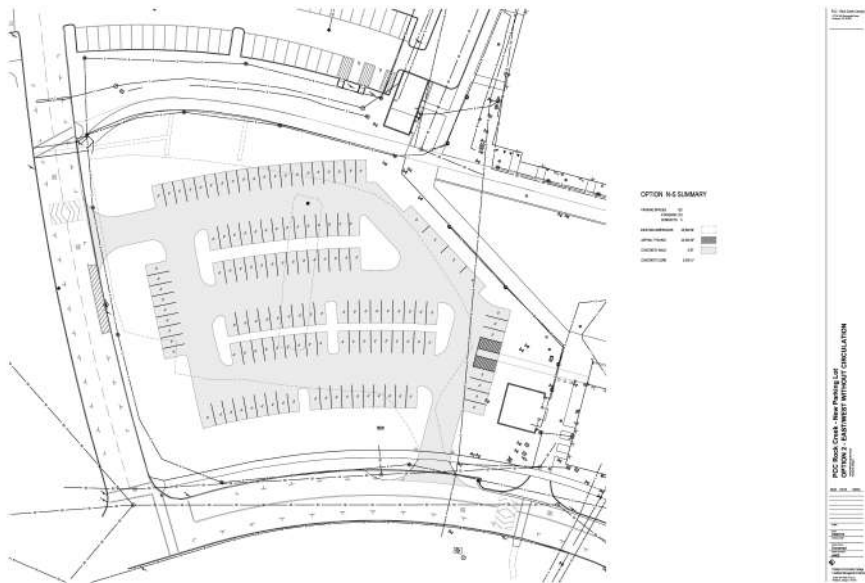
- New Radios for Public Safety

# Rock Creek Projects

# Rock Creek Entry Re-alignment, Landscaping & Monument Sign



# Rock Creek Parking Lot Upgrades



# Rock Creek Dealer Service Technology Building



1 NE PERSPECTIVE  
A10.3



2 NW PERSPECTIVE  
A10.3

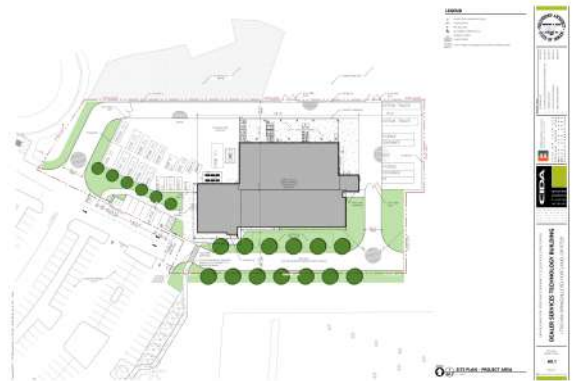
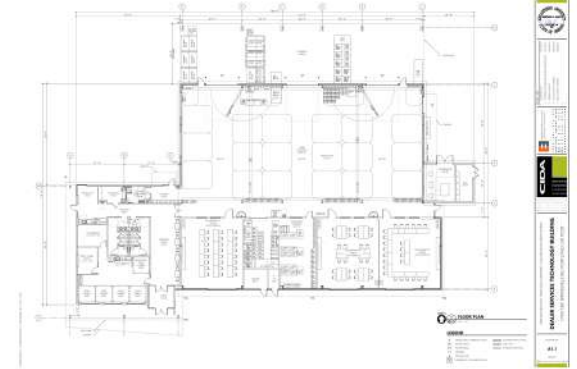


3 SE PERSPECTIVE  
A10.3

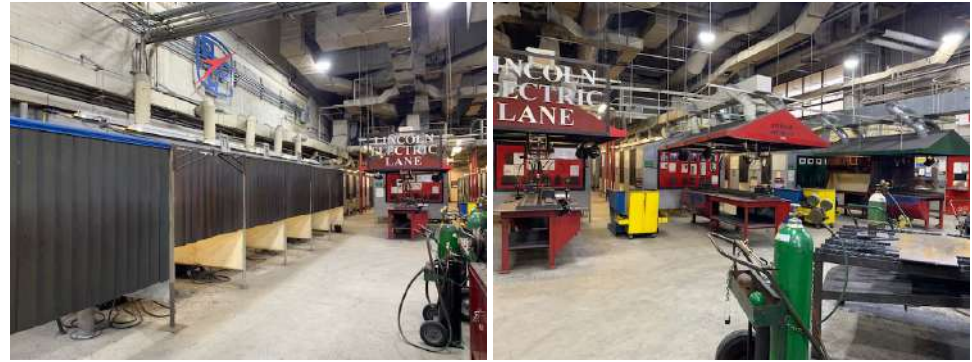
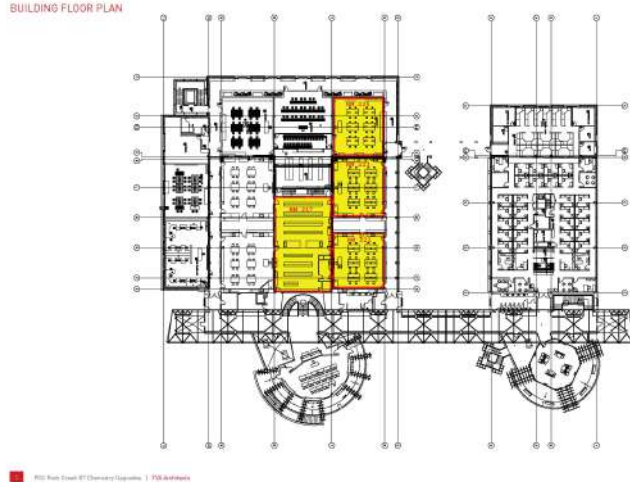


4 SW PERSPECTIVE  
A10.3

  
 PORTLAND COMMUNITY COLLEGE  
 OFFICE OF CAPITAL CONSTRUCTION  
 17705 NW SPRINGDALE RD, PORTLAND, OR 97229  
 (503) 943-1234  
 FAX: (503) 943-1235  
 WWW.PCC.EDU  
 A10.3  
 11/2019



## Building 7 Fume Hood Replacement & Organic Chemistry Lab Upgrade



## Building 2 Welding Booth Upgrade & Future Project Scoping Building 3 Mech. Upgrade

## Building 9 Library Minor Interior Remodel



# Capital Maintenance Projects

# Deferred Maintenance Projects

- District-Wide Roof Fall Hazard Safety Assessments
- District-Wide HVAC System Controls Upgrade
- District-Wide Fuel Tanks Above and Below Ground
- Cascade Arc Fault Upgrade
- Sylvania AM Building
- Sylvania CC Roof Replacement
- Sylvania HT Dive Pool
- Sylvania Bookstore HVAC
- Rock Creek B3 Remodel
- Rock Creek B7 Fume Hood

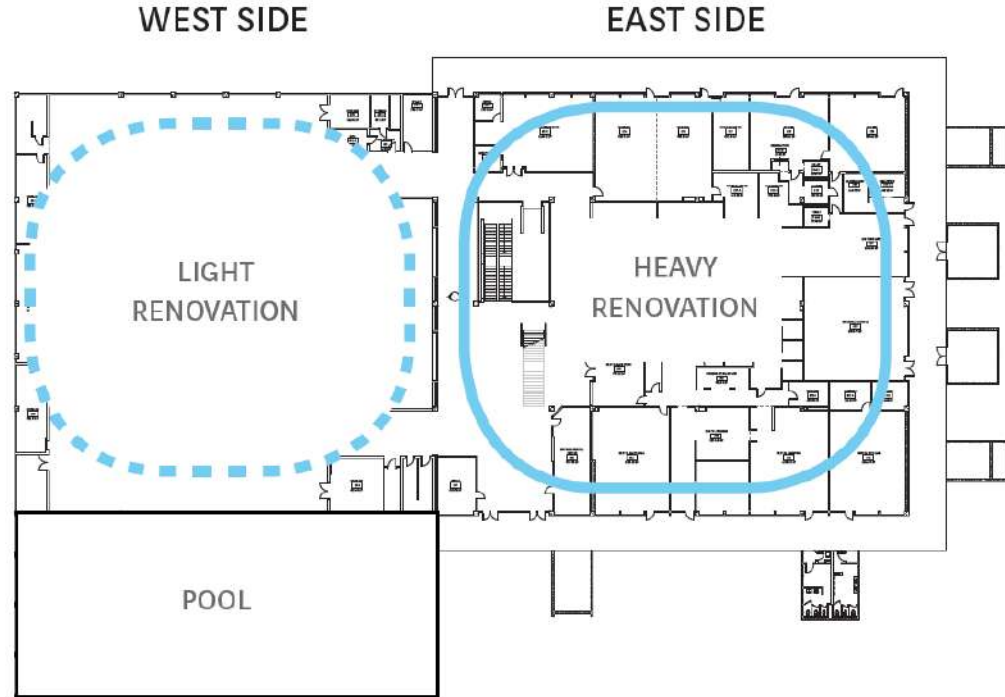
# Capital Equipment Selection Process

# Type of Capital Equipment

- Depreciable lifespan of at least 5 years
- Not permanently fixed to a building
- Academic or Instructional use
- Equipment cannot be purchased from operational budget allocation

# Sylvania Health Technology Building

## Project update | Scope



Opportunity | Start from a clean slate

# LEARNING-CENTERED FOR STUDENT SUCCESS



**WELCOME ALL** WHILE EXEMPLIFYING THE HT COMMUNITY



MAKE **EQUITABLE SPACES** FOR **INCLUSIVE** TEACHING AND LEARNING

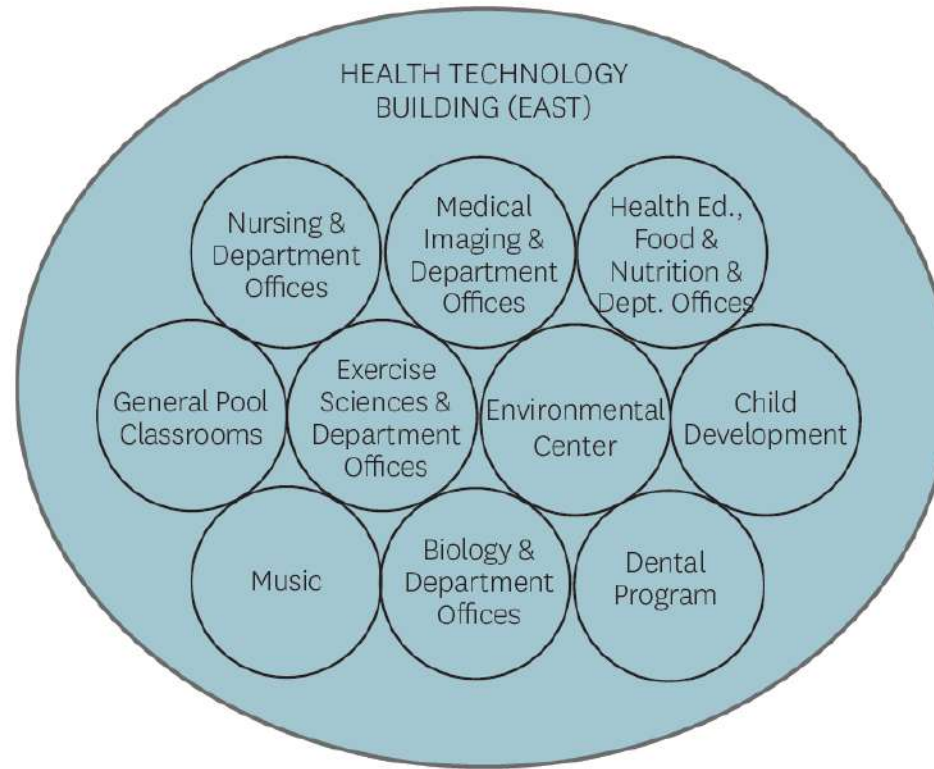


NEST SPECIALIZED PROGRAMS IN A **COLLABORATIVE** ENVIRONMENT



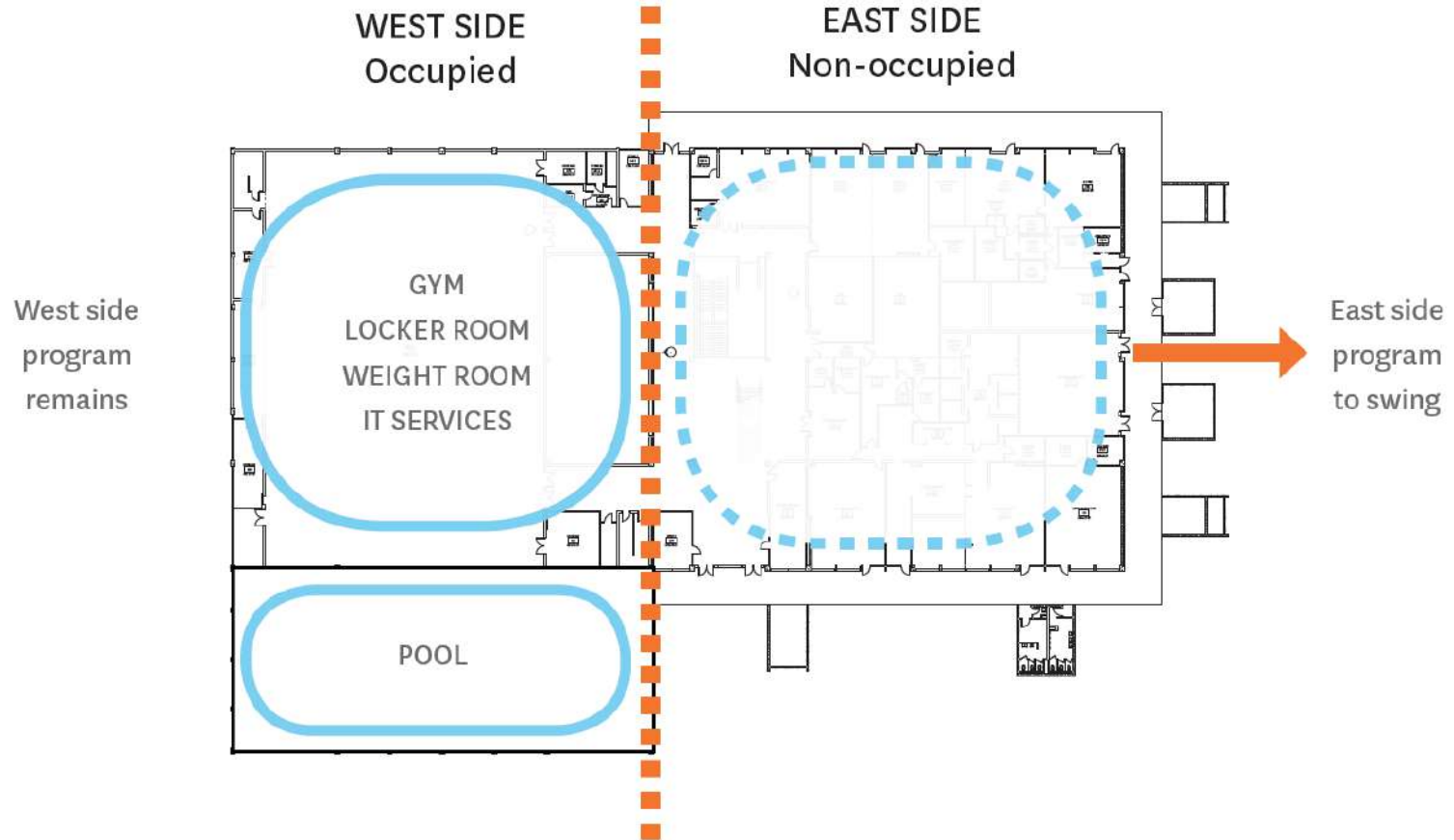
SUSTAINABILITY CENTERED ON **HEALTH AND WELLNESS**

## Project update | Programming - Current HT

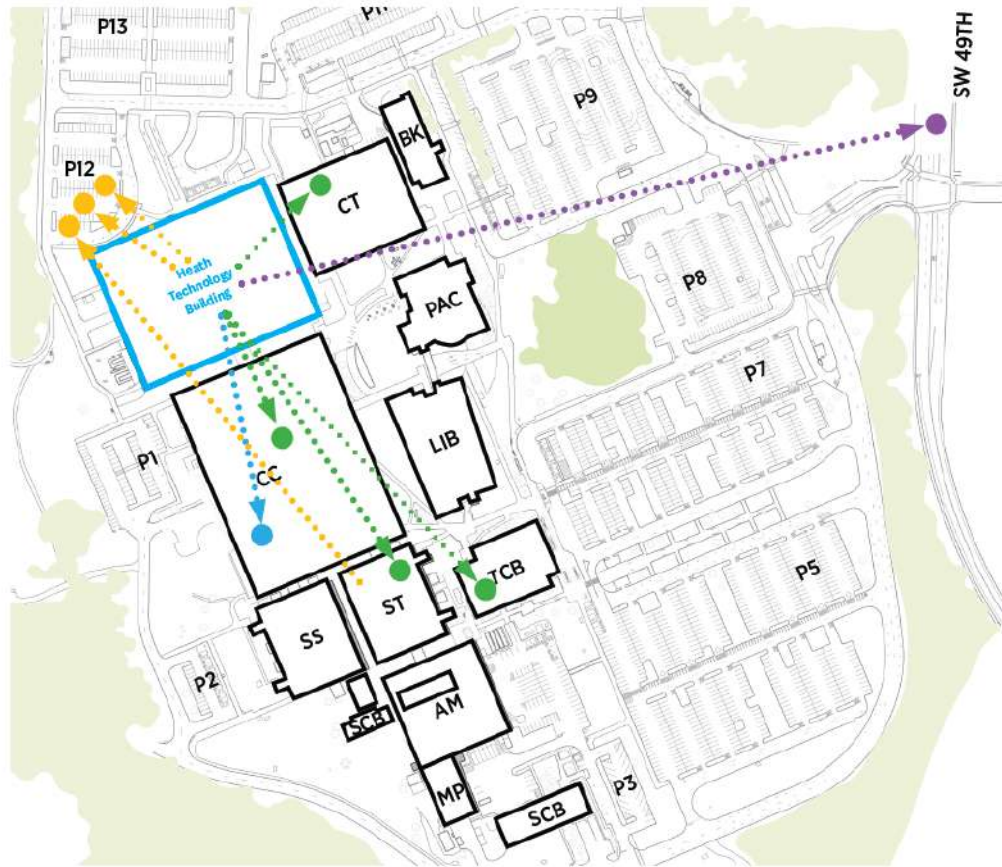


Existing Assignable Area: 51,000 sf

## Project update | Swing - Assumptions



# Project update | Swing - EXAMPLE Scenario



## Occupied and Phased Construction

The design team is assuming a single construction phase which will require temporary swing space. With a combination of temporary modular units, permanent moves, temporary moves into existing PCC buildings, and opportunities for lease space, the program can be accommodated during construction.

### FACILITY TYPE

- Campus building - temporary move
- Campus building - permanent move
- Temporary Trailer site
- Temporary On campus Lease space

### PROGRAM

- 1 Nursing
- 2 Medical Imaging
- 3 Biology
- 4 Health Education, Food and Nutrition
- 5 Exercise Science / PE
- 6 Environmental Center
- 7 Music
- 8 IT - Server
- 9 Classrooms
- 10 Building storage
- 11 Architecture & Interior Design
- 12 Engineering Offices
- 13 Math Classroom(s)

# Thank You!

## Any Questions?