



October 2013 Board Report

Bond website: [www.pcc.edu/bond](http://www.pcc.edu/bond)

### **Bond Program Update:**

We had a great start to Fall term with students arriving to many upgraded spaces and lots of construction going on. The Bond “green shirt” brigade spent two days on Sylvania Campus helping students all over the campus navigate on their first days of Fall term. All Bond staff took a shift and enjoyed the interaction with the students. Capital construction work does not always have this level of student interaction so it was a great way for us to be engaged with them and remind us how important this work is and why we do it.

Our energies over the next several months will be focused on opening up a new building, the Student Commons, at SEC and then two more during Winter term, the Library at SEC and Bldg. 7 at RC. The last new large building we opened was Willow Creek and that was almost three years ago. This takes a lot of collaboration between Bond, campus, TSS, FMS, and Public Safety.

The Bond program’ annual report is in draft form being reviewed by internal staff. The list of vendors that have been used since we began the Bond Program continues to grow and has filled up the back page plus more. It is exciting to see how many firms we have worked with and jobs that have been provided with the Bond dollars.

Our retail consultant is busy talking with potential tenants for the four retail spaces on the ground floor at the two new SEC buildings. They have a marketing flyer that they will use when talking with interested parties.

Staff continues to participate with Washington County on transportation planning in the North Bethany area around Rock Creek Campus. Our involvement is through participation on a committee called the Community Involvement Committee (CIC) and has representation from local residents, PCC, business, and County staff. They are reviewing the 185<sup>th</sup> and Springville Road intersection and the widening of Springville Rd.



### **District Wide Projects:**

**Sylvania:** Work on the punch list for the completed data center renovation is underway. The old UPS room has been converted to an office, and staff has moved in. Computers and digital podiums were installed in the remodeled classrooms in both the AM and SS buildings. The AM building is now being served by the new BDF, and cabling has been upgraded to Category 6 throughout the building. Digital podiums were installed in 16 classrooms at Sylvania and Rock Creek campuses this summer.

Work on the Media Control Center continues. We received design development drawings for the remodel work, and are meeting with the architect to review the plans. Furniture discussions are also underway. There is a preliminary draft of the Media Control RFP from our consultant. A final equipment list for the studio control room needs to be incorporated into the scope of work. Construction is slated to start in the fall.

**Southeast:** Bond staff met with Walsh Construction to review owner furnished contractor installed items for the Student Commons. First floor outlet numbers were collected for the building, and are waiting for corrections on a number of the locations to begin the TSS cut sheet. UPS' and podiums have been ordered. For podium and projector installation services a job walk was done with several AV installers onsite in order to get quotes. Bond TSS staff walked the Student Commons to review cable connections in telecom rooms, wall, and floor outlets. A number of connections were not secure and we asked the contractor to fix and check all connections. Wireless access points and network switches have been received for both of the new buildings.

**Cascade:** The temporary fiber around the construction area was replaced by the new fiber to the PSEB. The pathway for the new buildings was utilized for connectivity. Network connectivity is under review to support the cameras in the new surface parking lots.

As part of the generator upgrade planning, we will utilize the existing generator enclosures. If new enclosures were built they would have to go through design review at the City of Portland, which would take more time and add cost to the project. Plans include providing one generator to serve both the MAHB and SSB.

With an extended effort from Media Services, Network Services, and our vendor, all four Interactive Video Classrooms are operational for fall term. A number of punch list items are still being worked on, including consistent programming and connectivity.

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**Campus Updates:**

Rock Creek:

Building 7 construction continues. The drywall is mostly complete on the second floor. The radiant ceiling panels were installed in late September. The grinding of the existing exposed aggregate floor in the main corridor has been completed. Tile work in the new restrooms in the addition is underway. The quad planters and preparations for landscape has been the focus for the last month of the exterior work. We are currently refining the furniture, fixtures, and equipment (FF&E) budget for the TSS equipment and furniture for Building 7.

The dust collection system in the Building Construction Technology area in Building 2 has been completed and the users have been trained on the new system.

Building 5 addition is proceeding with construction documents. The team worked hard to get the project into budget prior to proceeding. This fall, the design team will meet with the building users to finalize the needs for the building.

The application for development review for the Building 5 addition is under PCC internal review prior to submitting to Washington County. Getting the land use approval is required prior to the release of the building permit. The Building 5 project is scheduled to start construction in June 2014.

The existing storm water pond upgrade project has started and is scheduled to be completed by November 2013.

In Building 6 the railing for the storage mezzanine arrived and was installed in early October.

**Rock Creek Campus Conceptual Look Ahead**

2013		2014			
Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.
Building 7 East Addition					
Construction					
Water Quality Improvements - Ph. I					
Construction					
Building 5 Renovations					
Construction Documents		Construction			
Farm Area Improvements - 2014					
Second Campus Access @ 185th - 2014					

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Southeast Campus:

Work on the new Student Commons building is moving along. The exterior envelope is complete for the entire building, and interior finishes have been installed on all three floors. Interior work included ceiling systems, lighting, floor coverings and finishes, painting, and ceramic tile. Planning of the furniture, fixtures, and equipment (FF&E) continues, with installation and move schedules for faculty and staff being developed. The building was turned over to TSS the first week of October, and now fit up of telecom room equipment is underway. Furnishings for the building will be installed in November.

The roofing on the Library is now complete and the window wall system is being installed on the north and south elevations. Interior work includes the completion of drywall installation on the second and third floors. Mechanical, electrical, and plumbing work is proceeding on all three floors.

Expansion and remodel of Food Services in Mt. Tabor Hall is complete and the remaining punch list items are currently being addressed by the contractor. Preparation for landscaping on the west side of Mt. Tabor Hall is underway, and a planting schedule is being developed.

Interior demolition and abatement continues on the 1911 building, and a schedule is being developed for the remodel phases that will follow.

Southeast Campus Conceptual Look Ahead

2013		2014			
Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.
Student Commons					
Const.	Substantial Compl.	Move-In			
Learning Commons					
Construction		Substantial Compl.			
German American Society - 1911 Building					
Construction					



Cascade Campus:

The underground parking garage was cleaned and striped this month. Hoffman Construction staff began using the garage in October, and will continue to use it until it is open to the college in fall 2014. It was determined that the underground parking garage opening should coincide with the new academic building opening. After undergoing a "Crime Prevention through Environmental Design" assessment, the location for the garage stairwell in the new academic building was moved from Albina Street to the plaza. This access is in the middle of the building and can be passively monitored by students and staff, which will improve overall safety. However, opening this stairwell to the college while construction is on-going would mean staff and students would be right in the middle of the construction site, which caused safety concerns. Additionally, access to the garage is via stairs only until the elevator in the student center is operational.

The concrete floors in the new academic building have been poured and are now covered for protection during construction. Installation of the mechanical and electrical systems continues and the exterior walls are now up giving a sense of the building design. Iron erection in the student center is complete and concrete floors are being poured. Pacificmark, Hoffman's MWESB partner, is taking the lead on the student center and will be responsible for all interior work in the building.

Cascade Campus Conceptual Look Ahead

2013		2014			
Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug
New Academic Building					
Construction					Substantial Comp.
Student Center					
Construction					
Parking Garage					
Construction	Substantial Comp.	Open for contractor use			

Sylvania Campus:

Construction continues on the first phase of the CC building remodel. The move of tutoring and the Computer Resource Center to the Library has allowed for a realignment of student services. Construction on the southeast corner of the CC will result in the remodeling of Financial Aid, the Business Office, Registration, Orientation Center, TLC,

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and Start Lab. All demolition work is complete, structural over framing is 75 percent done, and nearly 74 cubic yards of concrete floors and stem walls have been placed. We have begun framing walls in the Financial Aid, Business, and Registration offices. This first phase of construction begins the transformation of the lower mall with a series of ramps and the deletion of difficult-to-manuever stairs. The CC construction is anticipated to be complete sometime in late spring 2014.

Construction of the new North Elevator at the CC building is underway and is expected to be complete by December 2013. The new glass elevator will greatly facilitate ADA access to all levels of the CC including roof access for efficient maintenance of building mechanical systems.

The first floor of the AM building is under construction. Work in the AM is primarily focused on the engineering labs in the lower level south end of the building. This final phase of work is scheduled to be complete by the end of November 2013.

GBD Architects and the design team have completed 100 percent construction documents for the remaining phases on the first, second, and third floors of the ST building. This work is currently out to bid, and construction is not expected to begin until early 2014, following completion of the CC building phase I.

The architect is now beginning early design on the CT building. This work will include the remodel of several existing classrooms on the first floor, as well as the staff and faculty spaces on the second floor. Seismic upgrade work will also take place in the CT building. Work in this building will begin in summer 2014.

Sylvania Campus Conceptual Look Ahead

	2013		2014			
	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.
CC Building						
Construction						
CC North Elevator						
Construction						
AM Building						
Construction						
SS ABE/GED						
Const.						
HT HVAC Upgrade						
Const.						
CT Building						
Design Development				Construction Documents	Construction	

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Swan Island:

The Swan Island Center project has been granted a building permit by the City of Portland. Following project document review and comment period which began in June, the City and related authorities having jurisdiction have issued a building permit to enable construction operations to begin. The timing of the permit should allow for some excavation and foundation work to take place before the wet season takes hold.

Construction mobilization took place during the last week of September. JE Dunn Construction is anxious to get their field office set up at the Swan Island property and begin running daily operations from the site. One key advantage to this project site when compared with other PCC properties is the isolation provided by an industrial park such as Swan Island. Given that this PCC property does not yet house active classes, faculty offices, or operations staff; disruption avoidance concerns will be kept to a minimum. Additionally, the property is surrounded by a trucking distribution center and the Swan Island industrial freight railway. This further isolates the project from concerns related to noise producing activities such as excavation and structural framing.

The automotive vehicle lifts and related maintenance tools and equipment have been removed from the existing building. Much of this equipment has been moved to Sylvania Campus to be utilized in the automotive program courses this fall. The remaining auto lifts were donated to high school programs which will likely be utilizing them fall and winter terms as well. The only major equipment hold-over from the state motor pool facility, is the carwash tunnel and related equipment. The brushes, steel framing, and detergent pumps have seen the end of their useful life. However, much of this equipment contains steel, copper, and other valuable metals which will be recycled.

Swan Island Conceptual Look Ahead

2013		2014			
Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.
Trades and Industry Workforce Training Center					
<i>Construction</i>					

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**Financial Update:**

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	56,176,166	20,046,696	35.7%
Rock Creek	61,465,765	13,838,124	22.5%
Southeast	46,779,499	30,585,161	65.4%
Sylvania	57,930,254	22,093,094	38.1%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,313,055	100.0%
Swan Island Trades Center	7,226,546	3,483,954	48.2%
Willow Creek	35,700,000	35,676,152	99.9%
Multi-site Initiatives	131,350,184	56,741,340	43.2%
<b>Total</b>	<b>\$ 423,113,962</b>	<b>\$ 208,860,921</b>	<b>49.4%</b>

updated 09/30/13

**2008 Bond Program Campus Spending Vs. Budget Through 09.30.13**

