

# BOND ANNUAL REPORT 2017

**FARM**  
Facility for Agricultural  
Resource Management

**Blue Mountain**   
COMMUNITY COLLEGE

EDUCATION ♦ CONNECTED



**President's Message**

Thank you for taking the time to review Blue Mountain Community College's 2017 Bond Annual Report. In May 2015, the voters of Umatilla and Morrow counties approved a \$23 million bond measure, a gesture of support for BMCC of which the impact will serve our community for years to come. On behalf of the College, I would like to thank the community for its generous support of our bond projects.

This past year was an exciting one, as we started to see the results of our capital investments. We held grand openings for all three new facilities – the Workforce Training Center in Boardman on April 27, the Precision Irrigated Agriculture Center in Hermiston on July 27, and the Facility for Agricultural Resource Management – or FARM – on the Pendleton campus on Sept. 28. The public and local industry partners turned out for these events, demonstrating how important these new facilities are to our communities.

This show of support reminded me that passage of this bond not only was a vote of confidence in BMCC's ability to follow through on its promise to voters, but it was a tremendous show of support for our current and future students. The students who graduate from our programs at BMCC have a positive impact on eastern Oregon's economic vitality, making progressive contributions to their fields of study and communities. BMCC is honored to be a trusted community partner.

This annual report will guide you through each of the bond projects and their statuses as of the fall of 2017, including photos of the progress. BMCC would like to extend its appreciation to Frew Development Group and Bond Project Manager Rob Dreier for their dedication to the success of our projects, as well as to general contractors McCormack Construction and Wellens-Farwell Construction and the many local sub-contractors and vendors who have helped bring our projects to reality.

Again, thank you, voters and community members, for your continued support of Blue Mountain Community College. We look forward to the completion of our projects this winter, and hope this annual report provides you with the information you need to continue to be confident that BMCC is fulfilling its promise to voters.

Warm regards,

Dr. Camille Preus, President  
Blue Mountain Community College

**BOND OVERSIGHT COMMITTEE MEMBERS**

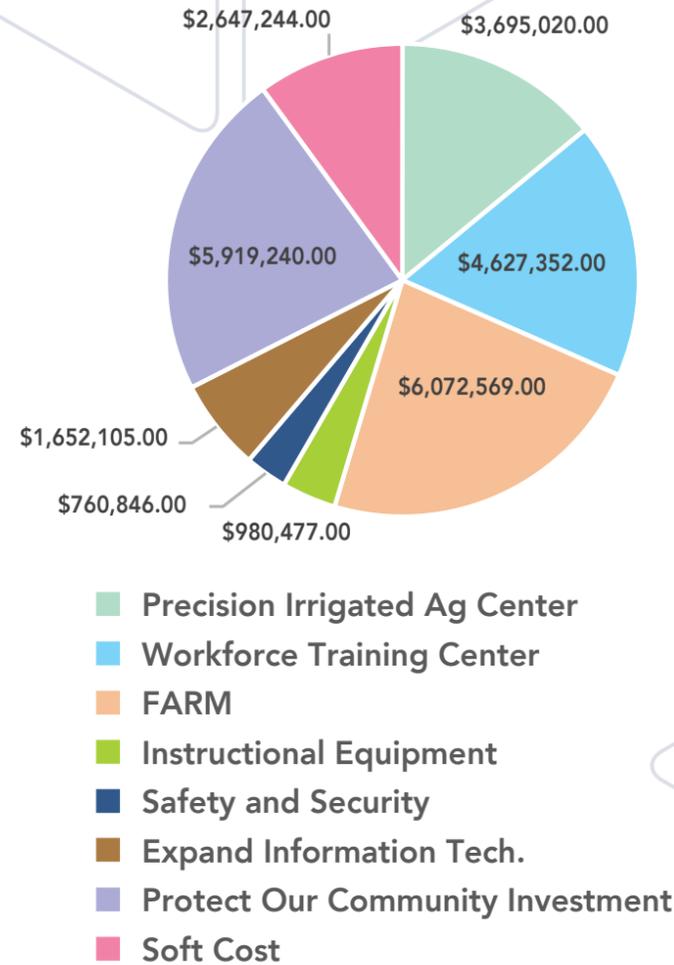
- |   |                                       |
|---|---------------------------------------|
| <b>Chris Brown</b><br>Heppner             | <b>Kathy Neal</b><br>Boardman         |
| <b>Mary Corp</b><br>Pendleton             | <b>Gary Parker</b><br>BMCC            |
| <b>Dirk Dirksen</b><br>Boardman           | <b>Susan Plass</b><br>Pendleton       |
| <b>Susan Dohrmann</b><br>Milton-Freewater | <b>Debbie Pedro</b><br>Hermiston      |
| <b>Celeste Insko</b><br>BMCC              | <b>Debbie Radie</b><br>Boardman       |
| <b>Lisa Mittlesdorf</b><br>Boardman       | <b>Dr. Fred Robinson</b><br>Pendleton |
| <b>Mark Morgan</b><br>Hermiston           | <b>David Soderstrom</b><br>Pendleton  |
|   | <b>Steve Williams</b><br>Hermiston    |

**BMCC BOARD OF EDUCATION**

- |   |  |
|---|--|
| <b>Chris Brown</b><br>Board Chair,<br>Morrow County | <b>Dr. Tony Turner</b><br>Milton Freewater |
| <b>Susan Plass</b><br>Vice Chair, Pendleton         | <b>Bob Savage</b><br>Baker County          |
| <b>Don Rice</b><br>Hermiston                        | <b>Heidi Van Kirk</b><br>Pendleton         |
| <b>Kim Puzey</b><br>Hermiston                       |  |



**BMCC BOND PROJECT: Expenditures As of August 31, 2017**



**Instructional Equipment Purchases**

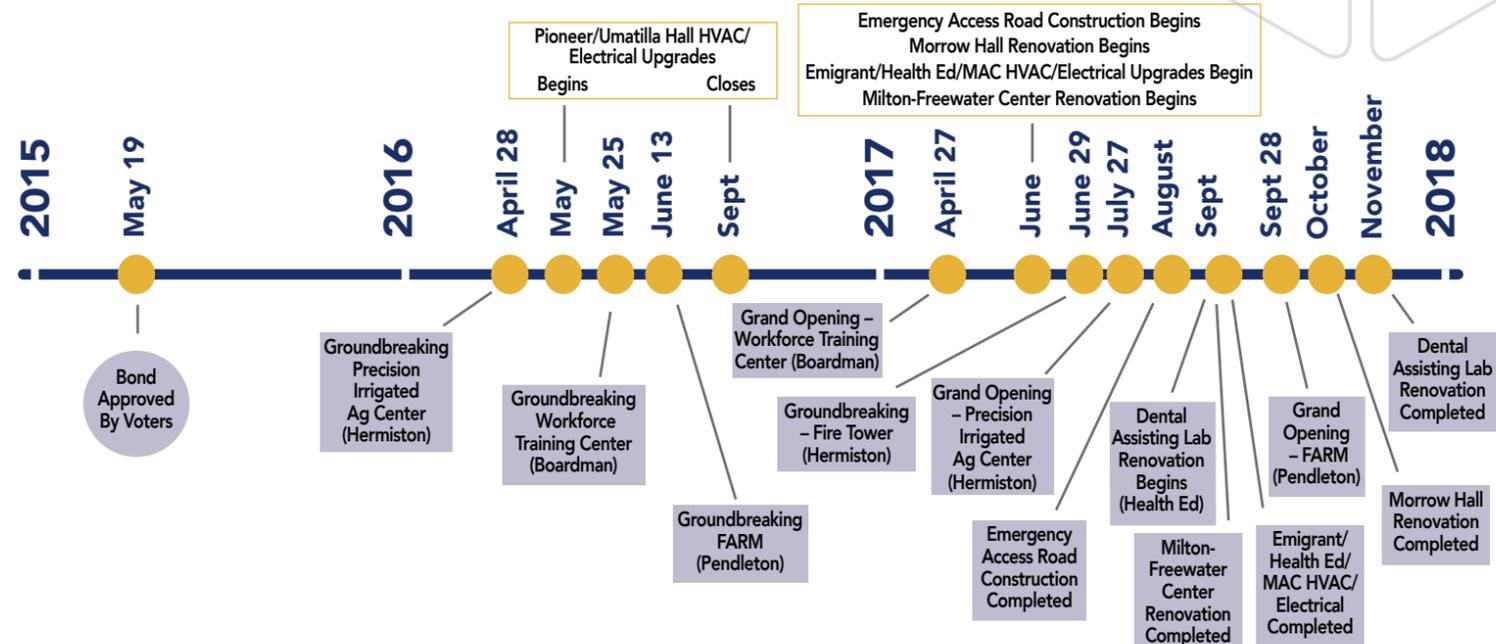
BMCC allocated **\$1 million in bond funds** towards the purchase of instructional equipment for programs in numerous disciplines to help enhance educational experiences for students. As of **July 1, 2017, \$668,569** had been spent on instructional equipment purchases so far.

**These funds have thus far benefited the following programs:**

- Dental Assisting (Instructional Equipment & Facility Remodel)
- Nursing (Simulation Mannequin & Hospital Beds)
- Science (laptops & physiology teaching kits)
- Agriculture (small seed drill, Sawstop saw)
- EMS (Simulation Mannequin)
- Diesel (diagnostic equipment, safety equipment, transmission jacks)
- Fire Science (Fire Training Tower)
- Welding (equipment)
- Data Center Technology (workbenches)

Coming this year, the majority of the remaining balance will be spent on miscellaneous supplies, as well as the completion of the Dental Assisting lab.

**BOND PROJECT TIMELINE — WHAT WE'VE DONE**





## WORKFORCE TRAINING CENTER PREPARES WORKERS FOR LOCAL JOBS

The Workforce Training Center opened for Spring Term 2017 classes on April 6, with a grand opening celebration filled with industry partners on April 27. The celebration included a special American flag that has flown over the U.S. Capitol, presented to BMCC on behalf of Sen. Ron Wyden.

The Workforce Training Center houses the Industrial Systems Technologies, Data Center Technology and Early Childhood Education programs at BMCC. It also is the new home for BMCC Morrow County, which closed its much smaller facility down the road when the Workforce Training Center opened. This means Morrow County residents can also access general education and community education classes at this facility.

The Workforce Training Center was built by McCormack Construction and cost \$4.7 million to construct. It sits adjacent to the SAGE Center on Olson Road off Interstate 84 on property generously donated to BMCC by the Port of Morrow. The project came in on budget and on time.

The high-tech classrooms feature state-of-the-art equipment to prepare students for a career in local industries, many of which are located at the Port of Morrow and nearby Port of Umatilla.

The Data Center Technology program is a 9-month certificate program that prepares students for installing, repairing and maintaining a data center's network and computer systems. Data centers are a rapidly-growing industry, with several of which are already located at the Port of Morrow and several more under construction.

The Industrial Systems Technologies (IST) program offers both a two-year associate's degree and several career pathways certificates for students. This program prepares students to work with industry standard equipment to troubleshoot, maintain and repair mechanical equipment that is controlled by electrical, electronic, and computer systems in a wide variety of applications.



The Early Childhood Education program trains people to work with young children in early learning programs, such as Head Start, preschools and daycare programs. Another new facility, the Port of Morrow's Neal Early Learning Center, located directly next door to the Workforce Training Center, provides additional hands-on learning opportunities for BMCC students in the Early Childhood Education program.

**Be sure to stop in at the Workforce Training Center for a tour and to see what BMCC can do for you!**



*"While campaigning throughout the region for the passage of the last bond levy, it was a pleasure to share with business leaders the passion and vision BMCC has for our area. Now after the passage of the bond and construction of the facilities, communities are seeing the results of BMCC's investments and commitment."*

*BMCC has delivered on their bonding projects in a big way, and they continue to strive to make the Columbia Basin and Eastern Oregon a place that works for everyone."*

**Representative Greg Smith, District 57** (Proudly representing Umatilla, Morrow, Gilliam, Sherman & Wasco Counties)

*"The BMCC IST program helps students obtain the technological knowledge required to prepare for employment with PGE. Developing local talent helps ensure new employees, once trained and qualified, remain with the company. Hiring local talent helps PGE meet long term workforce goals."*

*"PGE is proud to partner with BMCC to develop local talent through the IST program which benefits local industries as well as PGE"*

**Chief Corpus – Generation Training Specialist, PGE**



## PRECISION IRRIGATED AG CENTER FIRST OF ITS KIND

The Precision Irrigated Agriculture Center opened July 27 with a grand opening celebration that filled the new state-of-the-art facility located on the campus of the Oregon State University Hermiston Agriculture Research and Extension Center. The center's location is the only community college building located on an OSU campus, and highlights the unique and strong partnership between BMCC and OSU.

BMCC and OSU have an intergovernmental agreement to house the Precision Irrigated Agriculture Center on the HAREC property since it will mutually benefit both institutions of higher education. Precision irrigated agriculture is the use of technology to make agriculture more efficient and effective, which in turn increases crop yields, decreases water consumption and saves money.

The Center features high-tech classroom technology that provides students with hands-on instruction to prepare them for this in-demand industry. Access to irrigation pivots, linear moves and other equipment – in partnership with OSU – gives students an educational experience like nowhere else.

The facility, constructed by Wellens-Farwell Construction, cost \$3.2 million and came in on budget. It opened for classes in September for the start of Fall Term. Precision Irrigated Agriculture features both a one-year certificate and a two-year associate's degree option for students.

"The hope of this new center is to bring individuals into the area who are wanting to learn about precision irrigated agriculture," said Gibb Evans, Vice President/ General Manager of IRZ Consulting in Hermiston, a 1994 graduate of BMCC, and member of the BMCC Foundation Board of Directors. "Eastern Oregon and eastern Washington farmers are on the cutting edge of technology, so this is the perfect location for these students to learn. Any local farm or company would benefit highly from the knowledge and abilities the graduates gain in the Precision Irrigated Agriculture program at BMCC."



*"The Precision Irrigated Agriculture Center is vital to our region in that it is the only facility of its kind that will train people with the necessary skills critical to the progressive agriculture industry. It has been a challenge to find trained technicians anywhere, and now we have an opportunity to train people right here in Umatilla County to fill important agricultural positions."*

**Fred Ziari, President & CEO, IRZ Consulting, LLC**

*We are grateful for the support of our stakeholders in the passage of the bond that allowed for the construction of new facilities. While the buildings are fantastic and will serve us for many years, we must not lose site of the fact that it is people that we serve and educate, achieving successes and growth in those buildings.*

**Preston Winn, Agriculture Instructor/Chair, Agriculture Department**



**Oregon State University**

## MILTON-FREEWATER CENTER RENOVATION

Renovations at BMCC's Milton-Freewater Center are complete following a busy summer. The Milton-Freewater Center staff were displaced for the summer while renovations took place, and they took up temporary residence at Freewater Elementary. A big thank you goes out to the Milton-Freewater Unified School District for welcoming our staff for the summer!

The new exterior will make the center more visible and aesthetically pleasing to passersby, and the new entry will improve safety. The old entry had posed problems on windy days, when the glass doors had been known to blow open with such force they would shatter – a major safety concern. The new entry, coupled with interior renovations, will make navigating through the Center much easier for students and visitors. In addition, BMCC utilized a rock façade to complement the city of Milton-Freewater's efforts to promote its viticulture benefits from rocks.



Other interior renovations included adding extra classrooms to the facility without having to increase the building's footprint. BMCC renovated existing large rooms so that they can be divided into several smaller classrooms, opening the door for more classes to be held at the same time.

Be sure to take the opportunity to stop by the renovated Milton-Freewater Center, 311 N. Columbia, to take a look around and see what BMCC can offer you!

## PENDLETON CAMPUS IMPROVEMENTS/UPGRADES

Bond projects have not been limited to new construction. Over the summer, major renovation took place in Morrow Hall, where many student services reside, including the Student Service Center, Success Center, and Associated Student Government offices. The work took place over the summer in an effort to minimize the impact to students.

To improve upon efficiencies and service to students, BMCC conducted a space utilization study to determine how to best situate programs and services throughout Morrow Hall. Students and visitors to Morrow Hall will now find some programs – like the Associated Student Government offices – in new locations. The building also received HVAC and electrical upgrades to improve efficiencies.

Morrow Hall wasn't the only building to receive HVAC and electrical upgrades; Emigrant Hall and the Health Education building also received the improvements. In

addition, Emigrant Hall received a new set of concrete stairs on the south side of the building. Health Ed underwent a renovation to the Dental Assisting program area this fall, which was completed in November. This renovation will allow for upgraded equipment installation to bring the program's instructional equipment more in line with industry standards.

In another shift on the Pendleton campus, the Information Technology department moved from Emigrant Hall to the lower level of Pioneer Hall, where servers also received an upgrade. Pioneer and Umatilla halls received upgrades to HVAC and electrical in summer 2016.

The new emergency access road was also completed this past spring on the south end of campus. The roadway is paved from the access point on Westgate Road up to the turn-off for the soccer and softball fields. From there, the roadway is now wider and newly-graveled to better accommodate large emergency vehicles. While the road is the only access point for vehicles to the soccer and softball fields, all other traffic is asked to use the main drive except for emergencies.

Other unanticipated projects also cropped up on campus. As construction began on the new FARM building in 2016, it was discovered that water flow to the College was insufficient in the event of a fire. As such, BMCC had to replace the water line on the north end of campus. This resulted in a secondary emergency access road from Northwest 23rd Street, which will benefit emergency vehicles.

With the havoc that winter weather played on campus this past year, the south parking lot experienced severe erosion. This meant the parking lot had to undergo a serious upgrade in early summer to stabilize the upper lot and parking lot light poles.



ASG/Outreach Office in Morrow Hall. The new Student Life area in Morrow Hall provides students a location for student government, clubs and intramural activities management.

## FARM ELEVATES AGRICULTURE PROGRAM

The Facility for Agricultural Resource Management – or FARM – opened for Fall Term 2017 classes on Sept. 24, with a grand opening celebration on Sept. 28. This facility, which boasts the best views on campus – nay, Pendleton! – from a second-floor student lounge, will enhance instruction in BMCC's nationally-recognized agriculture programs.

The two-story FARM, built by Wellens-Farwell Construction, provides offices for BMCC's agriculture faculty, and classroom space on the second floor. Additionally, a large agriculture mechanics room on the main floor features all of the tools and equipment of the trade and large roll-up doors to bring equipment and livestock inside for hands-on instruction. A large cooler showcases the meat science program.

Just outside the doors of the facility are two new greenhouses to enhance instruction in soil and crop sciences, as well as precision irrigated agriculture. New sidewalks from the north side of campus up to the FARM now enable students to walk safely between the main campus and the ag facility.

The FARM cost \$6.3 million to construct, including \$2.1 million in state match and Lottery funds. Construction came in within budget, and despite delays over the summer months, opened as planned in time for Fall Term.

The Agriculture Department at BMCC offers degree programs in agriculture production, agriculture business, crop production, and livestock management. In addition, certificates in pest management and beef production, as well as veterinary assisting, are also offered. Stop in for a tour today!



*"The new FARM building at BMCC will offer students and industry professionals hands-on experience that will prepare them for advances in ag technology. The FARM is another real asset BMCC contributes to eastern Oregon because it provides access to a facility and instructors right in our community who can help to enhance the skills of local workers. I am an enthusiastic supporter of this program."*

**Senator Bill Hansell** (District 29, serving Umatilla, Morrow, Wallowa, Union, Gilliam, Sherman and parts of Wasco counties)

## WHAT'S NEXT?

While the majority of bond projects are complete, there are a few lingering tasks that will reach conclusion throughout the winter months.

This will include safety and security upgrades throughout the Pendleton campus, including the installation of additional security cameras and improved exterior lighting. New sidewalks started to crop up around campus throughout the summer, with completion set for this fall. In addition, exterior locks for all campus doors will be replaced with key card locks to help limit access during non-business hours and improve security measures.

New exterior signage will also go up around campus this winter to modernize campus and make signage more consistent with other new BMCC facilities.

By the time this publication is distributed, the fire tower construction will have reached completion, with a grand opening celebration that took place Nov. 20<sup>th</sup>. This is a collaboration with the Umatilla County Fire District #1, and is located on Westland Road in Hermiston.

## Remaining Projects Timeline

Safety/Security Improvements .....Winter 2018

Project Closeout .....Winter 2018



Ag Instructor, Preston Winn gave Senator Bill Hansell a tour of the F.A.R.M. building this fall. The tour included a visit to the Animal Science lab to see the new Silencer Hydraulic Squeeze Chute in place to safely handle cattle during labs.





## Thank You to Our Project Vendors!

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AMAZON.COM  
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MERSEREAU SHANNON LLP  
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OREGON STATE UNIVERSITY  
OREGON VALLEY GREENHOUSES, INC  
OTIS ELEVATOR COMPANY  
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PORT OF MORROW  
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TUM-A-LUM LUMBER COMPANY  
UMATILLA COUNTY FIRE DISTRICT #1  
UMATILLA ELECTRIC COOPERATIVE ASSOC.  
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