

BOND ADVISORY COMMITTEE

Winter 2022



Planning & Capital
Construction

February 17, 2022

Agenda

- Facilities Plan
- 2022 Bond
- Capital Projects
- IT/Safety & Security Projects
- Financial Report
- Social Equity Report
- Breakout group - P&CC alignment with One College reorganization and Strategic Plan

Facilities Plan

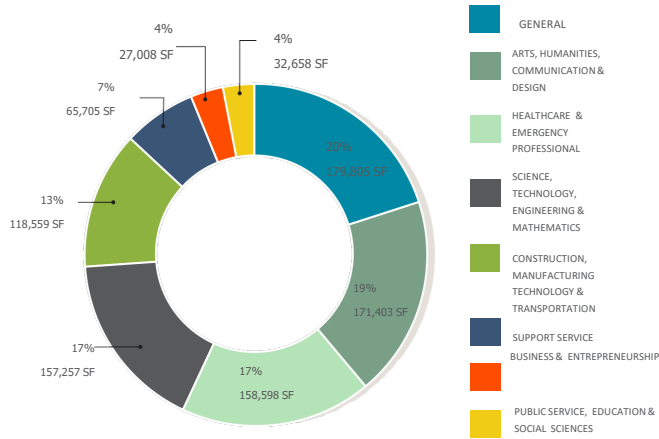
Facilities Plan Report

- Published January 2022
- Submitted as part of the college accreditation requirements
- Available at <https://www.pcc.edu/strategic-plan/where/facilities-planning/phase-2/>

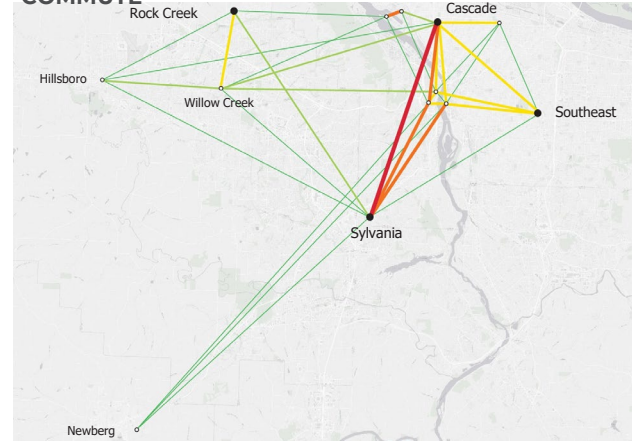


Data Analysis

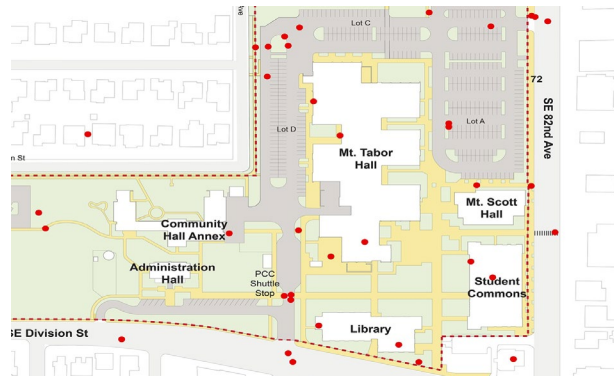
SPACE USE BY ACADEMIC & CAREER PATHWAY



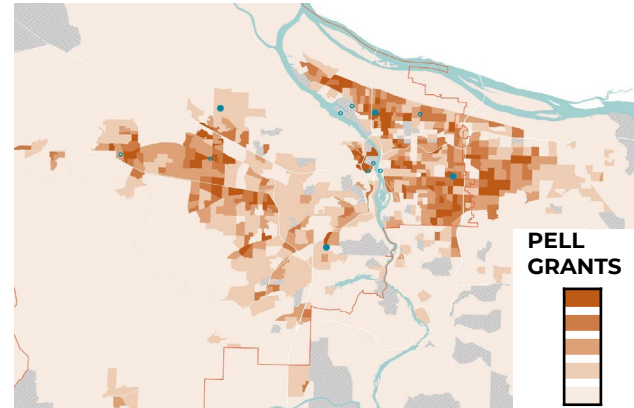
INTERCAMPUS COMMUTE



PLACE-BASED PERCEPTIONS OF SAFETY



RACIAL, SOCIAL, AND ECONOMIC FACTORS

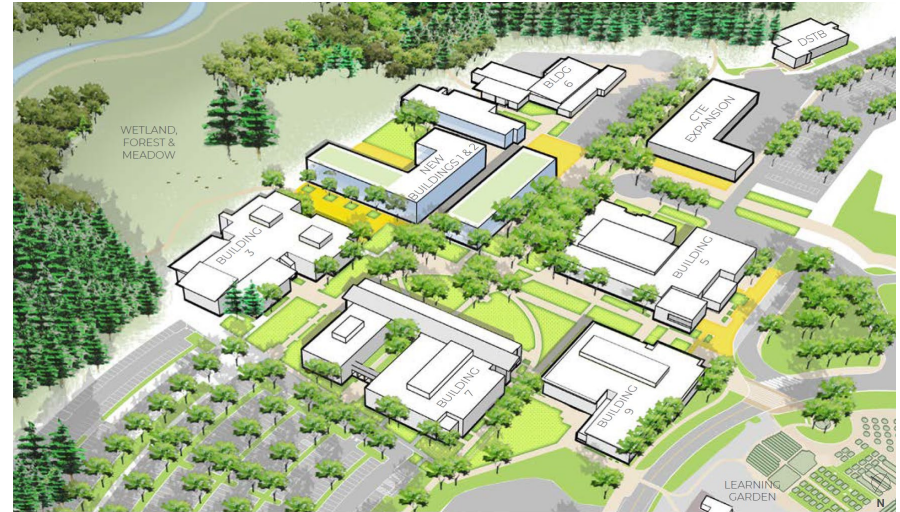


Density of students who were offered a Pell grant, 2018-19. Source: ECONW

Campus Development Plans

Each Campus Development Plan includes:

- Existing Conditions
- Equity Considerations
- Vision and Values
- Campus Growth
- Campus Development Concept
- Development Plan (Short and mid-term Priorities and Affordable Housing)
- Open Space Plan
- Circulation Plan
- Existing Building Recommendations
- Sustainability Strategies



Rock Creek Campus – conceptual illustration of future development

Cascade Campus Development Plan



Rock Creek Campus Development Plan



- RENOVATION
- DEVELOPMENT AREAS
- MOBILITY HUB
- OPEN SPACE FRAMEWORK
- INVITING BUILDING EDGES
- PEDESTRIAN NETWORK
- TRANSIT ROUTE

Southeast Campus Development Plan



Sylvania Campus Development Plan



Guiding Principles for Centers



Provide needed education, training, and other services



Serve as “on-ramps and off-ramps”



Include a mix of programs and services



Draw students into the larger PCC community



Reinforce PCC’s One College identity



Act as flexible satellites of PCC

2022 Bond Update

Goals for Bond 2022

- Create learning spaces that are flexible, up-to-date, and with new technology that allows for hybrid teaching and learning options.
- Update technology and equipment to provide students with up to date job training spaces.
- Increase facility lifespan and efficiency.
- Expand allied health to the west side.
- Redevelop end of life buildings on Rock Creek and Sylvania Campuses.

Strategic Plan Initiatives

- Strategic Enrollment (SE)

Our Strategic Enrollment Management (SEM) project will expand upon and fully develop a strategic enrollment management philosophy, plan, marketing strategy, and associated budget model that recognizes and centers shifting community demographics and the education and training needs of underserved and marginalized community members.

- Electronic Security (ES)

This project will increase the number of welcoming and healthy spaces, including enhancing electronic security and mass notification across campuses.

- Big Innovative Growth (BIG)

The BIG project helps address barriers to higher education and training through expanded educational opportunities in multiple modalities to meet student needs for access and flexibility.

Strategic Plan Initiatives

- Transition Plan (TP)

The purpose of the Development of a Comprehensive Transition Plan is to establish a long term plan to address deficiencies and areas out of compliance, so student accessibility is consistent across the College.

- College-Wide Equity Plan (EP)

The Equity Planning Process will effectively respond to ongoing needs, enhance efforts already in progress, and accelerate transformative change toward a more equitable and socially-just PCC through departmental plans throughout the college

Initiatives

Strategic Enrollment, Electronic Security, Equity Plan

Planning Projects

- **Cascade Campus Plan:** Building on Facilities Plan concepts, draft campus specific development and space plans.
- **Southeast Campus Plan:** Preparing for major transformational development at the campus, with the potential replacement of Mt. Tabor Hall.
- **College-wide planning:** Examples include specific use assessments, transit hubs, transportation demand management plan, supporting the college wide reorganization, and college-wide space management.

Total budget: \$2.3M

Initiatives

Strategic Enrollment, Big Innovative Growth, Transition Plan, Electronic Security

Projects

Rock Creek

- **Building 2:** This 46 year old building will be demolished and a smaller up-to-date flexible classroom building will be built.
- **CTE relocation:** As part of B2 demolition, a new CTE building(s), including new equipment, for the diesel and automotive programs will be built on the east side of campus.
- **BCT relocation:** A new Building Construction Technology (BCT) building will be built on the west side of campus to consolidate the BCT program in one location.

Total Budget: \$84M

Sylvania

- **CT:** This 50 year old building needs a major overhaul and complete replacement of systems and new up-to-date learning spaces. A complete internal renovation will take place.
- **HT West:** This encompasses the whole west side of the building, including locker rooms, classrooms, labs, and pool area remodel.

Total Budget: \$85M

Initiatives

Strategic Enrollment, Big Innovative Growth, Transition Plan, Electronic Security

Projects

- Hillsboro Center
 - In potential partnership with Hillsboro School District and Virginia Garcia Memorial Health Clinic, PCC will occupy approximately 30,000 square feet of space in a multi-story collaborative building. The focus of the building will be allied health and education.

Total budget: \$20M

Initiatives

Transition Plan, Electronic Security

- Transition Plan

- **Deferred Maintenance:**

- These projects include new building systems, restroom upgrades, and equipment replacements.

- **Accessibility:**

- Example of projects include barrier removal, ADA parking spaces, and accessible path of travel.

Total budget: \$41M

- Electronic Security

- **Information Technology upgrades:**

- IT infrastructure and equipment needs to be replaced on a consistent basis to ensure continuity of service.

- **Safety and Security upgrades:**

- Continuation of replacement of cameras and installation of electronic door hardware is essential for keeping our campuses secure.

Total budget: \$50M

Operation Initiatives

- Roofs:
 - Several roofs across the district are at end of life and need to be replaced.

Total budget: \$20M

- Escalation/Contingency/Administration:
 - During the life of the bond, costs escalate and we have to ensure all our projects are fully funded, from the first projects to the last. This also includes program costs to administer the bond program and overall program contingency.

Total budget: \$147,700,000

Overall Bond Budget Total: \$450,000

Summary of Bond 2022 Identified Projects

Cascade - Campus Plan	\$ 500,000
Rock Creek Building 2 - New construction	\$ 54,000,000
Rock Creek CTE programs relocation - New construction	\$ 20,000,000
Rock Creek Building Construction Technology (BCT) - New construction	\$ 10,000,000
Southeast - Campus Plan	\$ 800,000
Sylvania CT & Art Gallery - Renovation	\$ 60,000,000
Sylvania HT West - Renovation	\$ 25,000,000
Hillsboro Center - New construction	\$ 20,000,000
District-wide	
Deferred Maintenance	\$ 40,000,000
Roofs	\$ 20,000,000
Information Technology	\$ 40,000,000
Safety and Security	\$ 10,000,000
Accessibility	\$ 1,000,000
Planning	\$ 1,000,000
Escalation/Administration/Contingency	\$ 147,700,000
Total	\$ 450,000,000



Portland Community College 2022 Bond Survey: Key Takeaways

February 2022



Survey Methodology

Strategies 360 conducted a mixed mode survey among **503 likely November 2022 voters in the Portland Community College District.**

Interviews were conducted **January 31 – February 9, 2022.** A combination of landline, mobile phone, and online interviews via text message were conducted to ensure greater coverage of the population sampled.

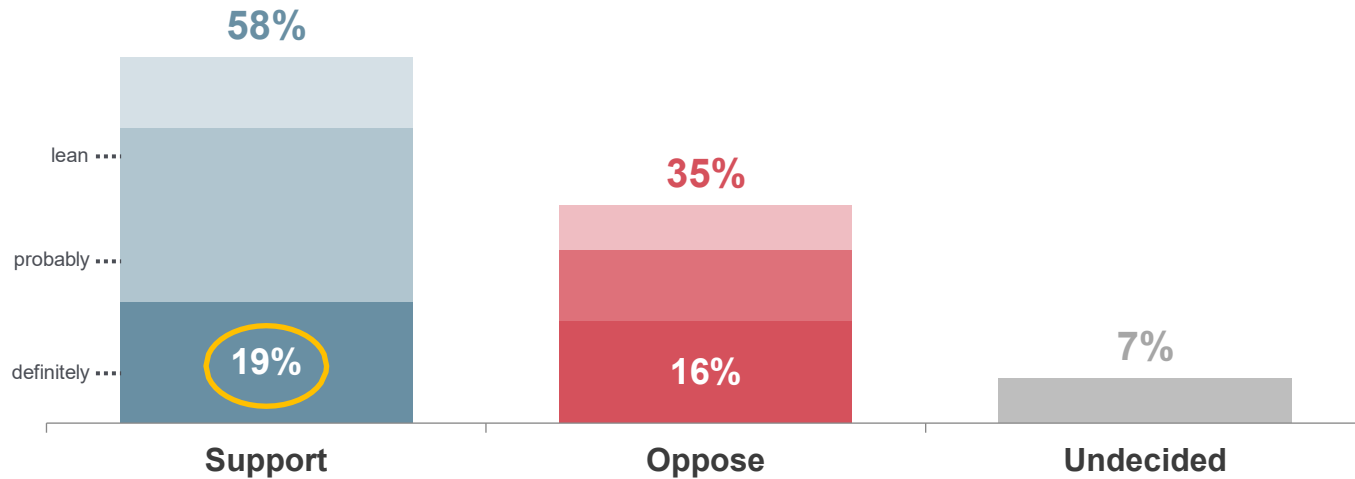
The **margin of error for a survey of 503 interviews is $\pm 4.4\%$** at the 95% confidence level for each individual sample. The margin of error is higher for subsamples.

Other sources of error not accounted for by the stated statistical margin of error include, but are not limited to, question wording, question order, coverage bias, and response bias.

Nearly six-in-ten voters currently favor the bond proposal; however, support is more broad than deep, leaving the measure vulnerable to fluidity.

Title: Bonds to construct job training space, improve classrooms, safety, technology

*Question: Shall Portland Community College renovate and modernize facilities; estimated to maintain current tax rate by issuing \$450 million in bonds? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution?**

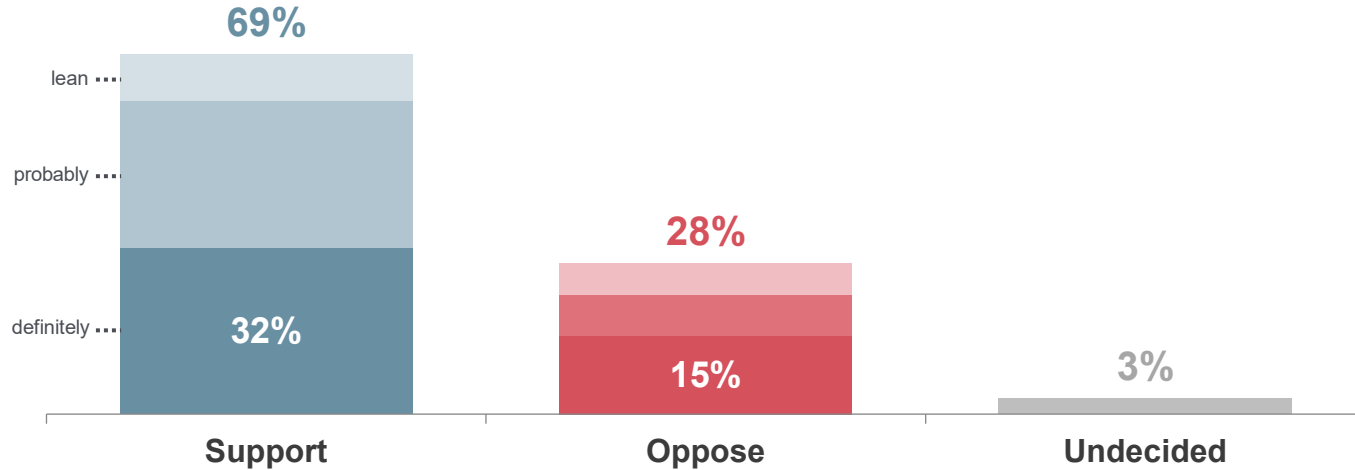


*"Now, I'd like to read you a potential measure that could appear on the ballot in your area. Please listen carefully. Would you support or oppose this measure?"

A neutral explanation of the bond both increases and strengthens support.

Now let me give you some more information about the measure:

*This measure would allow Portland Community College to issue \$450 million in bonds for a term of 13 years. Due to the repayment of previously outstanding bonds, this bond is estimated to maintain the current overall tax rate. The bond would fund improvements to job training and learning spaces, modernize technology, enhance campus health, safety, and accessibility, update classrooms to support hybrid learning, where some students are in the classroom while others participate remotely, and save taxpayer dollars by making campuses more energy efficient and sustainable.**

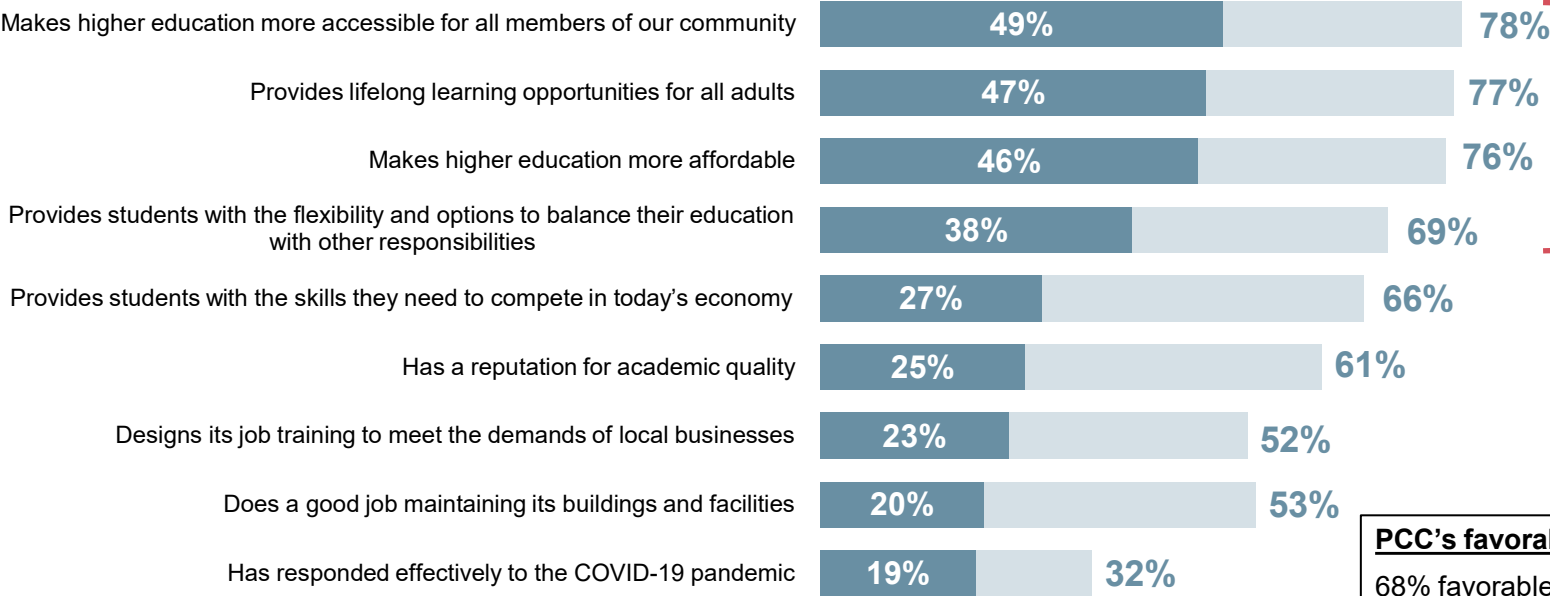


"Now that you have more information, would you support or oppose this measure?"

PCC enjoys very strong standing in the community, with the core of the school’s image defined by accessibility, affordability, and equity.

PCC traits and characteristics

describes very well | describes somewhat well



PCC’s favorability rating
 68% favorable
 6% unfavorable

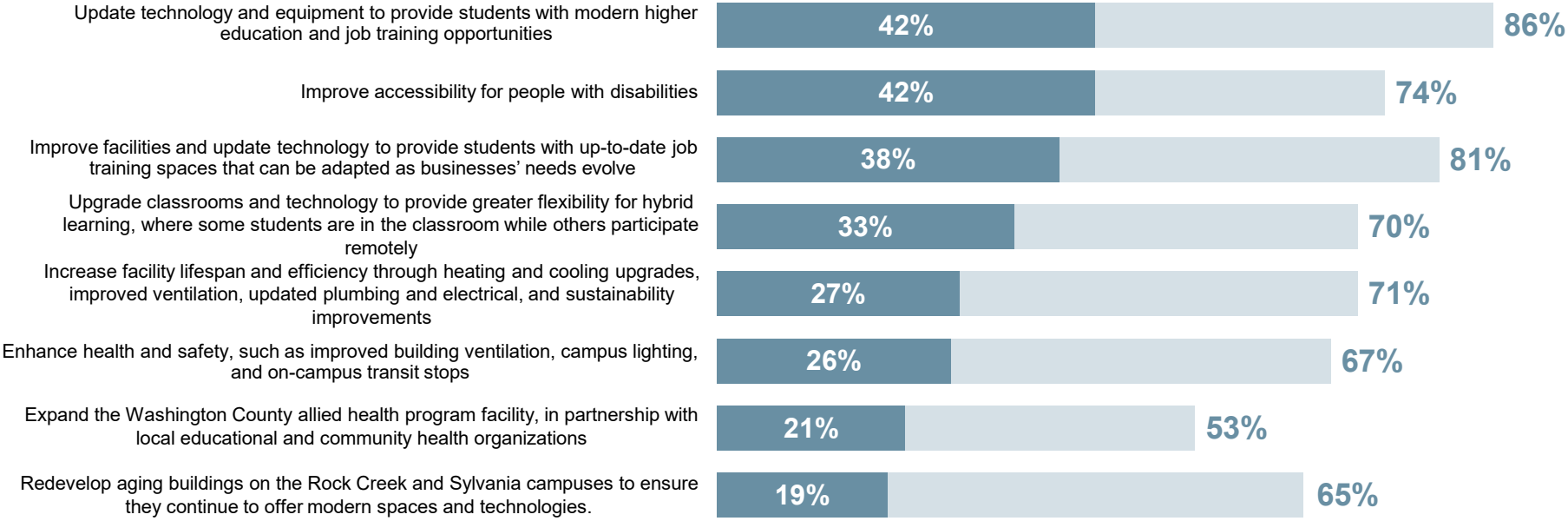
*"Now, I am going to read you a list of traits and characteristics. For each one, please tell me whether it describes Portland Community College very well, somewhat well, not very well, or not well at all. If you don't know, just say so and we'll move to the next one."



Voters' priorities for future funding center on a) ensuring that PCC prepares students for the jobs of tomorrow and b) accessibility/flexibility. More traditional facilities upgrades elicit a weaker reaction.

PCC bond funding priorities

very high priority | somewhat high priority



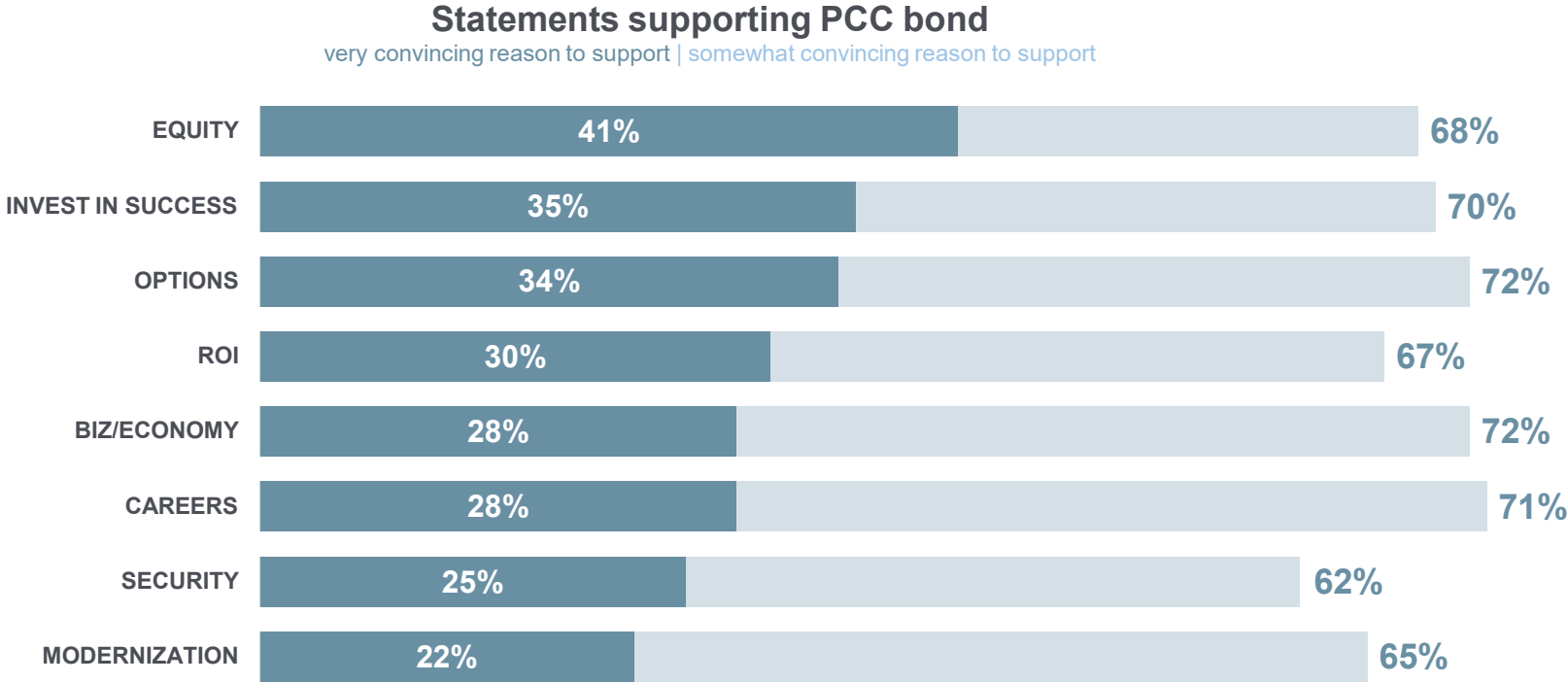
**Next, I'm going to read you some individual items that this measure could fund. For each, please tell me whether it is a very high priority to invest in, a somewhat high priority, a lower priority, or not a priority at all. Please remember than not everything can be a very high priority."



Respondents were shown the following arguments in support of the measure:

Message Text	
EQUITY	Portland Community College’s students don’t have all the advantages – in fact, more than 50% of students face food or housing insecurity or have experienced homelessness. This measure makes sure that students in every community have equal opportunities to get the skills they need to succeed, regardless of their zip code, background, or family circumstances.
INVEST IN SUCCESS	Portland Community College is Oregon’s largest post-secondary institution, with more than 50,000 students. These investments will serve hundreds of thousands of Oregonians over the life of this bond.
OPTIONS	Today’s students benefit from the option to go to college in-person, virtually, or both. This measure invests in the technology and space needed for hybrid learning so that every student has the flexibility they need to balance school with job and family responsibilities.
ROI	This proposal is a smart, long-term approach that prioritizes our schools’ most urgent needs and protects our investment in schools. It will save money in the long run by dealing with problems now when they are cheaper to fix.
BIZ/ECONOMY	Portland Community College creates the skilled workers that our local businesses need to succeed, grow, and create more living-wage jobs so that people can afford to live here. This measure makes sure that P-C-C can continue to contribute to the vibrancy of Portland’s economic community.
CAREERS	This measure ensures that Portland Community College can continue to provide the high-quality education for students to get the skills and job training they need to build successful careers in today’s economy.
SECURITY	Students can’t focus on learning if they don’t feel safe. This measure would fund enhanced campus safety, including improved lighting and campus transit stops, at all Portland Community College campuses.
MODERNIZATION	This measure will allow Portland Community College to take care of current facilities and make them healthier and more efficient, with better air ventilation, updated heating and cooling systems, and repairs to electrical and plumbing systems that could pose safety hazards in the future.

The focus on equity and flexibility/accessibility carries through the messaging: “Equity” and “Options” rise to the top among key target audiences.



"Next, I'm going to read you some short statements from supporters of this measure. Please tell me if you find each statement to be a very convincing, somewhat convincing, not very convincing, or not at all convincing reason to support the measure."



Negative statements about the bond fail to land, though “Ineffective” is the most damaging among the most vulnerable supporters. However, the combination of soft initial vote and the larger inflationary economic environment create the potential for erosion of support, and should be closely monitored.

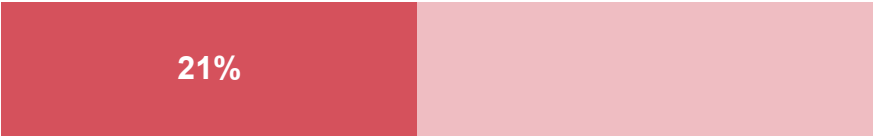
Statements opposing PCC bond

very serious doubts about the measure | somewhat serious doubts about the measure

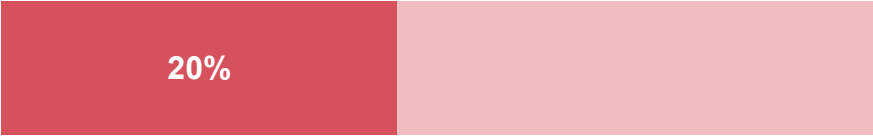
TAXES This is the wrong bond at the wrong time. With an uncertain economy and rising costs, the last thing we need is another \$450 million dollar bond that will keep people’s taxes high and take years to pay off.



VIRTUAL Enrollment at Portland Community College has been declining, and they say they want to do more virtual. Why should we pay more in taxes for buildings that aren’t going to be used?



INEFFECTIVE Portland Community College doesn’t need more money; they need to spend money more efficiently. Every year, tax dollars get wasted on administrative overhead instead of going to classrooms and improving educational facilities for students.

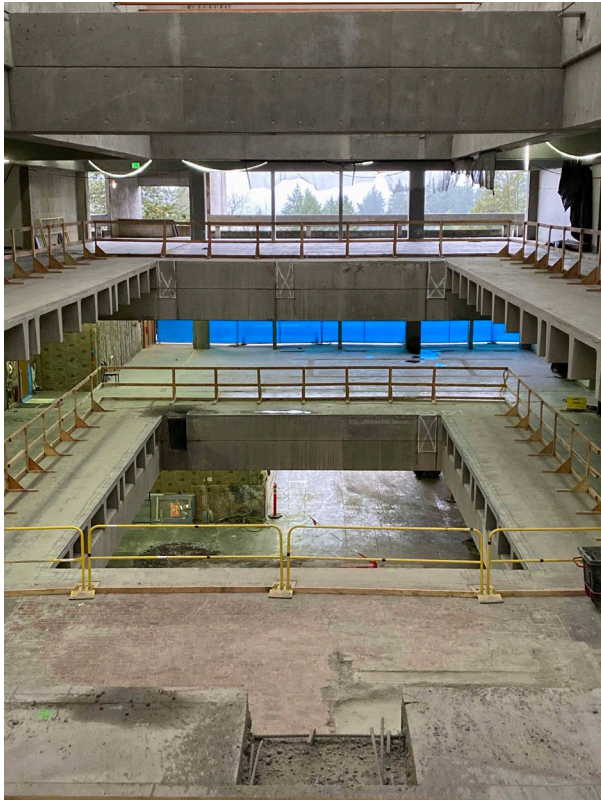


“Next, I’m going to read you some short statements that have been made by opponents of the measure. Please tell me if each statement gives you very serious doubts, somewhat serious, minor doubts, or no real doubts about the measure.”



Capital Projects Update

Sylvania Health Technology Building Renovation



- Construction began October 2021
- Occupied building renovation:
 - Medical Imaging and IT teams functions in the HT basement during construction
 - North entrance open for PE/EX students to use the gymnasium
- Completion date: Summer 2023



Rock Creek Building 7 Chemistry Lab Updates



- New variable air volume fume hoods; new vacuum system
- New benches and casework
- Technology/ Podium Upgrade
- Completion date: December 2021

Rock Creek Dealer Service Technology Building (DSTB)



- 16,500 SF
- Classrooms, open industrial lab space, faculty space, tool room, storage and a large vehicle circulation yard
- Completion date: Spring 2022

Cascade's Medical Simulation Center



- Tenant improvement inside Cascade's Public Services Education Building creating 2,200 sq. feet of Hospital & Ambulance Simulation space
- Space used by Emergency Medical Services and Nursing students
- Completion date: October 2021

Portland Metropolitan Workforce Training Center Redevelopment



- Construction began January 2022
- PCC's first mass timber project
- Construction completion date is anticipated for Summer 2023

Information Technology, Safety & Security Projects Update

Information Technology Projects

Network Optimization (Phase 2)

Replacement of local network switches which are currently 5 to 8 years old

- All Centers and the SE Campus have been upgraded to the new POE+ switches.
- Starting Sylvania February 18th.
- Targeting one data room (BDF, IDF) per Friday. Each data room will take down a portion of the campus (either one floor, multiple floors, or entire building).
- Target completion by end of 2022.



Information Technology Projects

Wireless Upgrades

(Phase 2) Replacement of 800 access points located across our district:

- Most centers and the SE Campus have been completed
- As the Network team replaces switches in each of the remaining campuses, the Wireless team is following behind and replacing old access points (AP's)
- All new controllers for the AP's have been installed and are currently running the old and new AP's District-wide.

Phase 3 (Next bond)

- Planning underway



Information Technology Projects

Cascade's MAHB Auditorium Audiovisual Upgrade

To help with sound absorption:

- New acoustic panels on south and east walls
- Acoustic material added to existing ceiling panels
- New window curtain

Technology upgrades:

- New speakers/surround sound
- Upgraded podium system
- New AV components in the control room

- Completion date: January 2022

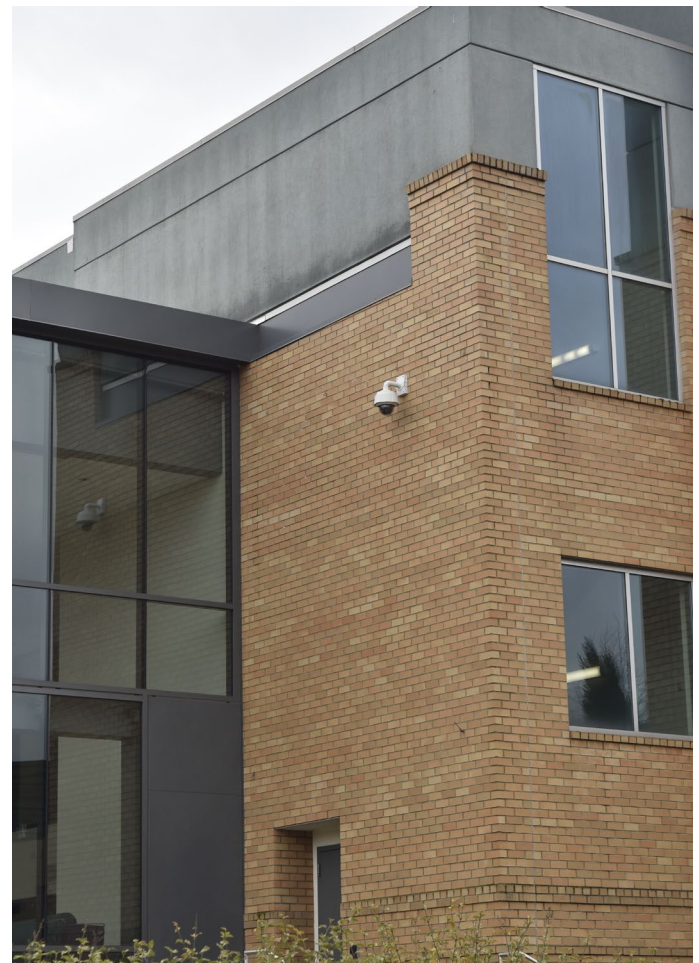


Public Safety Projects

Camera Replacement

Southeast Campus was chosen by Public Safety for a pilot program to enhance the public safety camera hardware and software.

- Currently finalizing procurement
- Next step will be to schedule tasks with completion target April 4th, for beginning of spring term
- This project partners with the 'Network Video Recorder Server Replacements' project providing a VxRail network architect for the new Network Video Recorder with increased storage capacity
- Design services for the remaining PCC sites is underway



Public Safety Projects

Mass Notification Improvements

- Following the successful pilot projects with equipment installations and testing at OMIC and CLIMB, PCC negotiated with Alertus to furnish the mass notification equipment at the Southeast, Cascade, Sylvania and Rock Creek campuses.
 - Contract for consideration for PCC Board's February agenda.
- The public bidding process for this project's installation phase is expected to go out in March 2022.



Finance, Contracting & Workforce Diversity Update

2017 Bond Financial Report – 02/17/2022

FUNDING SOURCES

Bond Proceeds	\$	184,244,393
Bond Premium	\$	24,763,649
State Support (HT & OMIC)	\$	13,000,000
Interest & Other Revenues To Date	\$	12,475,727
Total Funds Available	\$	234,483,769

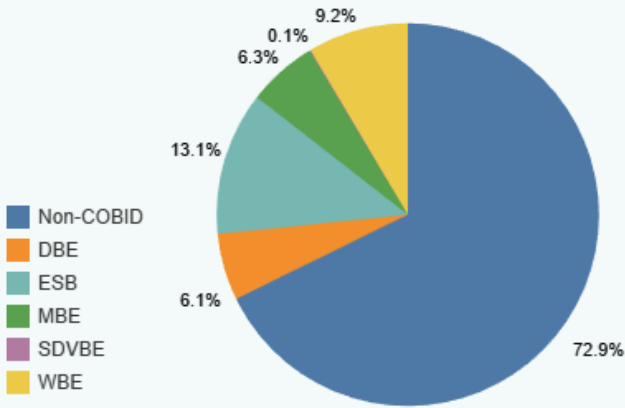
BY INITIATIVE	BUDGET	ACTUALS PAID	% SPENT
B1 - Health Interprofessional Training (Cascade Sim Lab)	\$ 2,320,000	\$ 1,517,423	65.41%
B2 - Metro Workforce Training Center	\$ 36,000,000	\$ 4,876,119	13.54%
B3 - Sylvania Health Technology Building (Included \$8M from State) includes swing spaces	\$ 75,955,332	\$ 28,291,222	37.25%
B4 - Public Safety Space Improvements	\$ 3,680,000	\$ 175,743	4.78%
B5 - Sylvania Site Improvement	\$ 2,155,277	\$ 139,725	6.48%
B6 – Rock Creek Improvements -Event Center Parking Lot & B3 Drafting Lab	\$ 2,180,000	\$ 1,746,378	80.11%
B7 - Rock Creek Childcare Center	\$ 5,756,601	\$ 5,728,947	99.52%
B8 - Deferred Maintenance	\$ 26,040,000	\$ 17,888,787	68.70%
B9 - Safety and Security	\$ 5,700,000	\$ 1,368,496	24.01%
B10 - Information Technology	\$ 20,000,000	\$ 17,329,631	86.65%
B11 - Facilities Planning Phase 2	\$ 2,500,000	\$ 2,057,432	82.30%
B12 - Capital Equipment	\$ 2,000,000	\$ 68,455	3.42%
B13 - Owner Program	\$ 19,737,430	\$ 11,769,186	59.63%
B14 - Escalation, Inflation, FF&E	\$ 3,000,000	\$ 3,000,000	100.00%
B15 - Contingency	\$ 3,982,230	\$ -	0.00%
B16 - Rock Creek Dealer Services Tech Building	\$ 8,356,114	\$ 5,978,080	71.54%
B17 - OMIC	\$ 7,900,000	\$ 6,886,853	87.18%
B18 - Property Acquisition	\$ 700,000	\$ 601,652	85.95%
B19 - Rock Creek Library	\$ 343,785	\$ 182,177	52.99%
B20 - IT Space Needs	\$ 2,000,000	\$ 23,495	1.17%
B21 - Sylvania Wayfinding	\$ 750,000	\$ -	0.00%
B22 - HT Westside Design	\$ 1,350,000	\$ 340,079	25.19%
B23 - RC Campus Utility Survey	\$ 50,000	\$ -	0.00%
B24 - Sylvania SS GIS Lab Buildout	\$ 277,000	\$ 208,250	75.18%
B25 - Sylvania HT Pool Study	\$ 200,000	\$ 161,254	80.63%
B26 - Mt Tabor Study	\$ 300,000	\$ 113,206	37.74%
B27 - Willow Creek Mechatronics	\$ 500,000	\$ 121,853	24.37%
B28 - DW Hazardous Materials Survey	\$ 250,000	\$ -	0.00%
B29- Cascade MAHB Induction Loop	\$ 500,000	\$ -	0.00%
TOTAL BUDGET	\$ 234,483,769	\$ 110,574,443	47.16%

Advancing Business & Workforce Diversity

- *Engagement and Leadership in regional construction equity forums*
 - Leading the Public Sector's work on the Safe From Hate Alliance, including P&CC participation in workgroups
 - Advisory Panel for ODOT's Community Workforce Agreement development
 - Planning Committee/presenter for Western States Diversity Summit
- *Recommend disaggregating our workforce and contracting equity objectives; increasing objectives where warranted*
- *Hosting Information Session Webinar about upcoming solicitations*
 - Encouraging mentorship between established and 'minority' firms

COBID Participation

27.1%

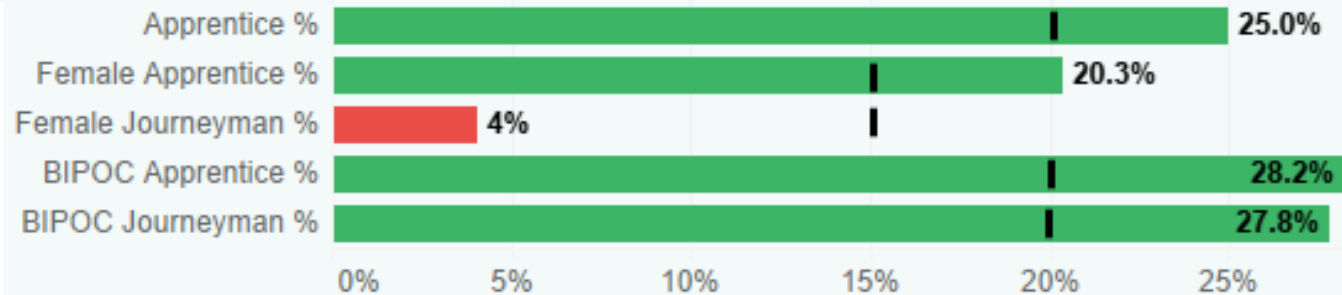


P&CC is currently exceeding all social equity objectives except in the category of women Journeyworkers

COBID goal: 20%

COBID: Certification Office for Business Inclusion and Diversity

Workforce Equity Snapshot Feb 2022





Upcoming Contracting Opportunities Webinar

Join Portland Community College for an information session on:

- › Upcoming contracting opportunities
- › Updated workforce and contracting equity objectives
- › Mentorship opportunities for COBID firms
- › Respectful Workplace Program

TUESDAY
MARCH 1, 2022
7:30 – 8:30 AM

[ZOOM Webinar registration link](#)

Questions:

Amy James Neel
amy.jamesneel@pcc.edu
971.722.8416

Learn more about the college's commitment to equitable access for the skilled workforce and contractors on our projects.

PORTLAND COMMUNITY COLLEGE IS AN AFFIRMATIVE ACTION, EQUAL OPPORTUNITY INSTITUTION. Please request accommodations via the online registration form no later than **February 25**. Every effort will be made to facilitate requests after this date.



Questions

Resources

Planning & Capital Construction webpage

www.pcc.edu/bond

Facilities Plan Report

<https://www.pcc.edu/strategic-plan/where/facilities-planning/phase-2/>

P&CC Annual Report FY 2020-2021

<https://www.pcc.edu/bond/wp-content/uploads/sites/57/2021/12/PCC-Annual-Report-FY-2020-2021-accessible-digital-opt.pdf>

Breakout Groups

Conversations on P&CC Alignment with One College Reorganization and Strategic Plan

In what ways could P&CC evolve to better align with the One College reorganization and the Strategic Plan?

Increase access to services through kiosk information and/or student ID services outside of centers to reduce student travel

Bring the programs where the students are, job internships

It is hard to be One College, CTE is so different by location. Not going to see Airplanes on SY/SE. How P&CC can help change that?
Increase access to all programs.

Look at how to reach to a greater # of students, so they get access to the facilities/programs.

Shuttle is great, but it takes a lot of time from students

The new Workforce Transformation Work Group will help guide discussion around emerging needs: Zoom rooms, for example.

There is still a need to clarify roles as it relates to planning at the college. Who does what planning, how do we ensure alignment and coordination. This was identified in the strategic plan, and has lots of overlap with P&CC.

share out all of the work happening in P&CC especially equity work - wider spread than folks realize

Questionnaires to collect CTE interest for a geographical area for both employers and potential students.

Investment in Hybrid technologies to increase access

Look at increased access/opportunity equitable for all community members. Shuttle service improvements. Schedule, offerings? Having Newberg is great, more offerings at Newberg

Invest in CT programs at Southeast Campus. There are no programs there. Shuttle does not service directly SE-RC

Student Life and Leadership can help spread the word

Potential of facility survey at all campuses and centers to understand the future state of PCC and spaces that are underutilized and areas that need more space.

Technology helped increase access. CTE is hard to do hybrid

2020 - 2025 Strategic Plan Priority: "Create a teaching, learning, and technology innovation hub centered around equity and driven by assessment of student learning outcomes, the unique needs of learners, and our workforce needs."

To become a technology innovation hub requires a lot of forward-looking planning from all of us. Built spaces do so much to set the pace of technological adoption and innovation.

Synergies across campuses instead of leaving the particular experiences for only each campus. Financial Services per Campus, or per areas. Look at the efficiencies. a tiny footprint of something, and a large footprint of the same services in another part of the college.

share out FAQ about housing initiatives so others can get the word out

Add more P&CC folks to the project resources for aligned Strategic Planning projects

what is "Planning" in P&CC?

What information could P&CC provide to make their role within the college more clear?

It is hard to be One College, CTE is so different by location. Not going to see Airplanes on SY/SE. How P&CC can help change that?
Increase access to all programs.

what planning does P&CC oversee?

clarity on decision making, approval processes

communication on decision making for all-user restrooms

P&CC is doing so much on the leading edges of equity. I do not sense this is widely known and understood. Broader awareness might support a stronger connection with the work of P&CC by a number of employees. I wonder about broadcasts that foreground values being enacted as much as they do projects being planned or under way.

Emails/make them more visible, inviting for people to read

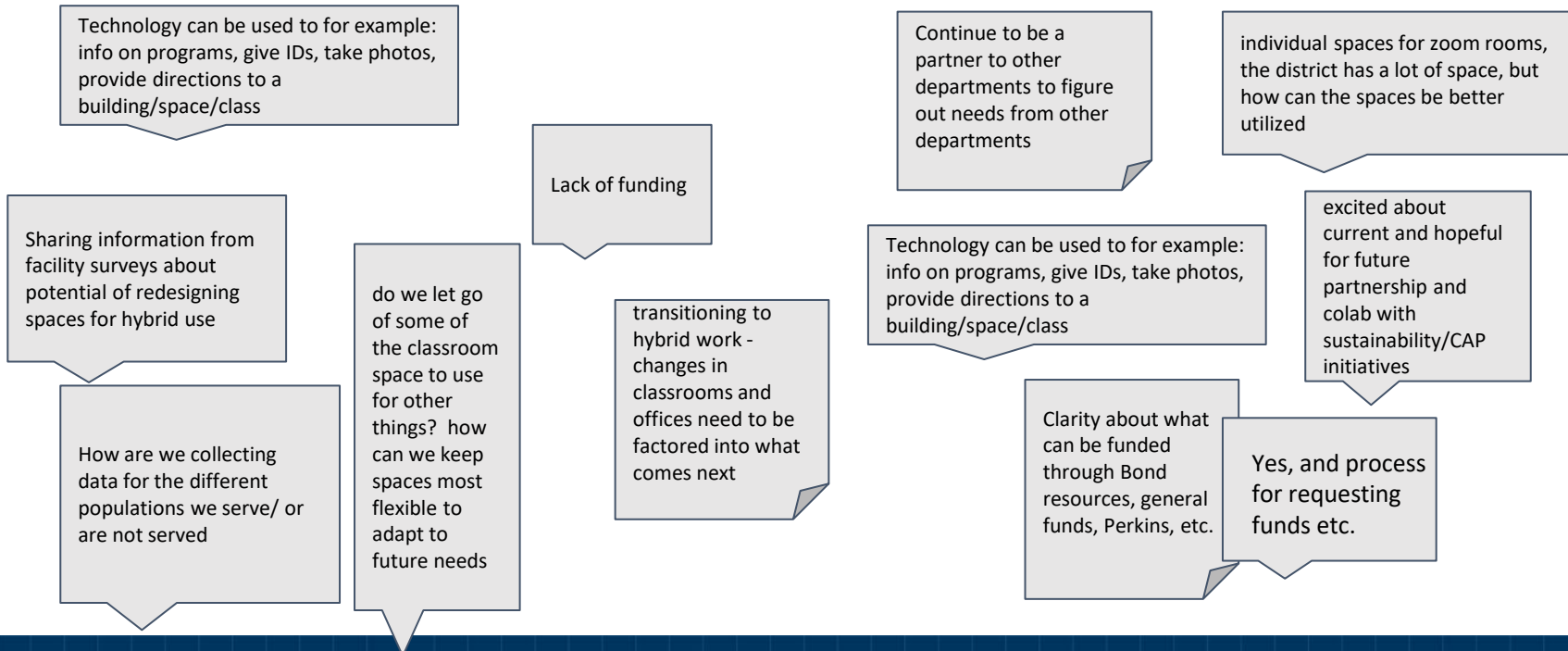
Message sharing changes in our operations/increase in scope.

union questions about decision making with stakeholders - need leadership to communicate out priority projects

As departments we need to invite P&CC in conversations. Opportunity to organize/locate people where it makes more sense for them to be.

Engage with AA/SA Leaders, Pathway Deans, FDCs, ASC, and other groups.

- What challenges/opportunities do you encounter when working to reach your department goals?
- How could P&CC help your department reach those goals?



Thank you



Planning & Capital
Construction