

Bond Program Building Our Future



**Portland
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College**

November 2013 Board Report

Bond website: www.pcc.edu/bond

Bond Program Update:

We are nearing completion of Fall term and with that our first new building at SEC, Student Commons, will be ready for students for Winter term. It takes a lot of work to bring a new building online. The construction phase takes over a year to complete and then we have only 2 months to make it PCC-ready. This means all hands on deck as furniture will start arriving and need to be placed, lab equipment will need to be received, inventoried, and put away, computers imaged and placed into classrooms and labs, and move planning coordinated. Contingency plans have to be put into place, especially this time of year, to make sure spaces are ready for staff and students. Many of our shipments come from back east and with fall upon us and due to weather conditions sometimes items do not arrive as expected.

This is a very exciting time for all of us as this new building at SEC means the College can offer credit courses at SE that we have not had the facilities to offer before, such as a variety of science options. The students who live in that area of Portland can stay closer to home and not have to travel elsewhere for their classes, which also helps our sustainability goals and our Transportation Demand Management goals.

The Bond annual report is complete and will be mailed out by the end of November. The format of the report had to change due to the long vendor list of firms the Bond has used over the past 4 years, now well over 500!. This was a good problem to have to solve; it means that our Bond dollars are touching the lives of many many people in our community.

At the October Washington County Citizen Advisory Committee (CIC) meeting information was presented from the County's consultant on traffic impact out to 2030. The 2030 timeframe is the planning horizon for all the North Bethany expansion work. The next meeting will be in December with an open house planned for January 2014. It appears that the plan presented and discussed for Springville Road is in support of what is best for our Rock Creek Campus and is consistent with the County's adopted transportation plan. A follow up conversation will take place with County staff to verify bike/pedestrian planning.

Our retail consultant is having conversations with interested people regarding our available spaces at SEC. Our goal is to bring small local business into those spaces and to be a complement to existing services on the campus.

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District Wide Projects:

Sylvania: As part of the CC building Phase I remodel, a new telecom room is under construction that will serve CC Phase I and Phase II. Cabling to the Pine Room was moved to the new telecom room on the west side of the CC building. Floor box locations were confirmed for the Answer Center. We are finalizing FF&E budgets for CC Phase I and ST Phase II. For the ST building Phase II, we reviewed the current podiums to determine if they can be digitally upgraded. Many of them are older or smaller custom cabinets. New digital podiums will be provided to all of the remodeled classrooms in the ST building.

Work on the Media Control Center continues. 90 percent construction document drawings have been reviewed by the Media team, and feedback was provided to the architect. An outstanding item is the AC unit in the machine room. It is not clear whether the unit needs to be replaced. We are currently seeking advice from our consultant engineer regarding the unit. Equipment needs for the project are still under review. We need additional consulting to finalize the design plan. The Media team is poised to move into their temporary locations beginning in mid-November

Southeast: Work continues on the Student Commons. Cutsheets with names and locations are 90 percent complete, and we met with campus users to confirm technology and furniture needs at workstation locations. UPS' for the building will be re-ordered to accommodate the electrical capacity at the building. We anticipate using the UPS' we ordered at other locations, including the new library. A new AV contractor was selected to install the podiums in the 16 classrooms in the Student Commons. Installation began in mid-November. A cutsheet was created with the outlet numbers received from the contractor, for the new cameras in the Tabor kitchen remodel.

Cascade: We are reviewing the contractor's estimate for the new generator installations for all buildings except the library. The generator needs for the library as well as Terrell Hall, will be addressed as part of the library remodel. Network connectivity has been ordered with TW Telecom to support the cameras in the new surface parking lots. We provided value engineering input regarding data and AV cable for the academic building and Student Center.

Rock Creek: Design Development review meetings for the Building 5 telecom room have been held. Telecom room accessibility and pathways were discussed, and we also provided classroom AV input to the DD documents. We are continuing to review the FF&E budget and fit-up schedule for Building 7.

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Campus Updates:

Rock Creek:

Construction of the Building 7 addition is nearing completion. The project is still tracking for certificate of occupancy and building turn-over at the end of the calendar year. Next, the building will be fitted out with new furniture, program equipment and technology, then faculty and staff will be moved into their new locations. Remaining work inside the building includes completion of radiant ceiling panels, electrical and mechanical trim, door hardware installation, final paint, and flooring installation. Floor grinding at the main corridor has been completed with reconstruction of the north and south vestibules now underway. The north building vestibule is now available for public use. The south building vestibule will follow in mid-December. This intentional staggering of work allows for egress at either the north or south end of the corridor at any given time. These alternating means of egress are supplemented by the emergency exit to the courtyard as well.

Site work at Building 7 is nearing completion for the season. Trees and plantings have been installed in the quad planting beds east of the building addition. Irrigation lines and control cabling has been installed in the lawn areas and planter beds as well. The historically wet month of September greatly limited the opportunity for turf grass seeding within the seasonal planting calendar. To ensure healthy grass seed germination the project team elected to defer the seeding until the spring time to allow for optimal conditions. As a result, turf beds at the east quad will remain protected from foot traffic over the spring and summer of next year. Pedestrian sidewalks and planting beds near the building addition will remain unobstructed and accessible to foot traffic during this time.

Planning for Building 5 continues to move forward. The 50 percent construction documents set will be completed around Thanksgiving. After final drawing reviews take place in mid-February, the project documents will be submitted for permit. Building permit is expected by early June, followed by start of construction. The project team expects to break ground at Building 5 around June 15, 2014.

The remodel of Building 1 is expected to begin in December 2013, and complete by early May 2014. This tight remodel schedule will allow for some of the staff members to move into Building 1 from the existing Building 5 in preparation for the start of construction there. When completed, the newly remodeled Building 1 will house Public Safety and Facilities Management Services offices for the campus.

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Rock Creek Campus Conceptual Look Ahead

2013		2014			
Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Oct./Nov.
Building 7 East Addition					
Construction	Substantial Completion				
Water Quality Improvements - Ph. I					
Const.					
Building 5 Renovations					
Construction Documents			Construction		
Building 1					
CD's	Construction				

Southeast Campus:

Walsh Construction is putting the final finishes on the Student Commons interiors on all three floors. Functional testing and commissioning of the mechanical, electrical, and lighting systems was completed in early November. The exterior plaza and sidewalk concrete placement is continuing prior to the installation of landscaping materials. Furniture and equipment orders are being placed and move-in schedules are being developed. The bookstore space is being remodeled and should be ready by early December. The building is on schedule to open for winter term.

The library's first floor drywall is in place and being primed for paint. Drywall is being installed on the second and third floors. With the exception of the operable vents, the glazing system on the north and south elevations is complete. The stairway glass and glazing is scheduled to begin in early November. We are still on schedule to open in spring 2014.

The conduit for the first phase of the underground electrical loop system is nearing completion. We are working with PGE to establish a date to switch over to the new feeders for Mt. Tabor, Mt. Scott, and the German American annex.

On the Southeast Administration building (1911 building), O'Neill crews completed plumbing and electrical under-slab work in October and will install new windows for the entire building in November. Structural steel was erected on the first floor at the beginning of November.

The off-site (Portland Bureau of Transportation) road improvements have begun with clearing and grading on SE Division and SE Sherman. This work will continue through December 2013 and include ADA ramps on SE 77th Avenue and a new paved street, curbs, sidewalk, and bio-swales along SE 80th as well. This month the campus and

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contractor have reviewed the work plan and schedule with neighbors and the Kaiser Clinic prior to work beginning on frontage that may affect them. The contractor will work with Kaiser Clinic and TriMet to temporarily relocate the bus stop in front of the clinic on SE Division Street during construction.

Initial meetings are being scheduled with the campus and district staff and a design firm to begin defining the daycare potentials for the Kaiser facility. Kaiser Clinic is scheduled to move to their new location this December, leaving the building vacant after the first of the year.

Southeast Campus Conceptual Look Ahead

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

Cascade Campus:

The roof was installed on the new academic building this month. The great fall weather gave Hoffman Construction a sufficient window of dry weather to apply the cellcrete insulation and hot applied asphalt roof. The exterior walls are framed and work continues on the building envelope to button it up for winter.

Pacificmark is now immersed in the Student Center. As the MWESB partner on the job, they are taking on an \$8 million contract with Hoffman to do interiors and oversee building construction. The concrete floors are poured and exterior walls will soon follow.

The mock –up process has been instrumental in communicating and confirming the approach for construction. Located between the Project Learning Center and Student Center, THA and Hoffman frequently review the advance work before moving on to the buildings. Window sealants to brick grout are all tested on the mock-up.

Excavation is complete on the new east surface parking lots, but due to the intense rain this fall, work on the irrigation lines was delayed. While the east lot was drying out, excavation work has begun on the west lot. Both lots are anticipated to be on line by winter term. The annual parking count was conducted this month during the third week of fall term. The count is included in the Cascade Campus Transportation Demand

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Management Plan to better monitor the amount of PCC-related parking in the surrounding neighborhood. This is the first fall count since construction began. Parking in the neighborhood is anticipated to be high. Final results will be available by early December.

Cascade Campus Conceptual Look Ahead

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

Sylvania Campus:

The AM building remodel project is nearing completion. The majority of the remodel was completed over the summer with only the Engineering labs remaining under construction. Remodel work in the Engineering space included the demolition of several small rooms and offices to create larger classrooms and labs. Upgrades to the space also include all new cabinetry, exhaust fume hoods, code-compliant chemical storage units, and chemical and heat resistant lab surfaces. Construction is scheduled to finish in mid-November with staff moving into the remodeled space prior to the Thanksgiving holiday.

Construction continues on the first phase of the CC building remodel. To date, all demolition work is complete, structural over framing is done and we have poured nearly 150 cubic yards of concrete. Wall framing in the Financial Aid, Business, and Registration offices has started, and sheetrock is expected to go up through the month of November. CC Phase I construction is anticipated to be complete in late spring 2014. Construction of the new north elevator in the CC building is expected to be complete by the end of December 2013.

Construction documents are 100% complete for the remaining remodel work on the ST building. Construction will begin in early 2014 following completion of the CC phase I remodel.

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Sylvania Campus Conceptual Look Ahead

2013 Nov./Dec.	2014				
	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.
CC Building					
<i>Construction</i>					
CC North Elevator					
<i>Construction</i>					
AM Building					
<i>Const.</i>					
CT Building					
<i>Design Development</i>			<i>Construction Documents</i>	<i>Construction</i>	

Swan Island:

Construction has begun at the Swan Island Center. The General Contractor managing construction operations, JE Dunn, has started with selective demolition of the existing building. The demolition scope includes tear down of framed partitions, stripping of old flooring and wall coverings, and removal of built-in cabinetry left behind from the prior property owner. Excavation of the footprint for the building addition will begin the first week of November and overlap with the demolition scope. Foundation and structural work will follow excavation, continuing into the new year. The completion of structural framing will be followed by thermal and moisture enclosure or "skin" installation to make the building water-tight.

The project team is targeting mid-February 2014 to hit the water-tight milestone. This will allow the interior work scopes to move forward without risk of damage due to exposure to the elements. A unique characteristic of this project is that the interior finishes will start in the existing building while the addition is being roofed and otherwise enclosed. This will allow the construction workers to sequentially move from one area to the next with minimal interference with the other trades. This approach also enables earlier completion of individual building areas, in essence making the building project smaller as completion draws nearer.

As construction continues to ramp up, the project team continues to explore opportunities for minority and women-owned business participation as well as participation at the worker level. The project is expected to meet or exceed the 20 percent MWESB goal consistent with all PCC construction projects. In addition, JE Dunn and PCC Trades & Industry Program are looking for opportunities to partner with workforce diversity programs such as Constructing Hope and Oregon Tradeswoman Inc. to foster career development for women and minority trades people. Both the college and our construction and design partners look forward to a successful project for the

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community; providing a great educational resource at completion and opportunities along the way.

Swan Island Conceptual Look Ahead

2013		2014					
Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Oct./Nov.		
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	57,249,077	22,042,009	38.5%
Rock Creek	62,676,331	14,991,233	23.9%
Southeast	47,739,683	33,164,912	69.5%
Sylvania	62,297,685	24,406,374	39.2%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,313,063	100.0%
Swan Island Trades Center	8,124,948	3,601,371	44.3%
Willow Creek	35,700,000	35,676,152	99.9%
Multi-site Initiatives	147,963,931	57,259,030	38.7%
Total	\$ 448,237,203	\$ 217,537,491	48.5%

updated 11/01/13

**2008 Bond Program Campus Spending Vs. Budget
Through 10.31.13**

