

Capital Budget Planning Recap

Clackamas Community College
February 2010

Agenda

This presentation provides an overview of the college's facility needs, identifies key questions and provides a possible capital campaign timeline.

--Phase 2

--Next Bond Possibilities

--Costs per \$1,000

--Master Plan Issues

--Message Examples

CCC Has 3 Campuses

Oregon City



Harmony Community
Campus in North Clackamas

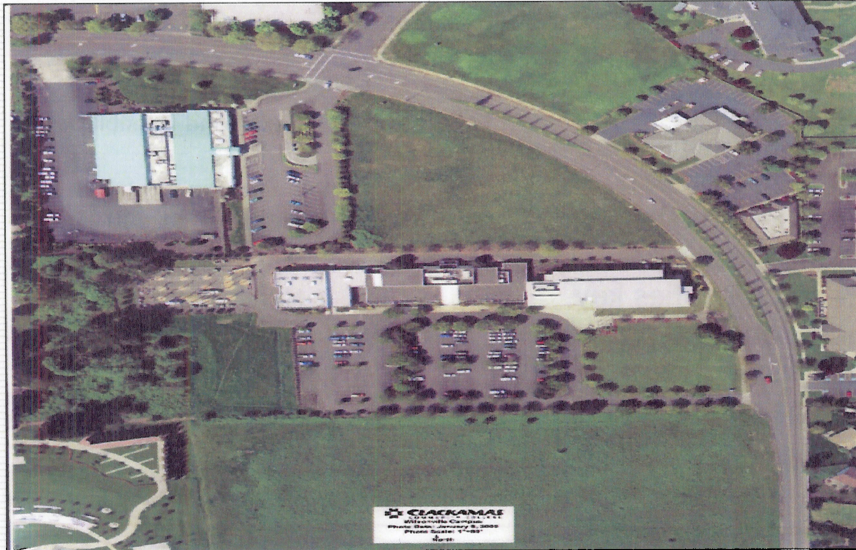


Wilsonville



www.clackamas.edu

Wilsonville Campus (50,000 square feet)



Harmony Campus (56,000 square feet)



Oregon City Campus (505k square feet)



College Facilities by Age

Phase 1 (8 buildings) (30-40 years old)

<input type="checkbox"/> Harmony – 20% ownership with OIT	1952
<input type="checkbox"/> Clairmont	1969
<input type="checkbox"/> Barlow	1970
<input type="checkbox"/> Lewelling	1971
<input type="checkbox"/> McLoughlin	1972
<input type="checkbox"/> Randall	1972
<input type="checkbox"/> Community Center	1975
<input type="checkbox"/> Pauling	1981

Primary Funding Source:

- State support and COPS (now paid)

College Facilities by Age

Phase 2 (5 buildings) – approx. 20 years old

<input type="checkbox"/> Wilsonville – phase 1	1989
<input type="checkbox"/> Streeter	1991
<input type="checkbox"/> Family Resource Center	1992
<input type="checkbox"/> Dye Learning Center	1992
<input type="checkbox"/> Gregory Forum	1992

Primary Funding Source – GO Bond

1989 Authorization (passed 50.8%):

<input type="checkbox"/> Authorized:	\$9.5m
<input type="checkbox"/> Payoff Date: (paid by end of year)	2010

College Facilities by Age

□ **Phase 3 (7 buildings) – 5 to 10 years old**

- Wilsonville – phase 2 2001
- Training Center #2 2002
- Studio Art 2003
- Dejardin 2004
- Rook 2004
- Streeter Annex 2004
- Niemeyer 2005

□ **Primary Funding Source – GO Bond**

■ **2000 Authorization (passed 54.1%):**

- Authorized: \$47.0m
 - Issued 2001/ Partial Refunded 2007
 - Outstanding Balance – Year End: \$35m (74%)
 - Payoff Date: 2020
-

College Facilities by Age

□ **Phase 4 (1 building) – 1.5 years old**

- Harmony 2008

□ **Primary Funding Source – COP**

■ **2006 Issue (Harmony)**

- Outstanding Balance – Year End: \$18.5m
 - Annual Debt Service \$1.7m
 - Payoff Date: 2026
-

Deferred Maintenance Detail

Big Ticket (outside of operating budget) maintenance needs include (\$20m total):

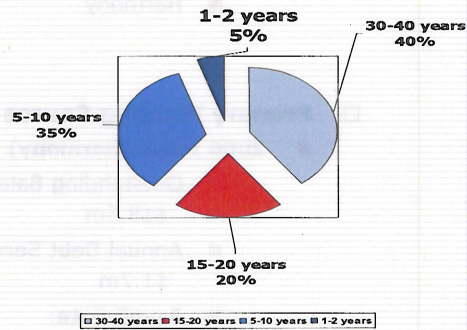
- Roofing
- Seismic
- Electrical upgrades / service loop
- Plumbing upgrades
- Asphalt / Parking lot and roadway resurfacing
- Upgrade Irrigation system
- Improve storm-water system / ELC restoration
- Improved Exterior Lighting
- Safety / Security
- Technology infrastructure
- Track resurfacing or relocation
- Mechanical system improvements (equipment / controls) / Energy Conservation
- Renovations of old classrooms / labs
- Furniture replacement

Recap of College Facilities

Building are Aging

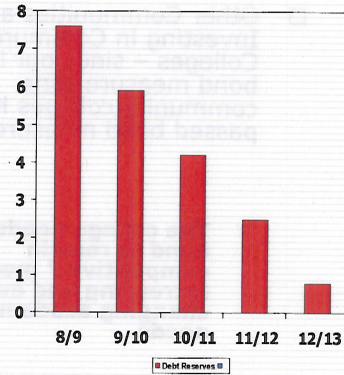
- The college is over 40 years old and its facilities are aging – around 40% are between 30 to 40 years old.

- The college needs to upgrade and maintain aging facilities



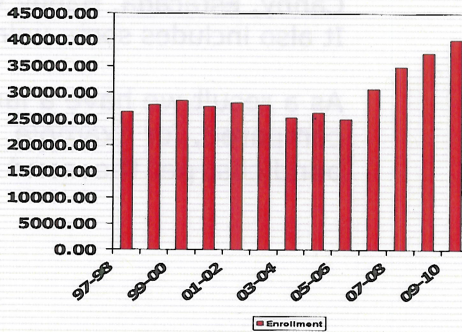
Recap of Debt Service Reserves

- College Debt Service Reserves are Declining
 - Debt reserves will be completely depleted in 12/13.
 - The college needs a bond to assume some or all of Harmony debt service costs. Otherwise, \$1.7m Harmony debt service payment falls to operating budget.



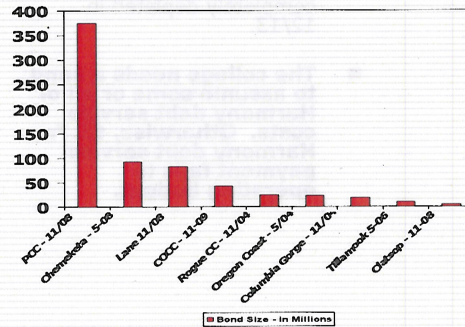
Recap of College Enrollment

- Enrollment Up Dramatically / Many More Students Served
 - Total students served now will likely approximate 40,000. This is up about 50% over ten years.
 - The college needs to add classrooms to meet increased student needs now and in the future
 - Harmony Phase 2 / State Matching Dollars
 - Another building at OC?
 - Partnerships?



Recap of Other Recent Community College Bond Approvals

- Other Communities are Investing in Community Colleges – since our last bond measure **nine** community colleges have passed bond measures.
- The college needs a bond to remain competitive / meet increasing and ever changing academic needs.



Our District

Our college district covers most of Clackamas County, including Milwaukie, Gladstone, Oregon City, Molalla, Canby, Estacada, Happy Valley, West Linn and Wilsonville. It also includes some unincorporated areas.

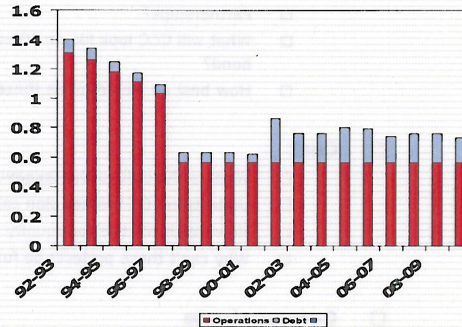
As a result we have a large and diverse tax base compared, for example, to most school districts and our bond cost per thousand is relatively inexpensive.

www.clackamas.edu

Recap of Total College Property Tax Rate

☐ Tax Rate is Down Significantly

- The college's total tax rate has declined by almost half - from \$1.40 per thousand AV in 92/93 to the current rate of 72 cents.
- In most parts of Clackamas County, for every dollar paid in property taxes, less than five cents goes to Clackamas Community College.
- A CCC \$70m bond would cost local taxpayers about 17 cents per thousand - or about \$3 a month for the average homeowner / \$90m bond would cost approx. \$4 per month.
- CCC is a good investment whose cost to taxpayers is modest.



Recap of Possible Uses

- ☐ Renovation / Renewal / Deferred Maintenance
- ☐ Harmony COP Refunding
- ☐ Growth
- ☐ Program Needs

Key Questions

Content

- What are all of the college's facility needs?
- What programs should the college expand to meet needs?
- Partnerships?
- What will CCC look like in 20 years and what portion of this will be covered by the bond?
- How best do we prioritize these needs? What needs are funded and which are not?

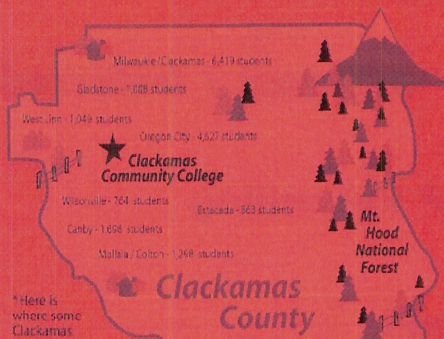
Cost

- What is the cost to the taxpayer?
- Understand OC master plan coast if we add more than 50k square feet
- How much will the community support?
- Why can't these projects be funded with current revenues?

Communicate

- How will the money be used?
- Why does the college need a bond measure?
- Why is this bond important to our community?

27,775 students get an affordable education each year at Clackamas Community College.



* Here is where some Clackamas Community College students live. They're your neighbors!

Vote **YES** on #3-97.

How will the Clackamas Community College bond be used?

Add classrooms.

Clackamas Community College offers educational opportunities to thousands of students who might not otherwise get the chance. College enrollment has grown 20% in the last five years and is expected to increase by another third in the next 10 years. More classrooms are needed.

Repair worn-out buildings.

It has been ten years since Clackamas Community College went to the voters with a bond levy. The college's buildings, roofs, roads, plumbing and air systems are worn out after more than three decades of use. They need to be restored to a safe and sound condition.

Improve technology.

Today's jobs require expensive technical training and specialized equipment. CCC students need up-to-date equipment. The college must upgrade its training technology and expand lab and shop space to meet workplace standards.

How much will it cost?

Measure 3-97 is a \$47 million bond measure to increase classroom space, improve technology training and repair worn-out facilities. It will cost 20 cents per \$1000 assessed property value, or about \$2.50 per month to be owner of a \$150,000 home.

Vote **YES** for Clackamas Community College.

CCC Bond Election is Nov. 7, 2000

27,775 students get an affordable college education at Clackamas Community College.

And more students are enrolling every term.

THIS MEASURE WOULD:

ADD CLASSROOMS



New classroom space for more students would replace temporary and inadequate spaces.

UPGRADE AGING FACILITIES



Buildings, roofs, roads, plumbing and utility systems, worn out after more than three decades of use, would be rebuilt.

IMPROVE TECHNOLOGY



Laboratory and shop space would be added to meet new technology and workplace standards.

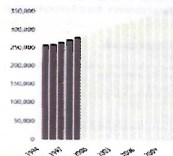
These expanded, renovated, upgraded and new facilities are estimated to cost 20 cents per \$1,000 of assessed property value or \$2.50 a month on a \$150,000 home for the proposed \$47 million bond measure.

For more information call President John Keyser at 503-657-6958, ext. 2405 or Community Relations Director Corky Kirkpatrick at 503-657-6958, ext. 2538.

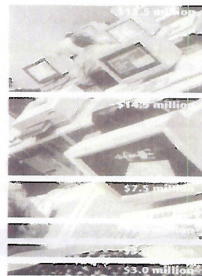
Look for Measure 3-97 on your November 7 ballot.

CLACKAMAS
COMMUNITY COLLEGE
19500 South Molalla Avenue
Oregon City, Oregon 97045

A BOND MEASURE TO UPDATE & RENOVATE CLACKAMAS COMMUNITY COLLEGE



CCC serves one of the fastest growing communities in Oregon. The college district has added nearly 50,000 people since 1994, and population is projected to grow another 27% in the next 10 years.



Clackamas Community College turns 35 years old next year. Many things have changed since the college opened its doors to a few hundred students back in 1966. The district we serve has grown from a small rural community to one of Oregon's fastest growing economic centers. This year CCC will educate more than 27,000 students, providing job training and educational opportunities undreamed of 35 years ago. The community college has never been more vital to the future of our community.

Next May, voters will be asked to approve a \$47 million bond measure to help ensure the future of our community college. This bond measure will make it possible to update and renovate the college so we can continue to meet the needs of a growing community and a changing workforce.

Why does Clackamas Community College need a bond measure?

- Rapid growth** in district population and enrollment has left CCC short of classroom space. Enrollment increased 25% in the last five years, and the district continues to grow rapidly. *Clackamas Community College needs more room for students.*
- Aging facilities** are in urgent need of repair and renovation. Buildings, roofs, roads, plumbing and utility systems are wearing out after three decades of use. *We need to protect our investment in college facilities.*
- New technology** in the workplace has created a critical need for technical training and equipment to prepare students for today's job market. *We need to update our labs and technology to meet the demand.*

How will the money be used?

- Update and renovate five existing buildings** to strengthen technical training courses in Science, Nursing, Computer Science, Computer Aided Drafting and Manufacturing, and Automotive Technologies.
- Build and equip a new multi-purpose classroom building** to replace, crowd out, and replace temporary and outdated facilities currently used for the Art, Music, English, and Theater Arts programs.
- Expand and improve facilities for student support services**, including registration, counseling, and financial aid, and provide additional meeting space for student and community groups.
- Rebuild worn out infrastructure**, including roofs, roads, parking lots, plumbing and utility systems, and restore them to safe and sound condition.
- Provide matching funds to leverage public and private investment** in the Family Resource Center, Environmental Learning Center, Apprenticeship Training Center, and local community outreach centers.
- Refinance outstanding debt** to take advantage of lower interest rates and pay associated building and bond issuance costs.

JOBS for Now, JOBS for the Future



Average cost to homeowners:
LESS than \$2 a month!

- * Good for our College
- * Good for our Community
- * Good for our ECONOMY

COCC: Yes!  **MEASURE 9-73**

Paid for by COCC: YES, Friends of the College, PO Box 7545, Bend, Oregon 97708.
WWW.COCCYES.COM

PORTLAND COMMUNITY COLLEGE PCC BOND MEASURE 26-95

At locations throughout the PCC district, the bond would allow PCC to expand workforce training, serve more students and modernize classroom technology.

Rock Creek Campus

1725 NW Sunnyside Rd

- Add space to offer training and allied health care programs
- Increase classroom space
- Enhance welding, auto collision and repair, dental repair and building construction technology facilities
- Expand child care facility for students
- Modernize info facilities
- Increase capacity of student services

Cascade Campus

1004 NW 20th Ave

- Add a simulation lab for first responder and allied health students
- Add and expand instruction for careers in postsecondary through high school education
- Add classrooms
- Add a child care facility for students
- Increase parking

Willow Creek Center

1000 S. Baseline Rd

- Located on the Max transit line in Washington County, this is the new location for the Washington County Workforce Training Center
- Provide job search and assistance services for the unemployed
- Increase space to offer allied health and first responder training
- Open a child care facility

Southeast Center

1000 SE 10th Ave

- Add science labs
- Add career training facilities for welding, construction and electronics engineering technology programs
- Add library and tutoring services space
- Add classrooms
- Open a child care facility for students

Newberg

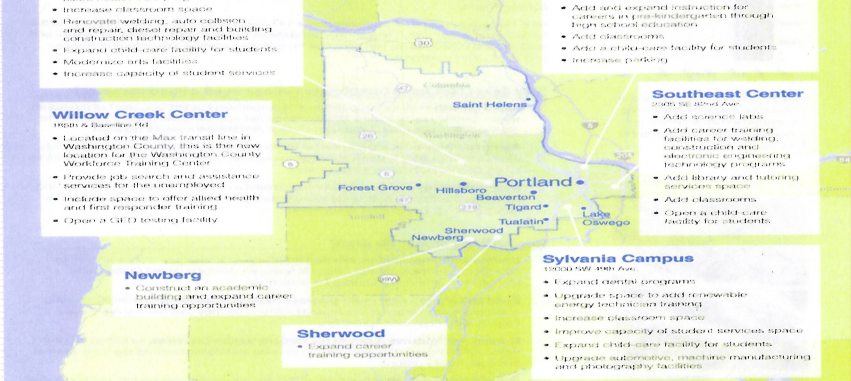
1000 NW 1st Ave

- Construct an academic building and expand career training opportunities

Sylvania Campus

1000 NW 1st Ave

- Expand dental programs
- Upgrade space to add renewable energy technology training
- Increase classroom space
- Improve capacity of student services space
- Expand child care facility for students
- Upgrade automotive, machine manufacturing and photography facilities



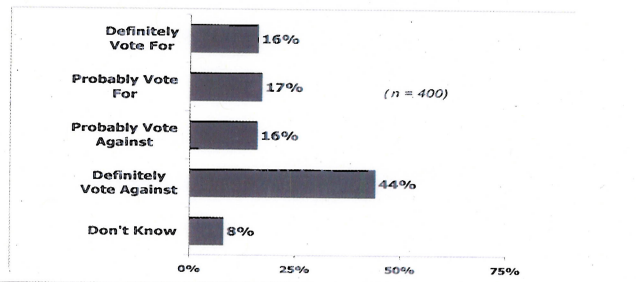
For more information on the bond measure, visit www.pcc.edu/about/bond

Fall 2008 PCC Communities 7

**Oregon City SD 11/09 Survey – Local Option
(note 60% were definitely or probably
against - at least initially)**

**Support for Proposed Local Option Levy
(Continued)**

*Question: If the election were held today, how do you think you would vote --
would you vote for or vote against this local option levy?*



Timeline

- Analysis / Needs Review / Public Input**
 - Next Year (September to May)

- Board Approval / Communication / Campaign**
 - Spring or Fall of 11?

- Election**
 - November 11 / May 12 / November 12 ?

