

# BORA

Portland Community College

## PMWTC Project

OAC Meeting  
October 12, 2020

# AGENDA

Agenda	00:03
Exterior Design Update Elevations, Color/Material Studies Fiberglass Window	00:40
Break	00:05
Site Design Update Partner Entries/Floor level Trash Enclosure Stadium Design Update	00:40
Project Update	00:30
Next Steps	00:02

00:40

# Exterior Design Update































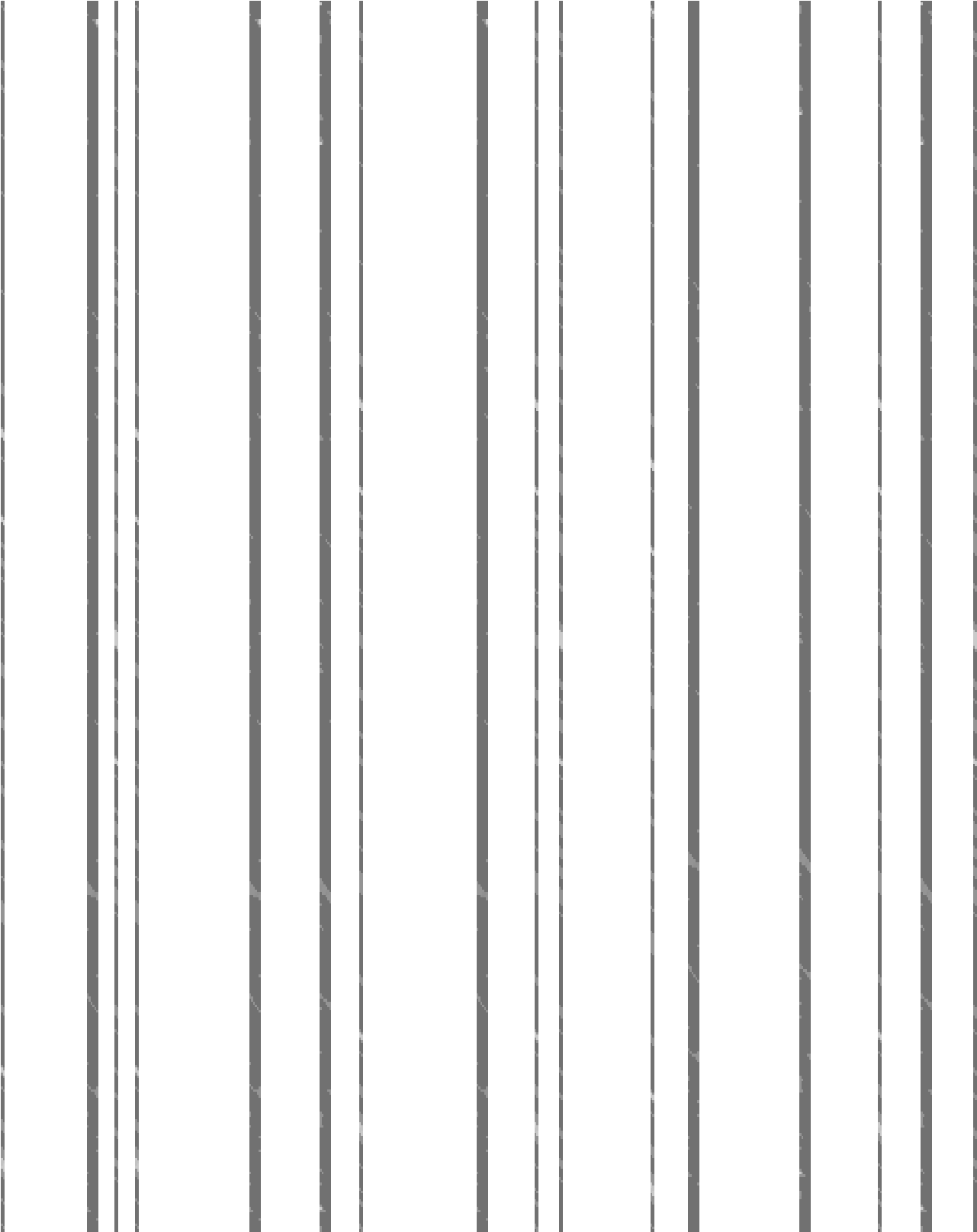
## DESIGN CONCEPT



Wood as a central design concept providing tangible benefits at multiple scales.



A







Parklex



Quartz



Copper

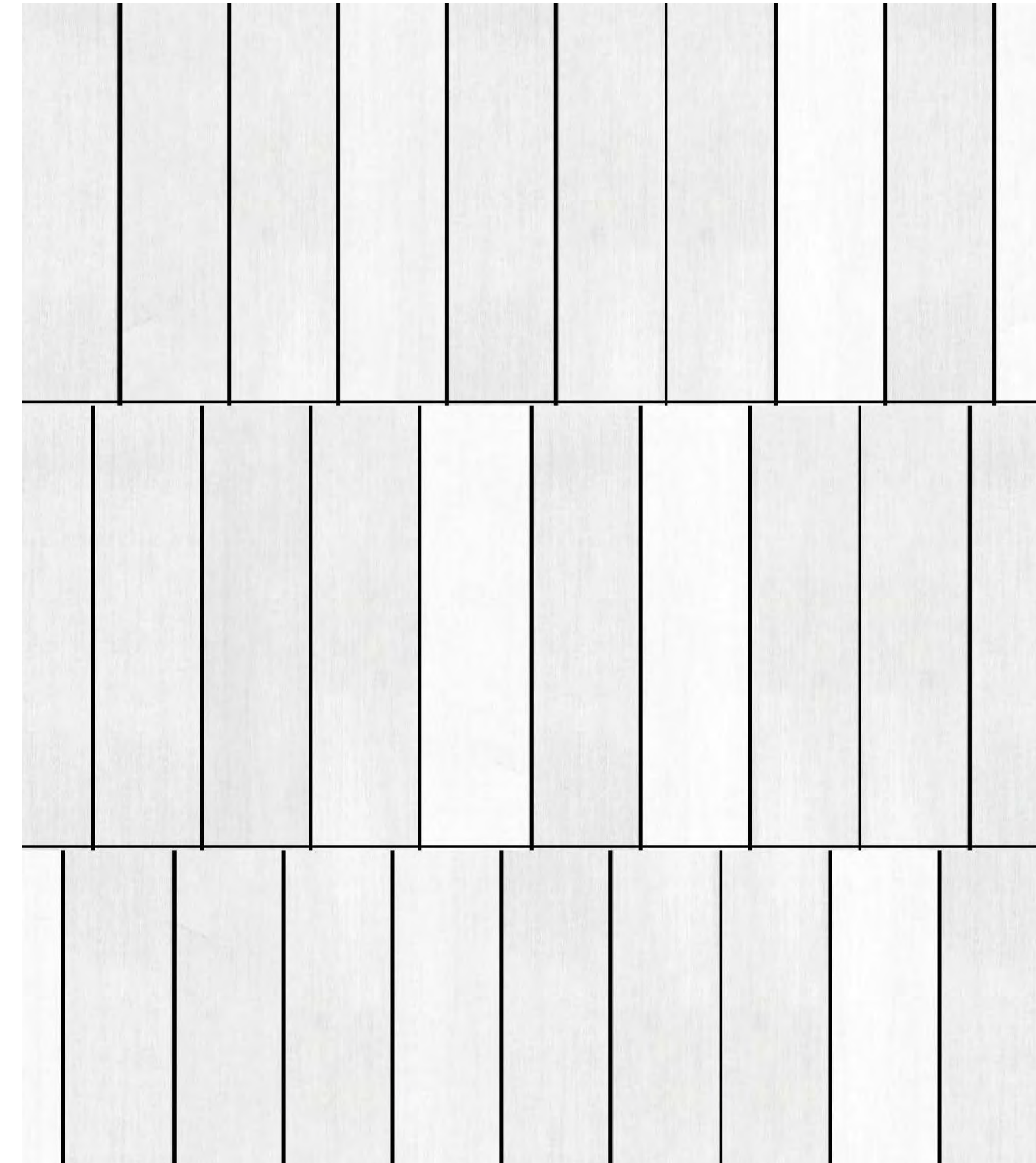




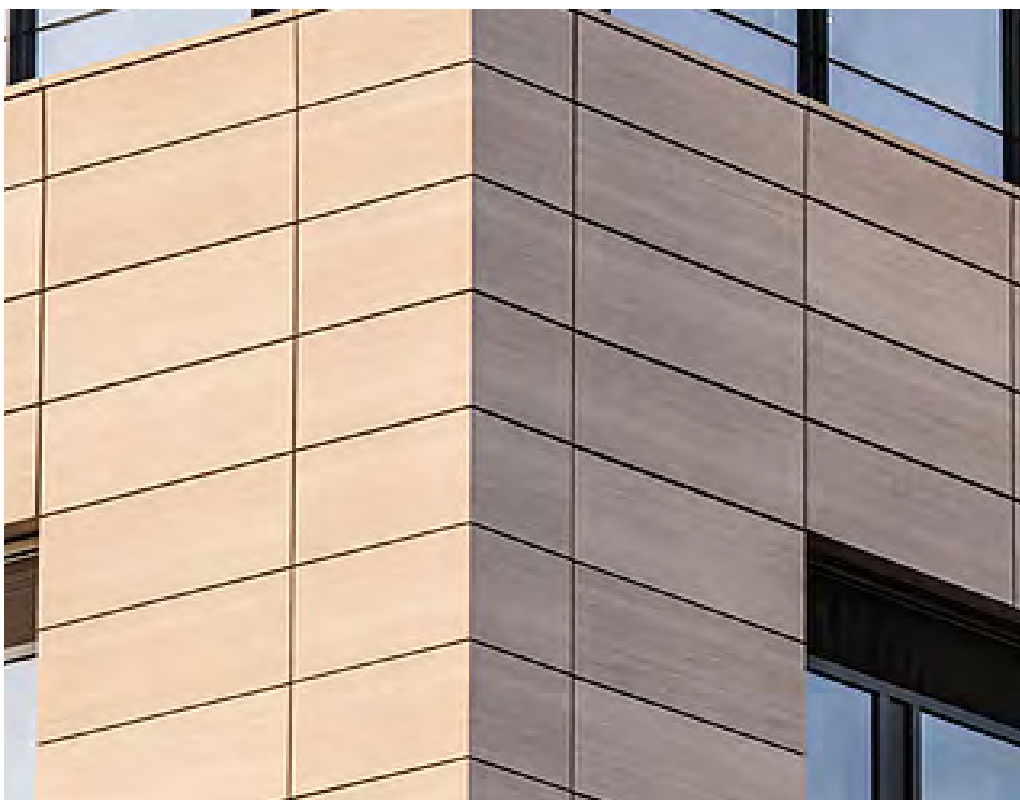
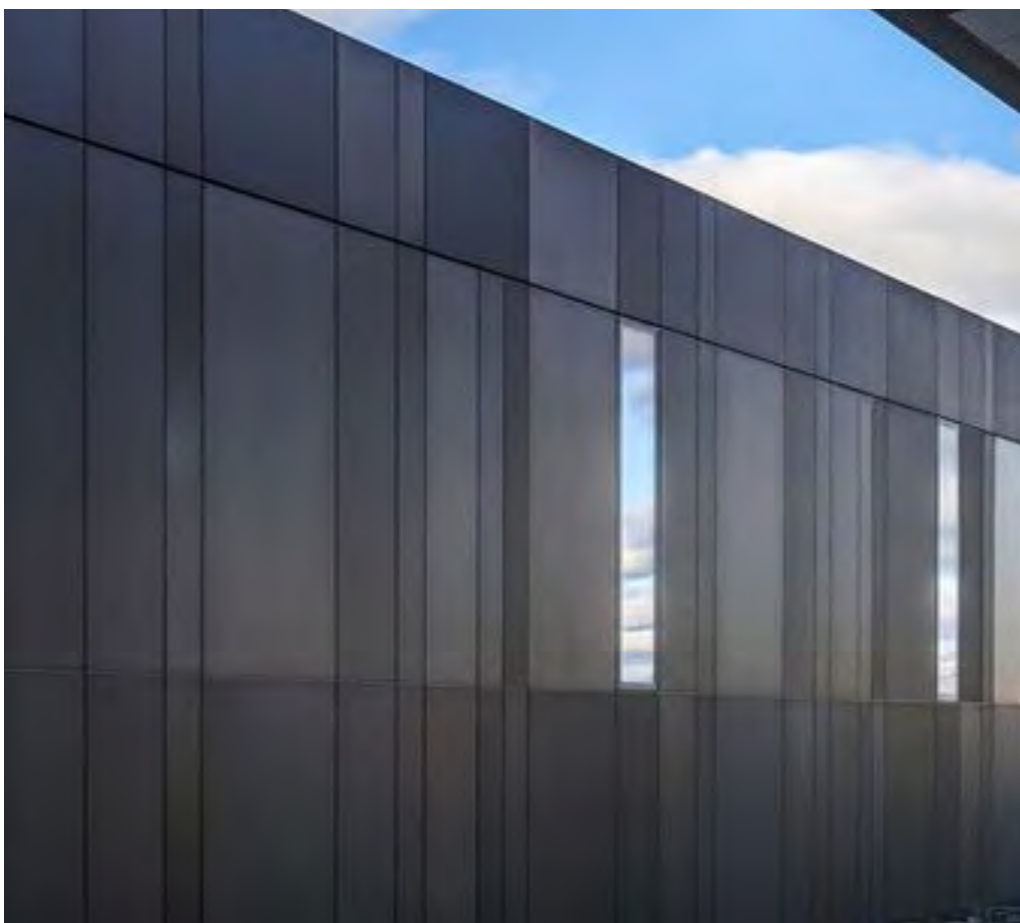




B (for Barn)





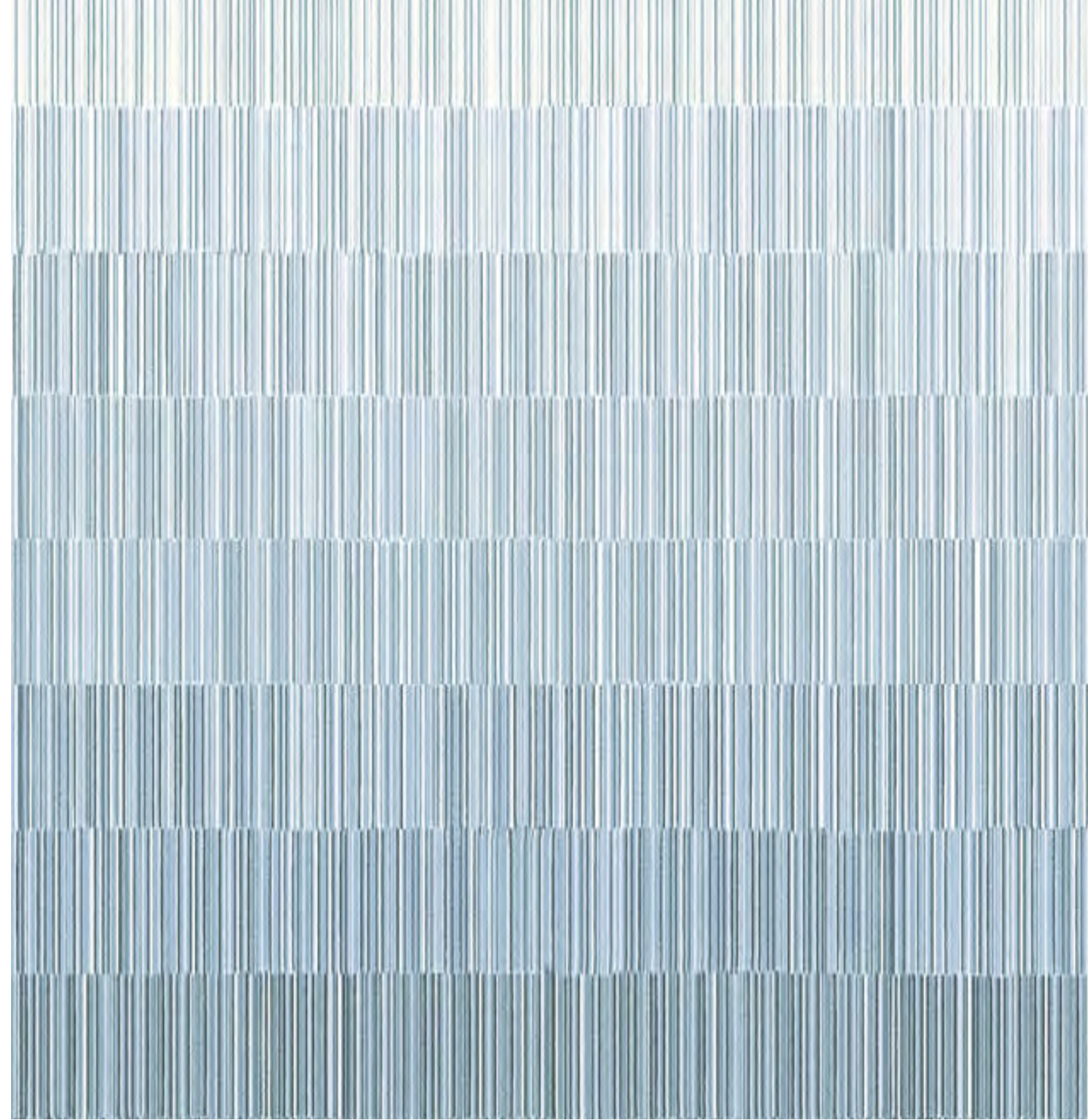








C (for corrugated)















A

WIDTH



B

FINISH



C

DIRECTION



## WOOD BARK/CORE





# COLOR SCHEMES













# LIGHT FACE + WARM CORE

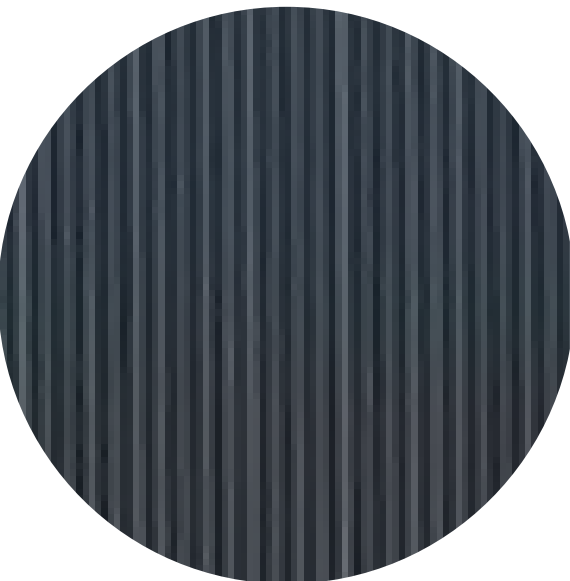


Parklex





DARK FACE + NEUTRAL CORE

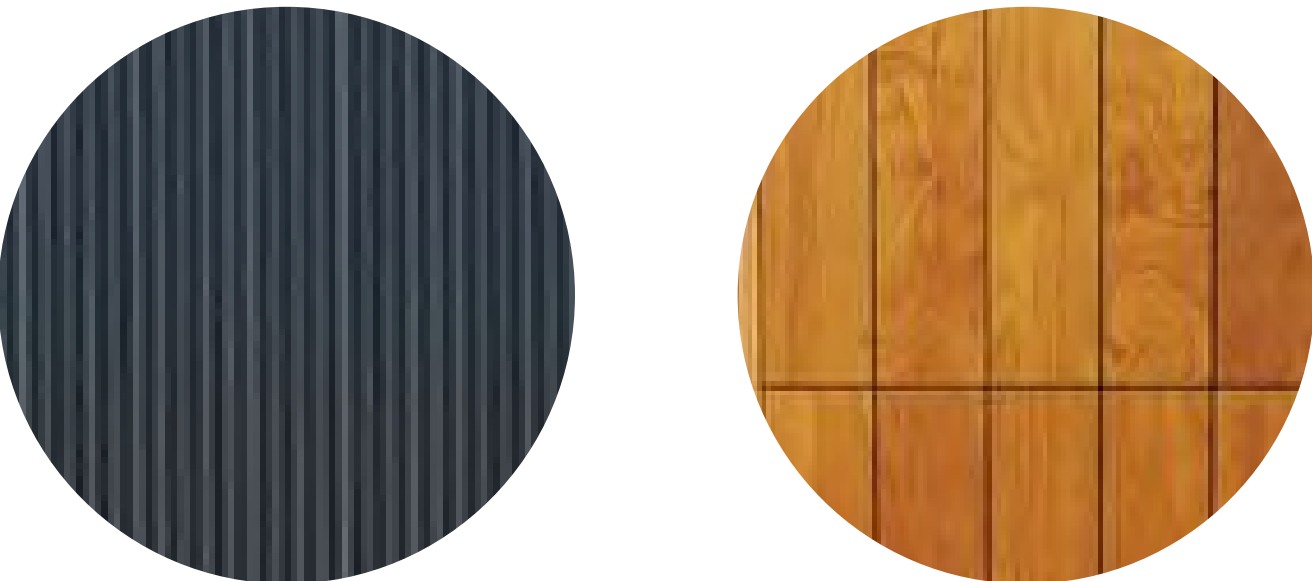


White Oak  
Printed Metal Panel

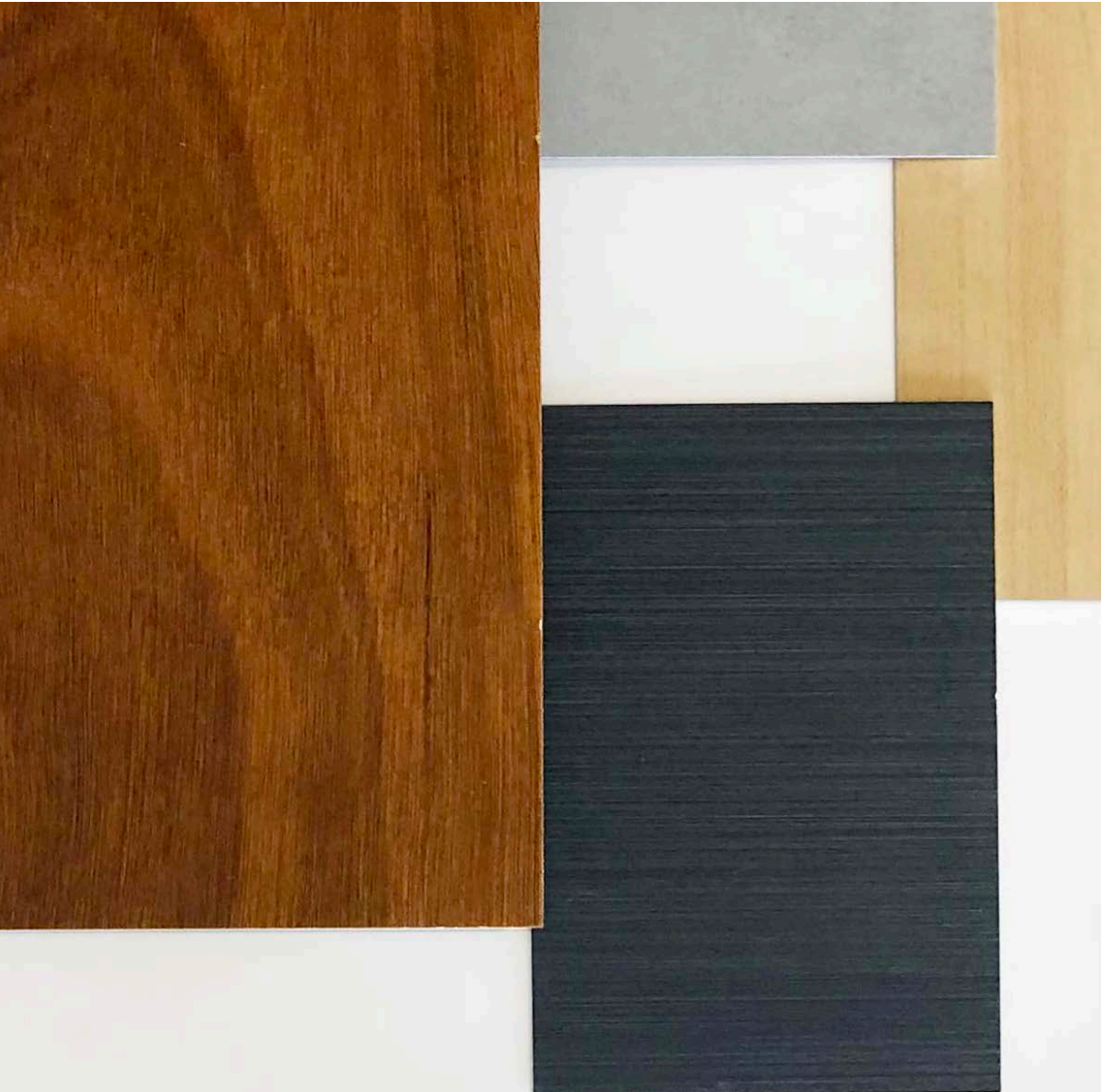




DARK FACE + WARM CORE



Parklex









# FIBERGLASS WINDOWS

## ✓ ENERGY

3x more efficient in reducing heat loss than thermally broken aluminum frame.

Aluminum frames can represent up to 40% of the overall fenestration's heat loss versus around 10-16% for fiberglass.

Reduce risk of condensation and other contribution factors beyond energy reduction including acoustical benefits, etc.

## ✓ CARBON

Estimated embodied carbon difference between fiberglass and aluminum is significant. It is estimated that up to 14 metric tons of CO<sub>2</sub>e could be reduced by going with fiberglass (not including transportation impacts).

Additional carbon associated with aluminum (Kawneer) since their closest manufacturing plant is 790 miles from PDX versus 290 miles for Cascadia.

## ✓ COST

### PAINT

Durable Hydrotuff paint by Blue River Coating. 15 year warranty on finish. Re-paint able / Touch up paint provided and can be ordered





00:05

Break



00:40

# Site Design Update

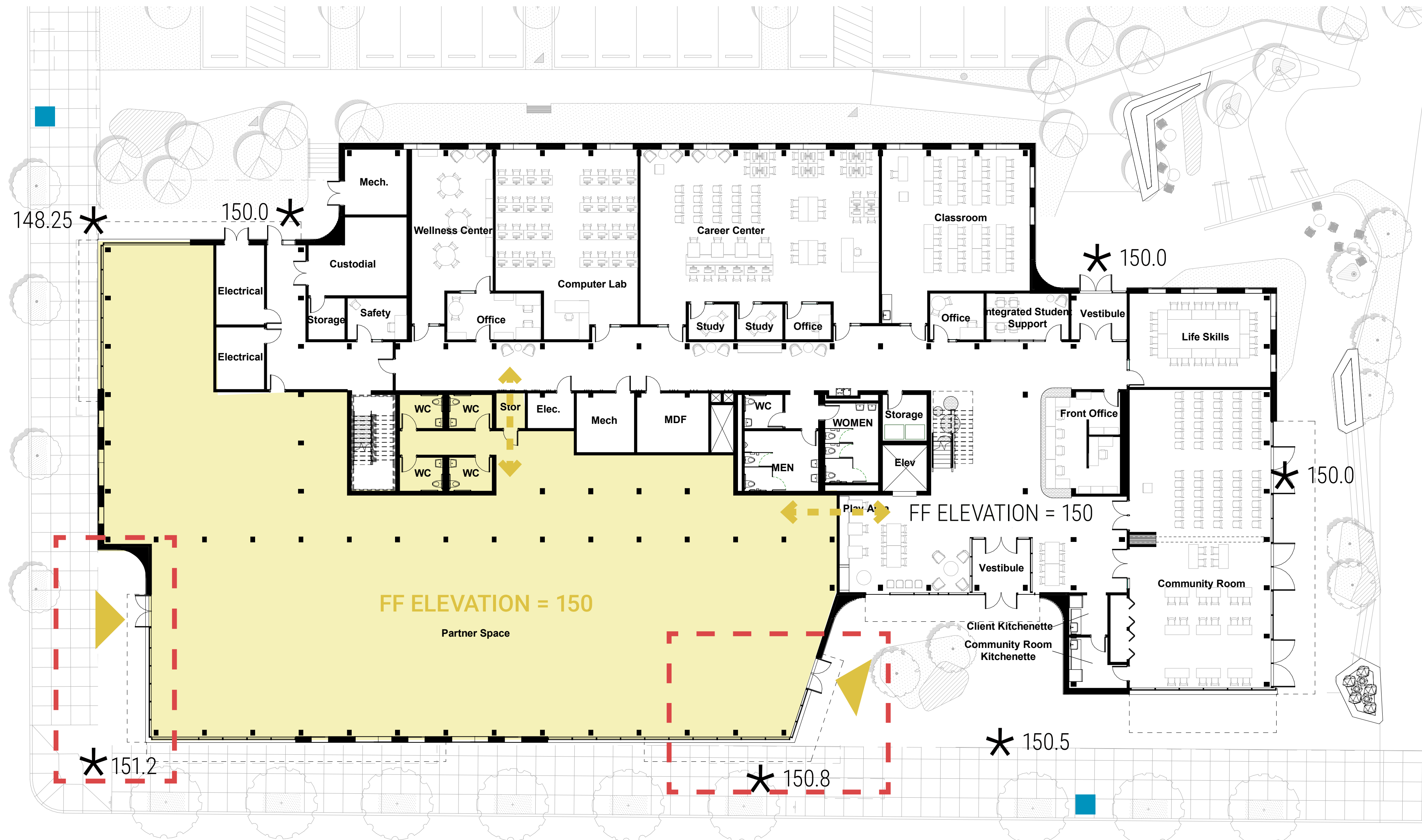


OVERALL SITE PLAN

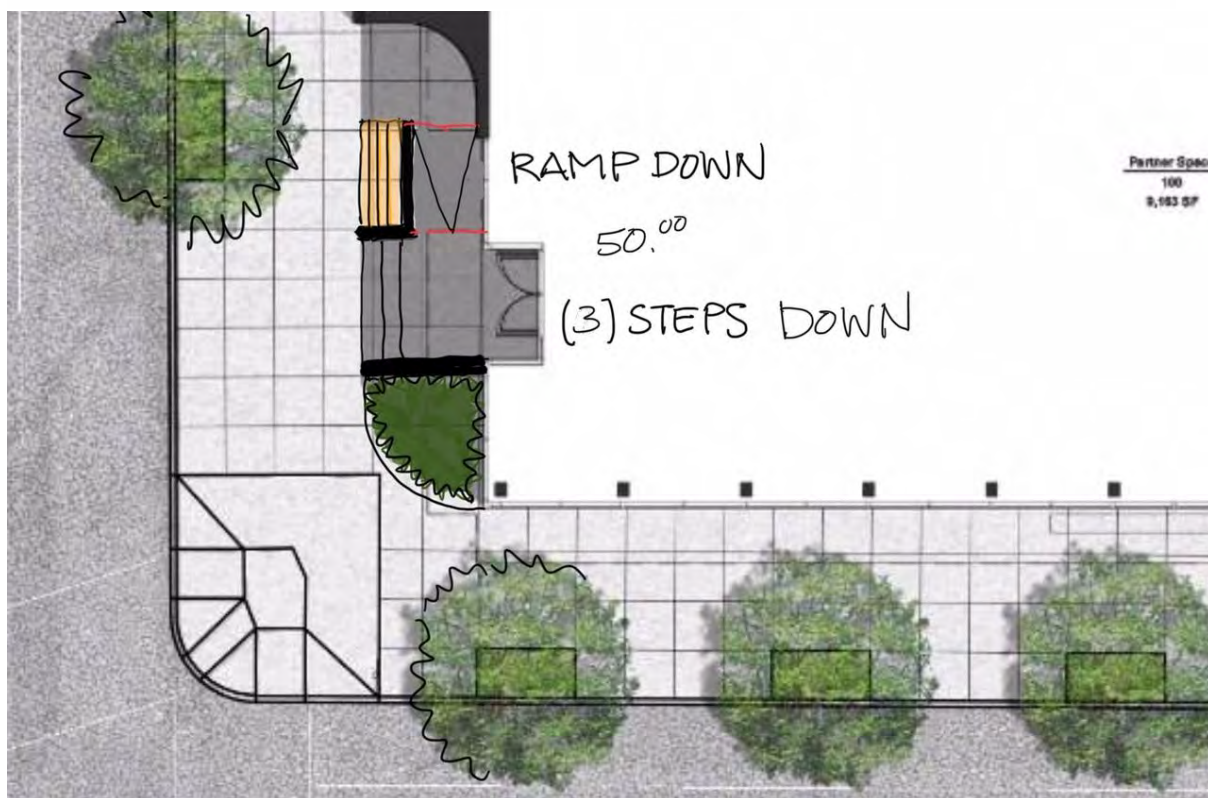
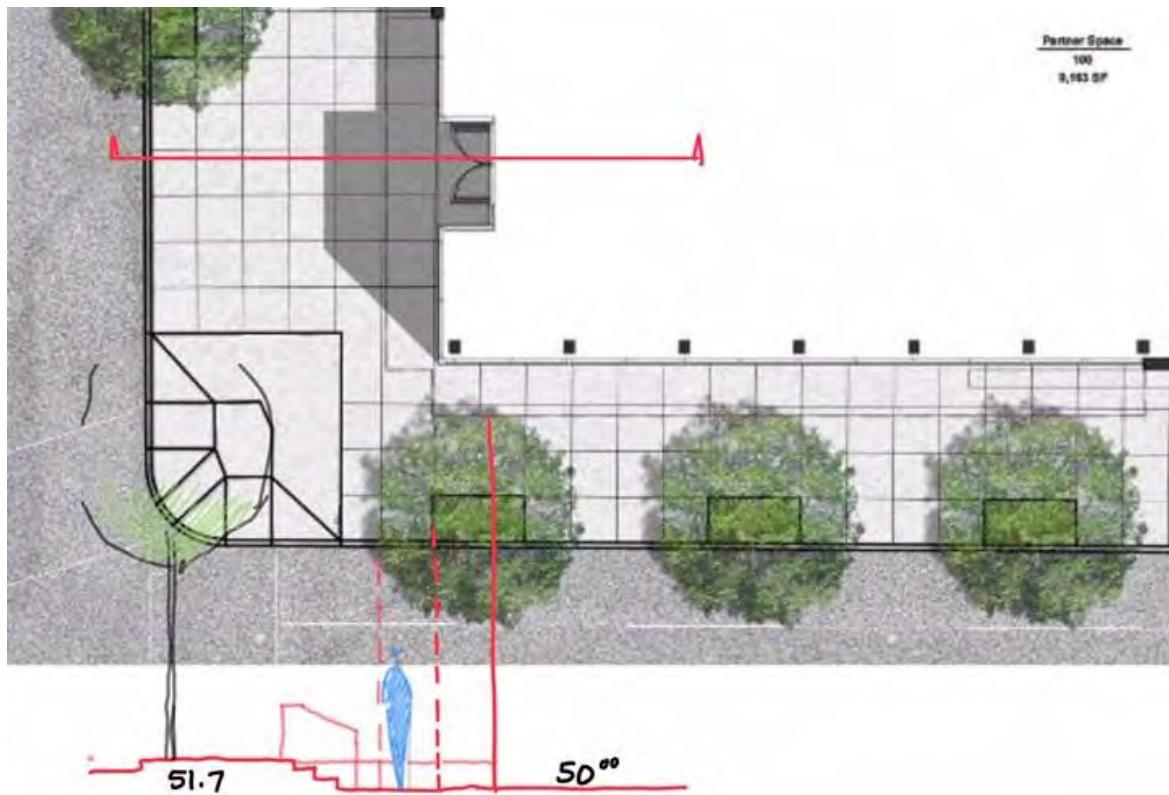




## PARTNER SPACE FLOOR LEVEL















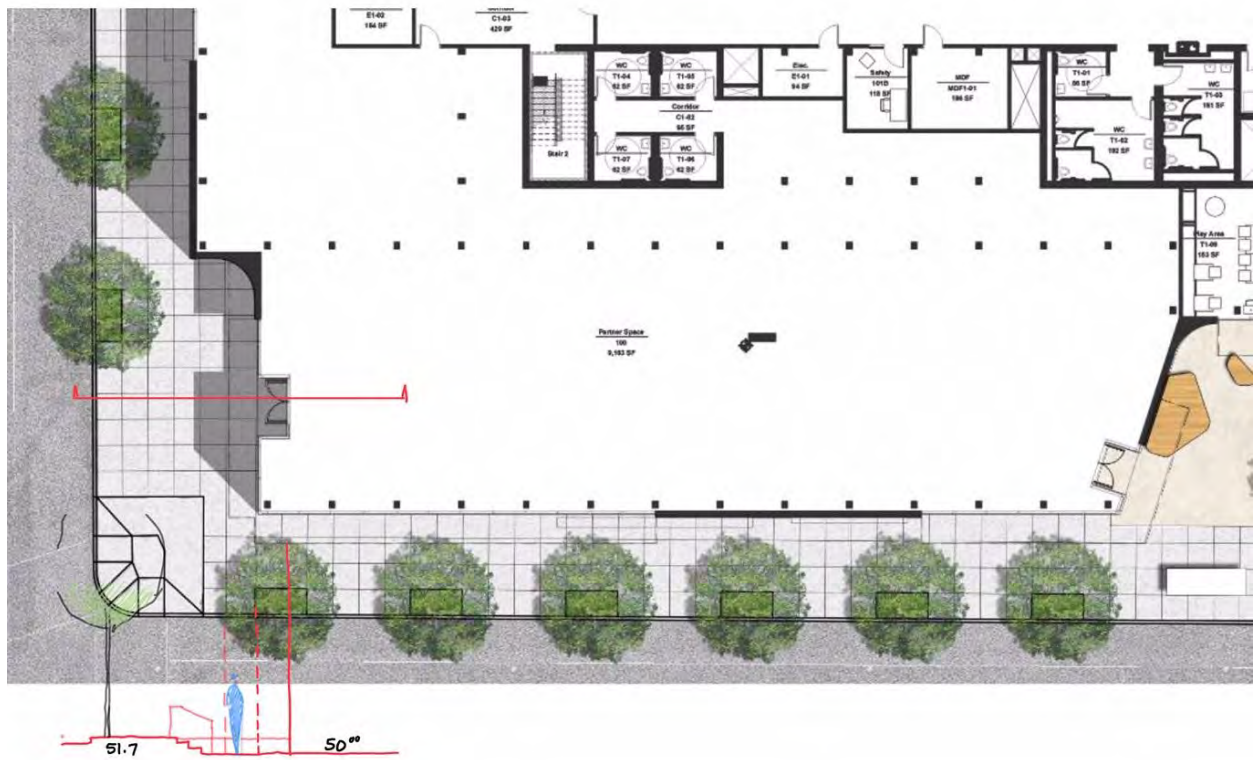






Done

image001.jpg





# TRASH ENCLOSURE STUDY-PREVIOUS





# TRASH ENCLOSURE STUDY-OPTION 1





# TRASH ENCLOSURE STUDY-OPTION 1A

10' TALL EVERGREEN SCREEN





# TRASH ENCLOSURE STUDY-OPTION 1B

6' TALL EVERGREEN SCREEN





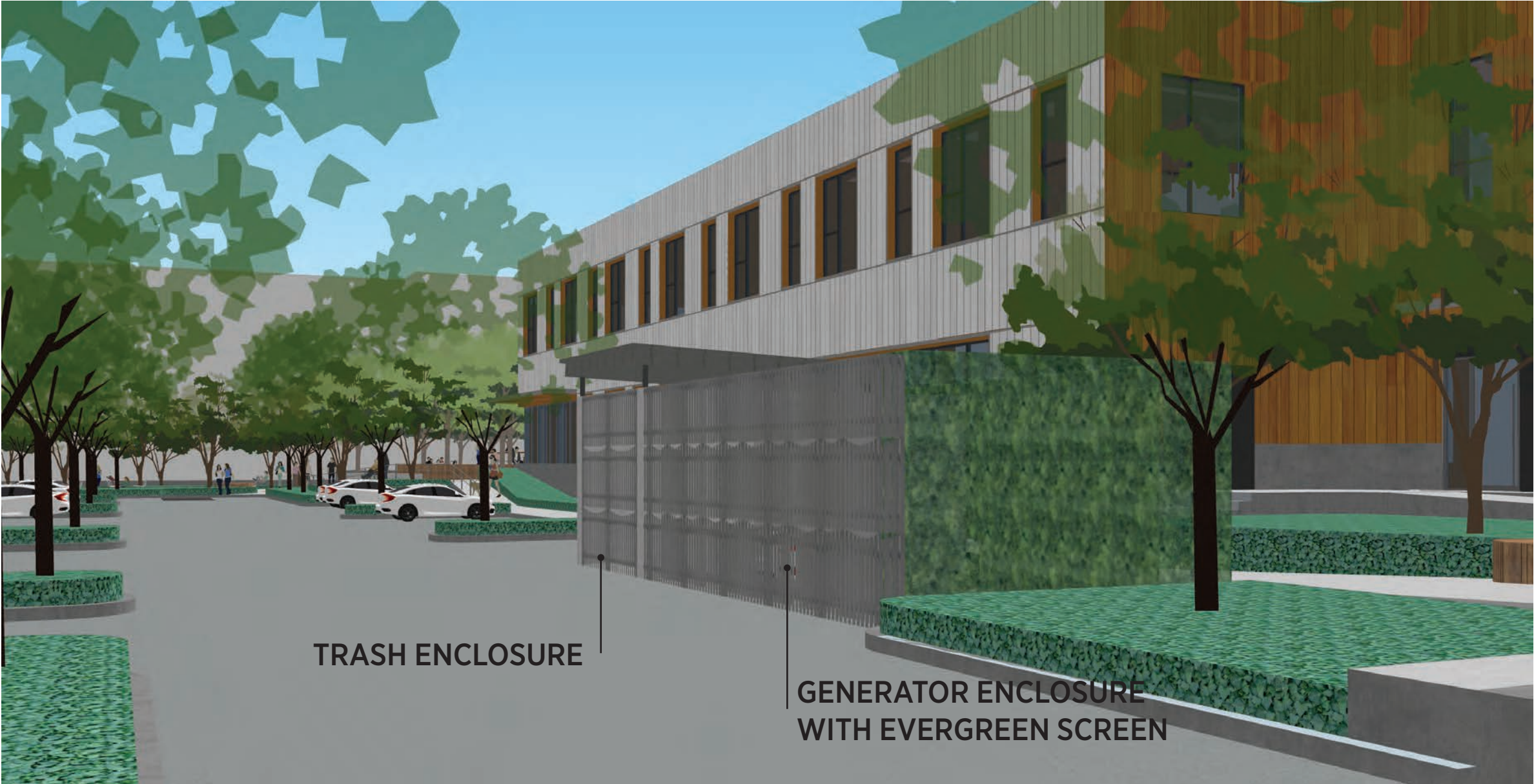
# TRASH ENCLOSURE STUDY-OPTION 2





# TRASH ENCLOSURE STUDY-OPTION 2A

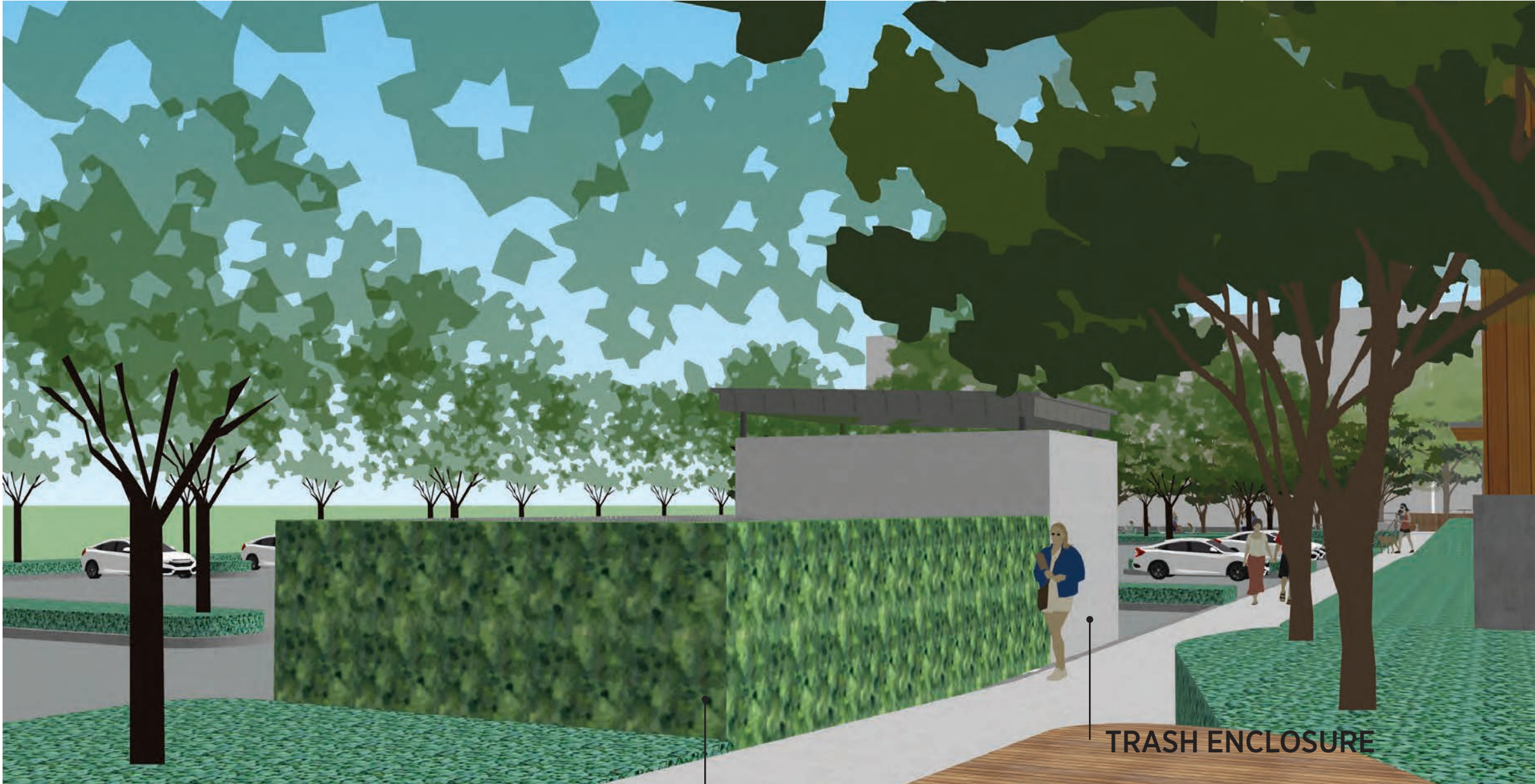
10' TALL EVERGREEN SCREEN





# TRASH ENCLOSURE STUDY-OPTION 2B

6' TALL EVERGREEN SCREEN





# TRASH ENCLOSURE STUDY-OPTION 3





# TRASH ENCLOSURE STUDY-OPTION 3A

10' TALL EVERGREEN SCREEN





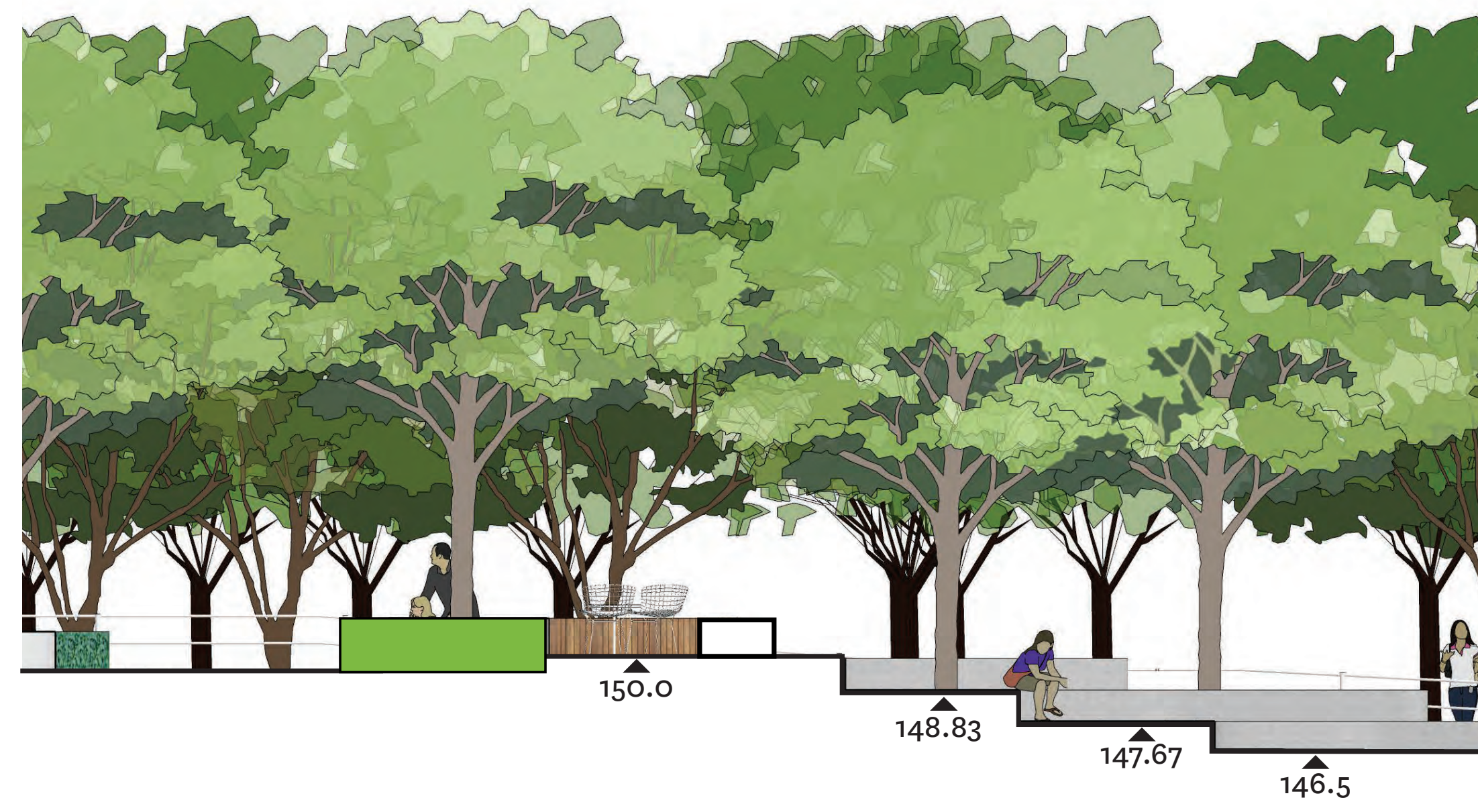
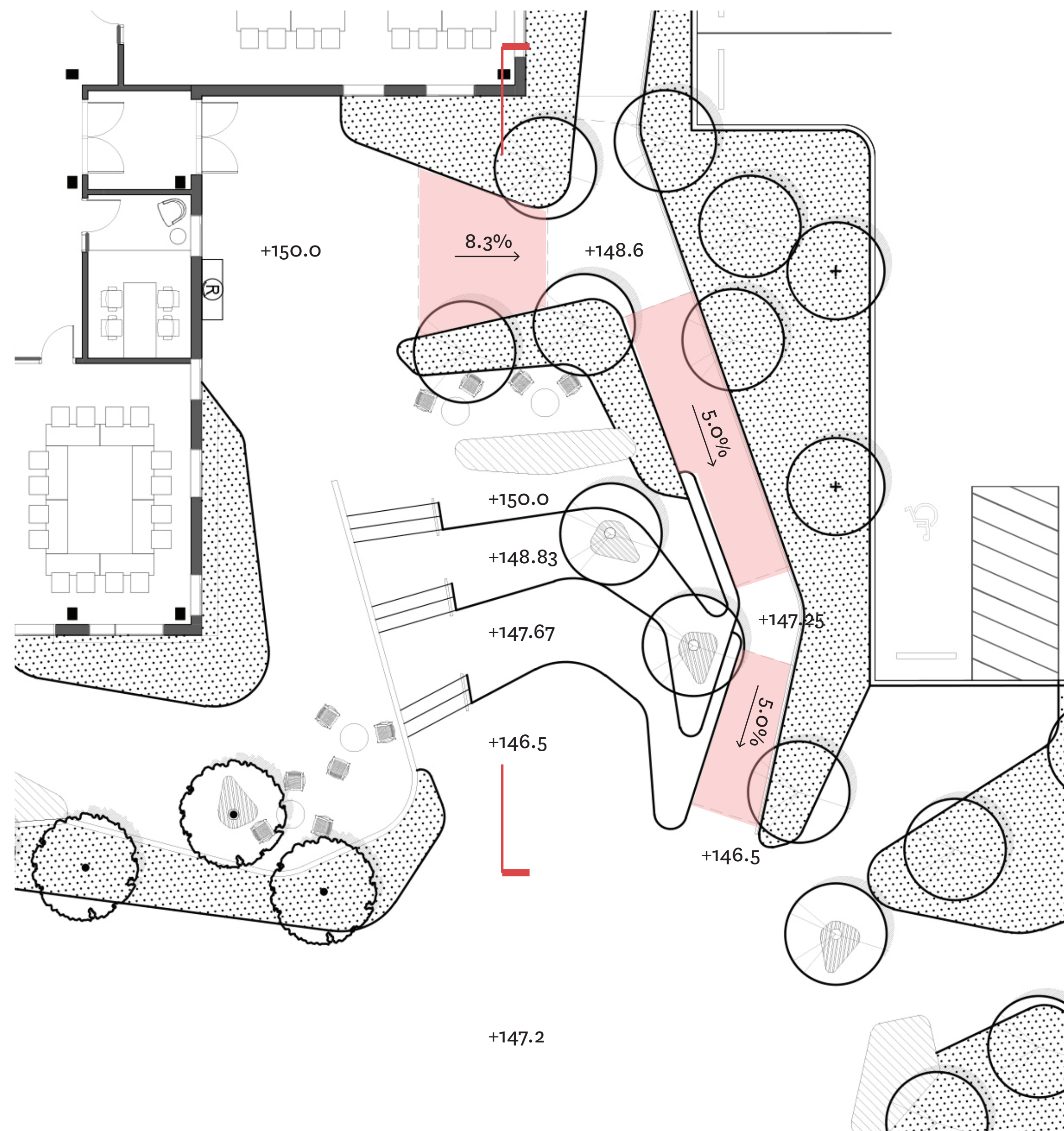
# TRASH ENCLOSURE STUDY-OPTION 3B

6' TALL EVERGREEN SCREEN





# STADIUM SEATING AREA STUDY-SCHEMATIC DESIGN SET





# STADIUM SEATING AREA STUDY-SCHEMATIC DESIGN SET





# STADIUM SEATING AREA STUDY-SCHEMATIC DESIGN SET



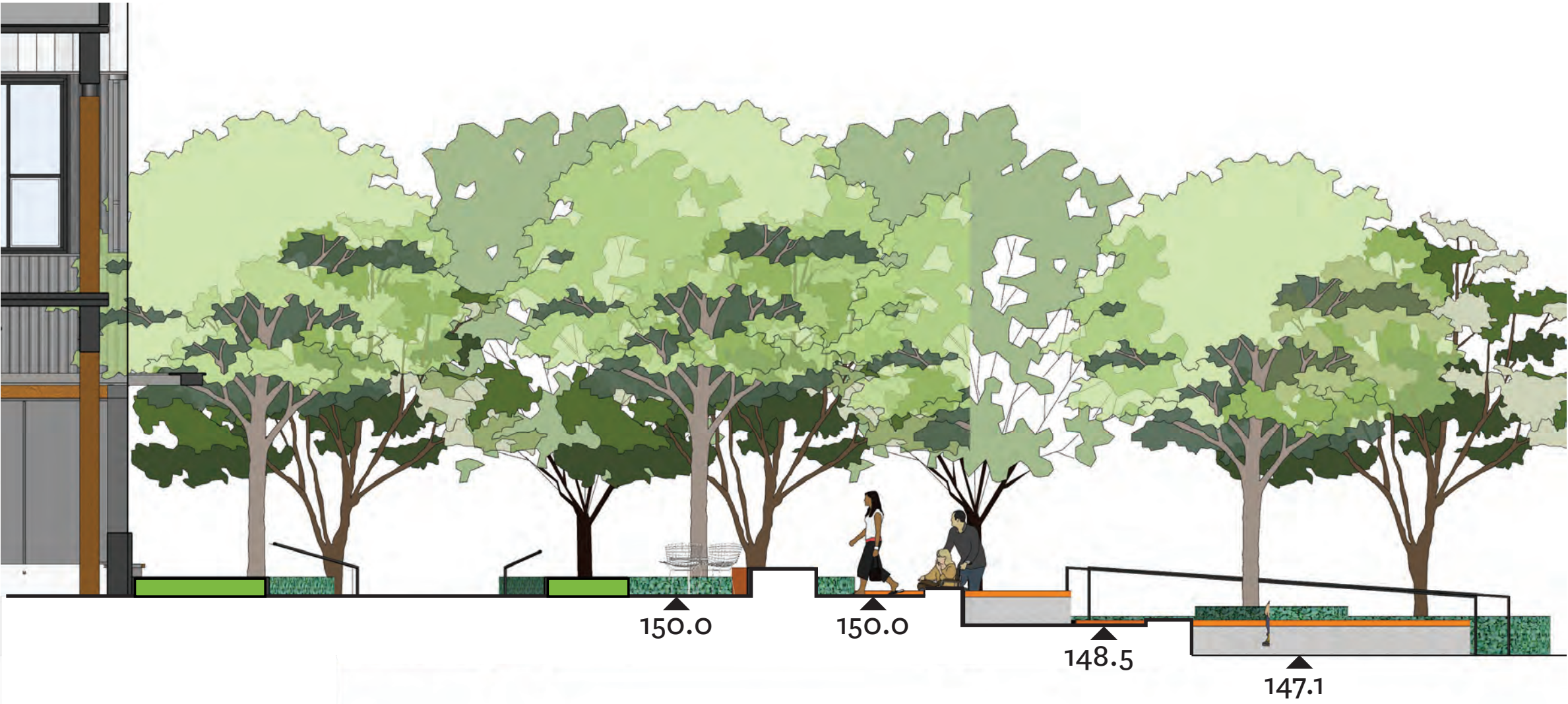
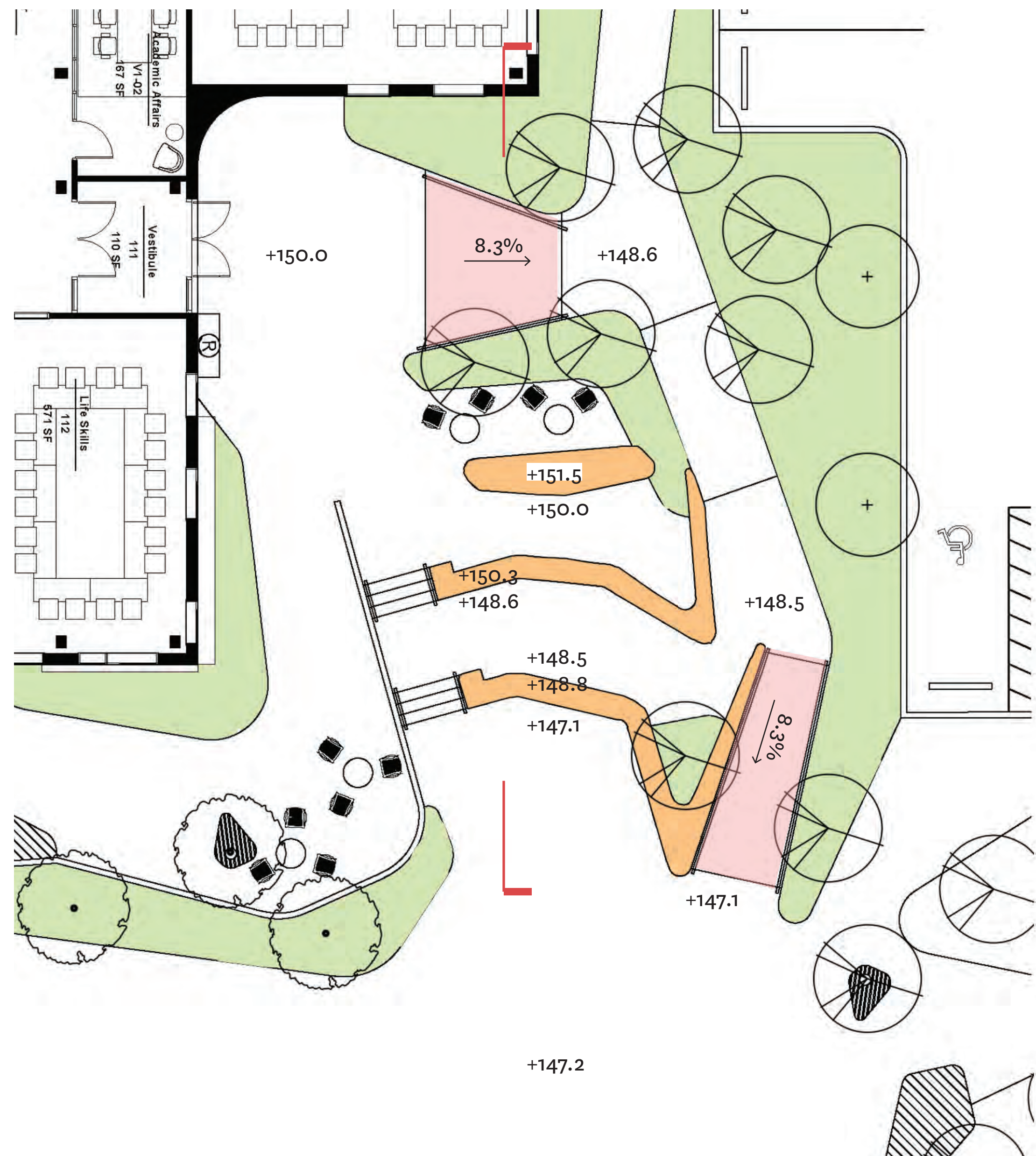


# STADIUM SEATING AREA STUDY-SCHEMATIC DESIGN SET



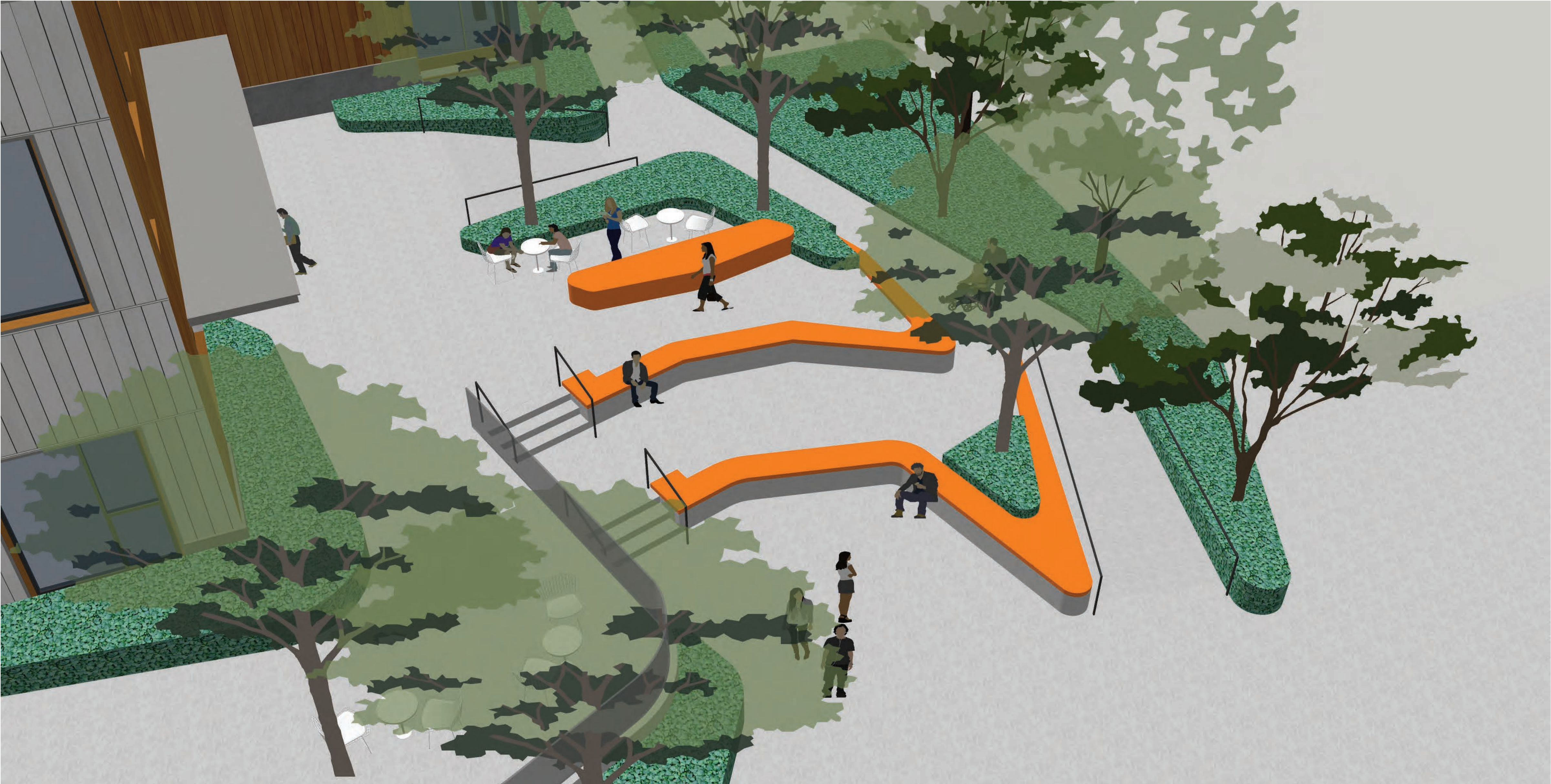


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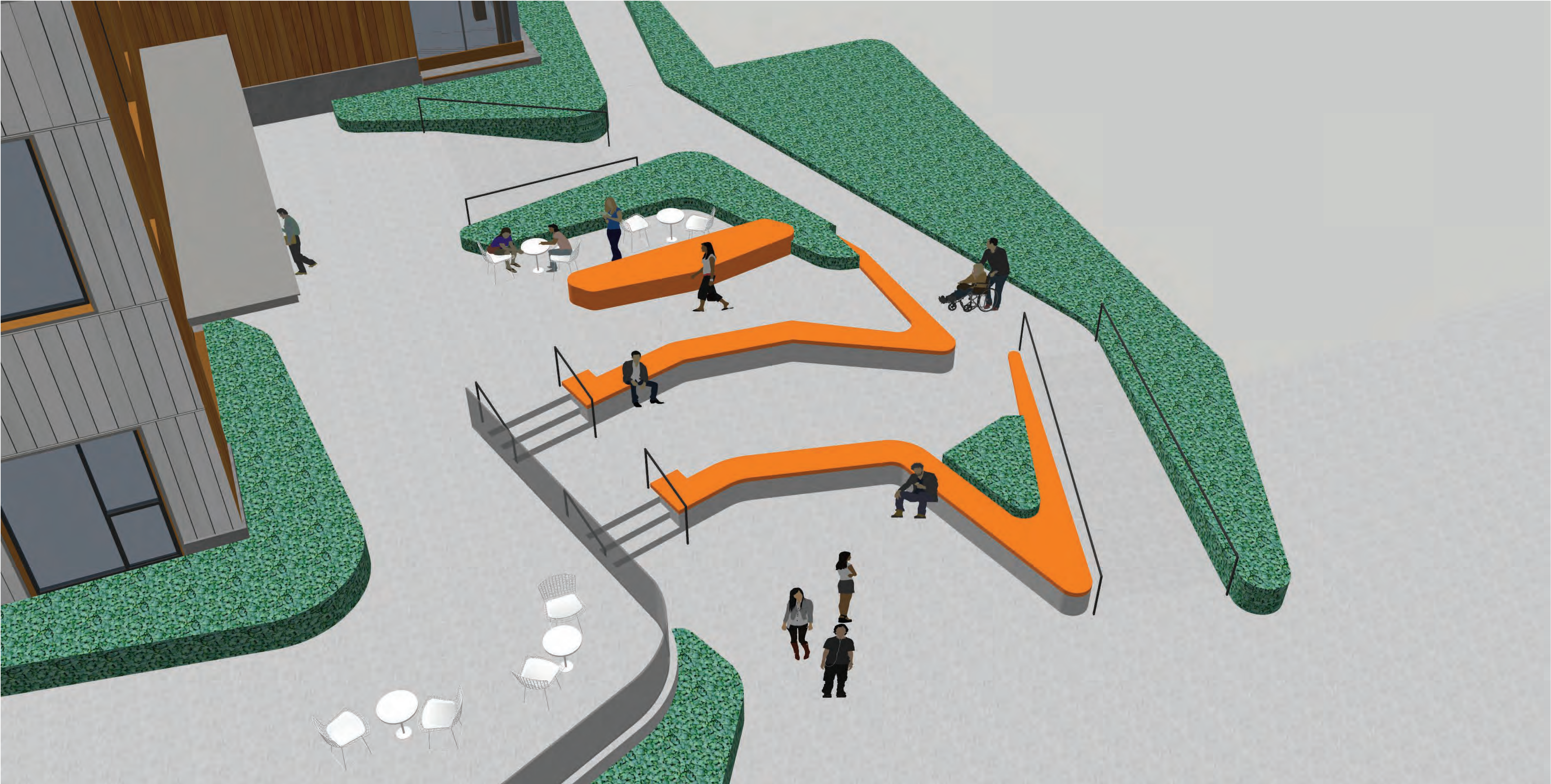


# STADIUM SEATING AREA STUDY-PROPOSED





# STADIUM SEATING AREA STUDY-PROPOSED



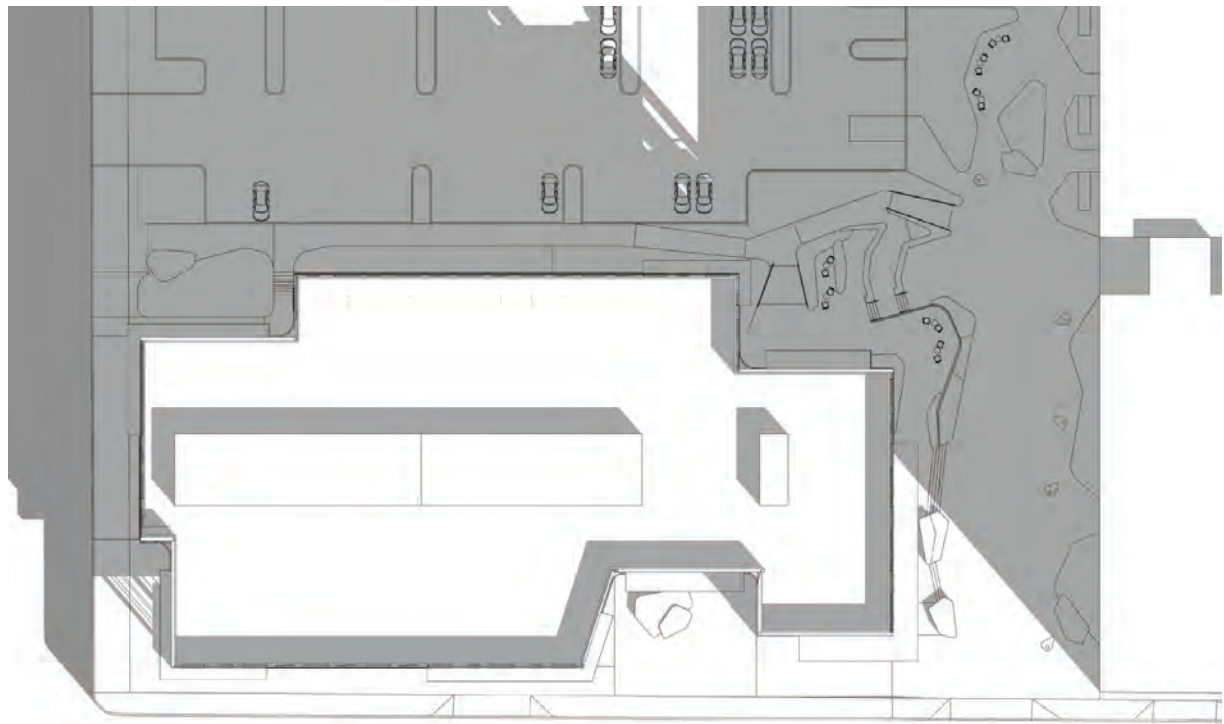
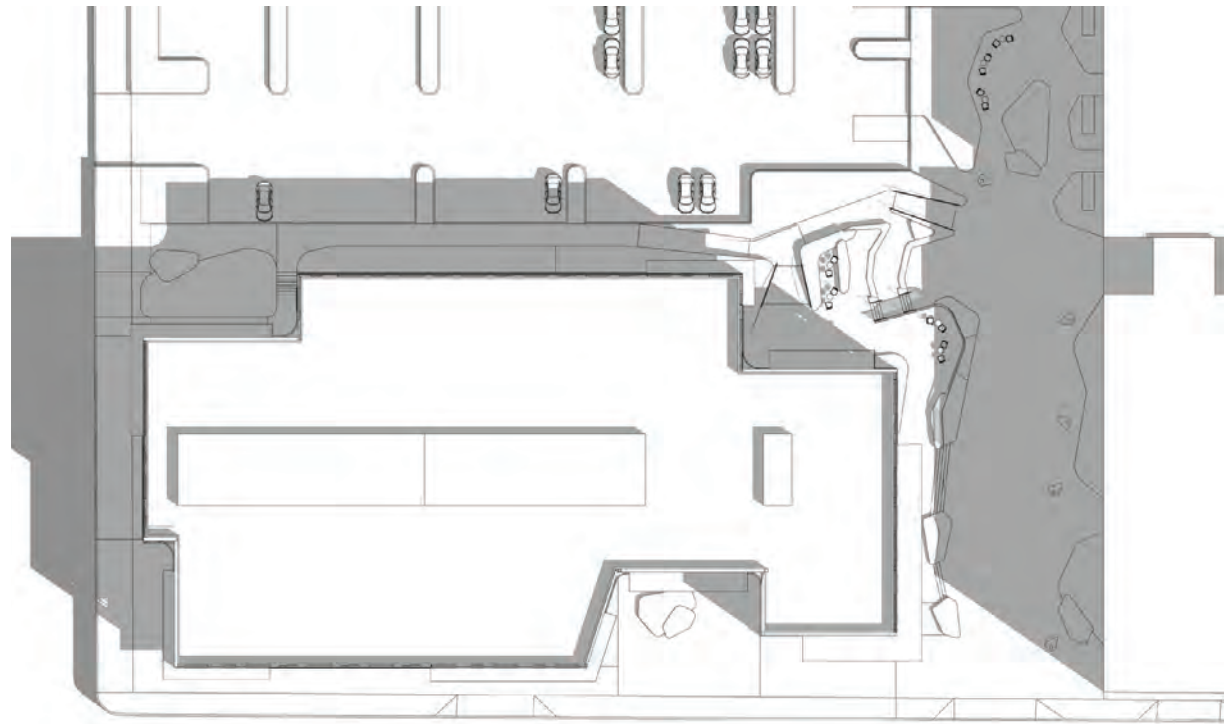
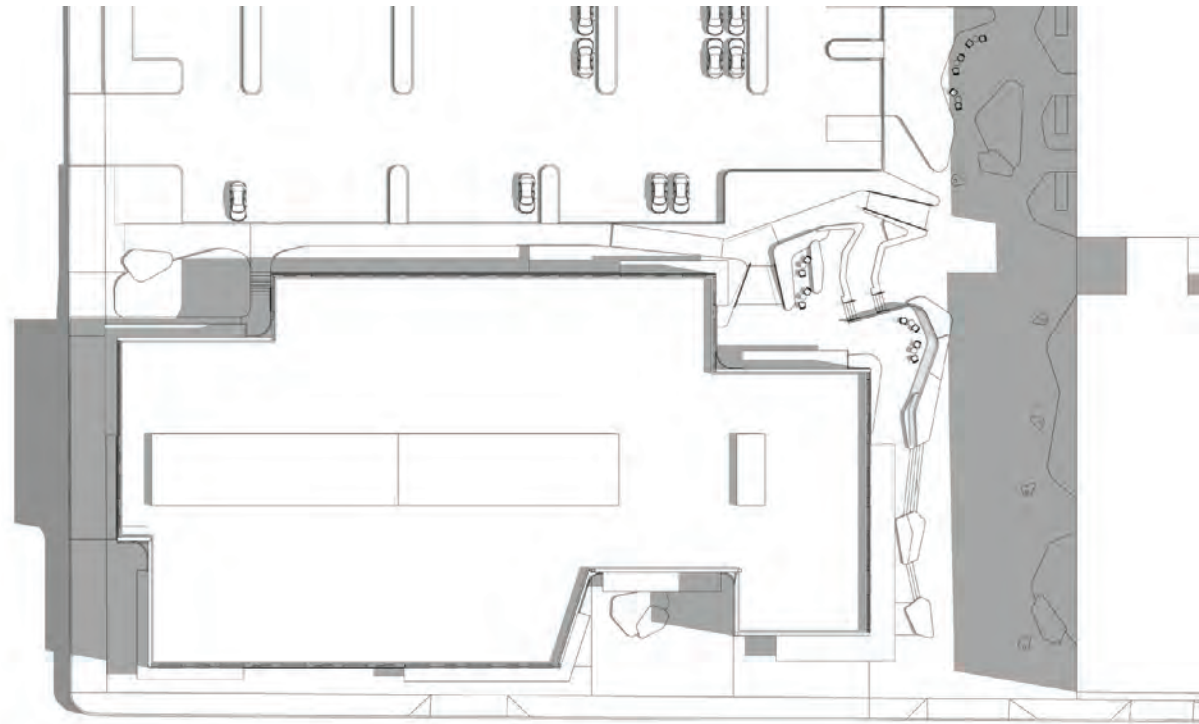


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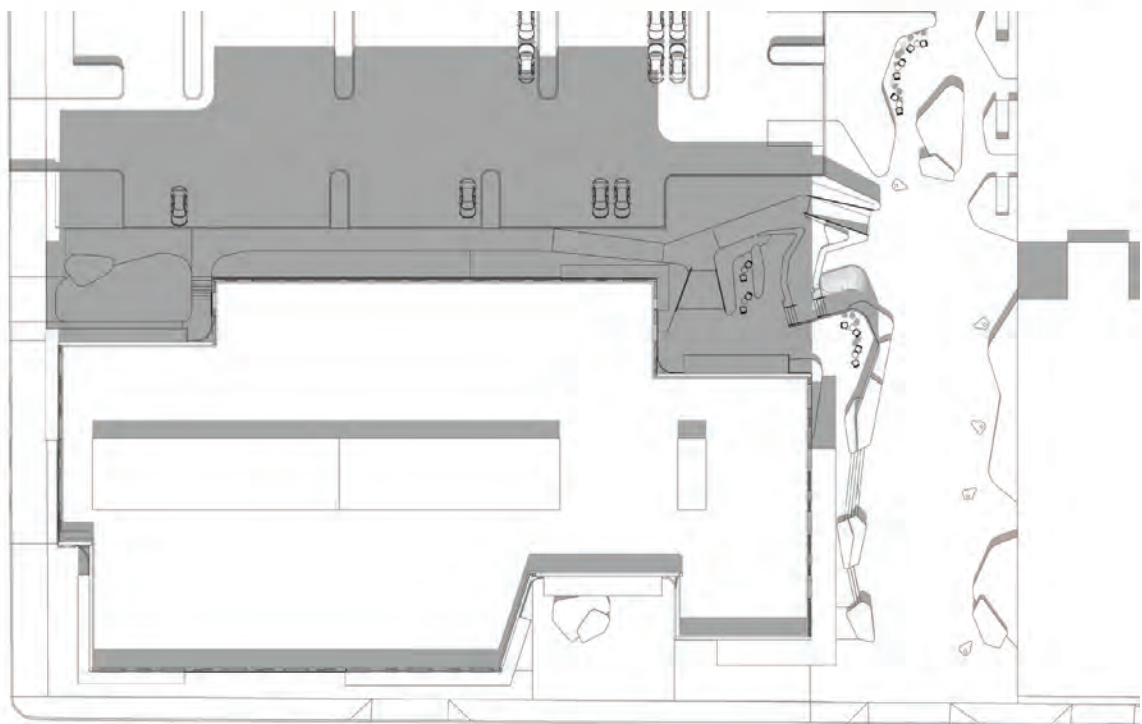
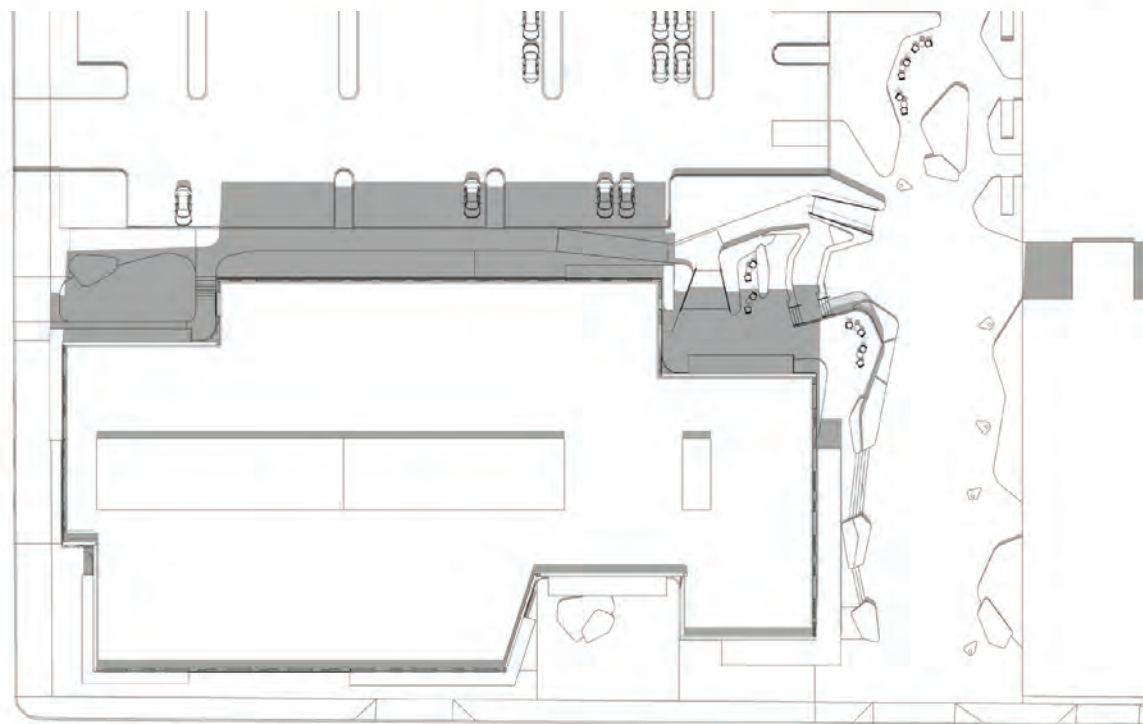
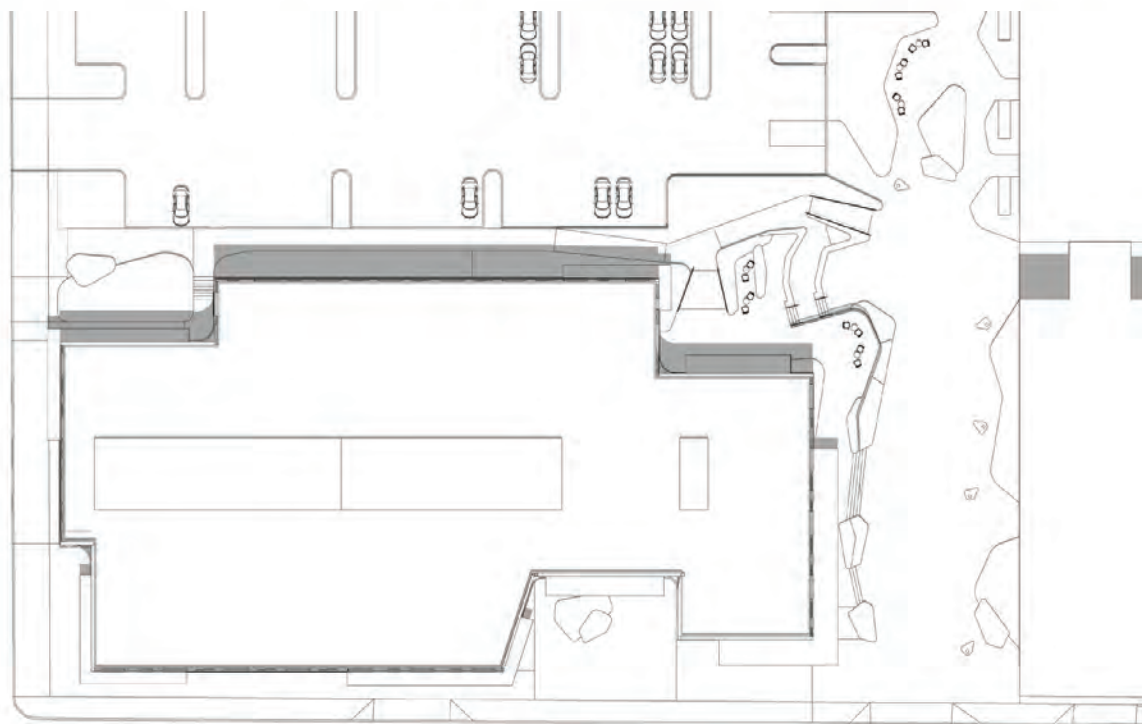




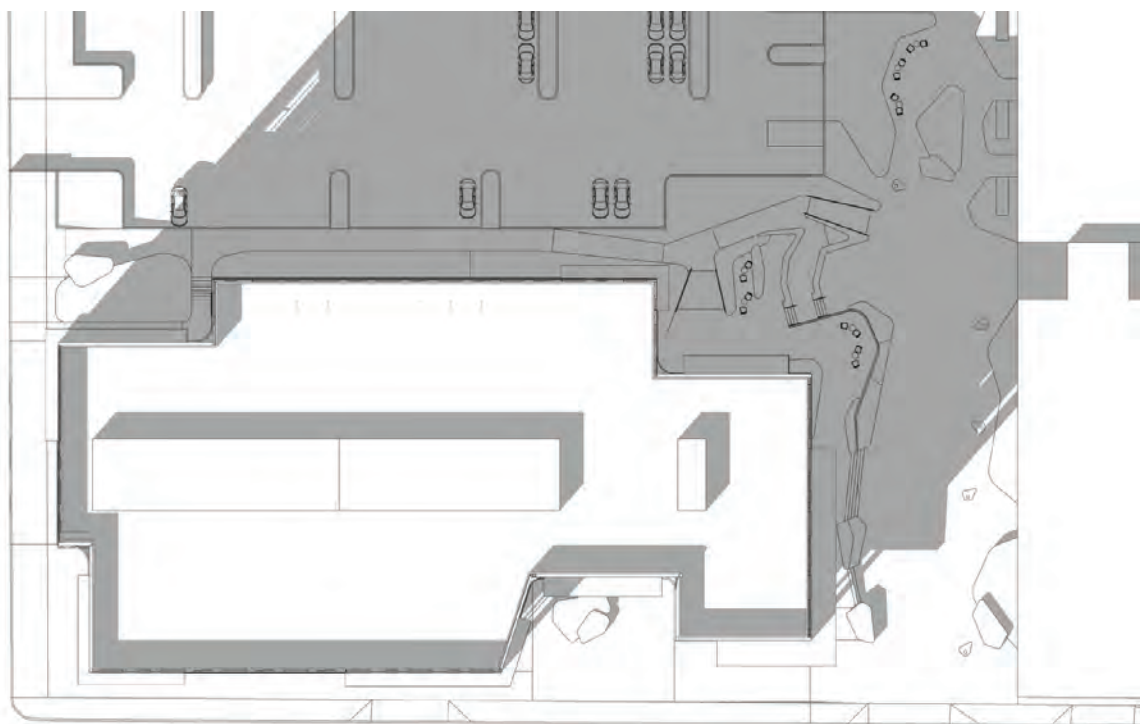
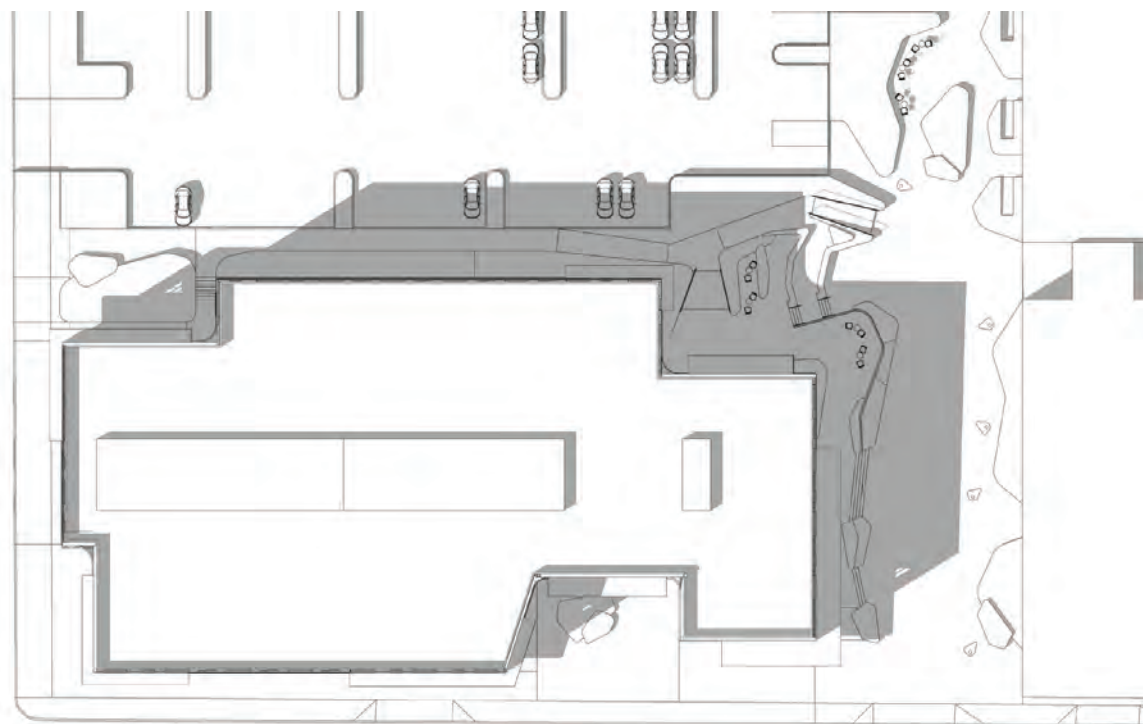
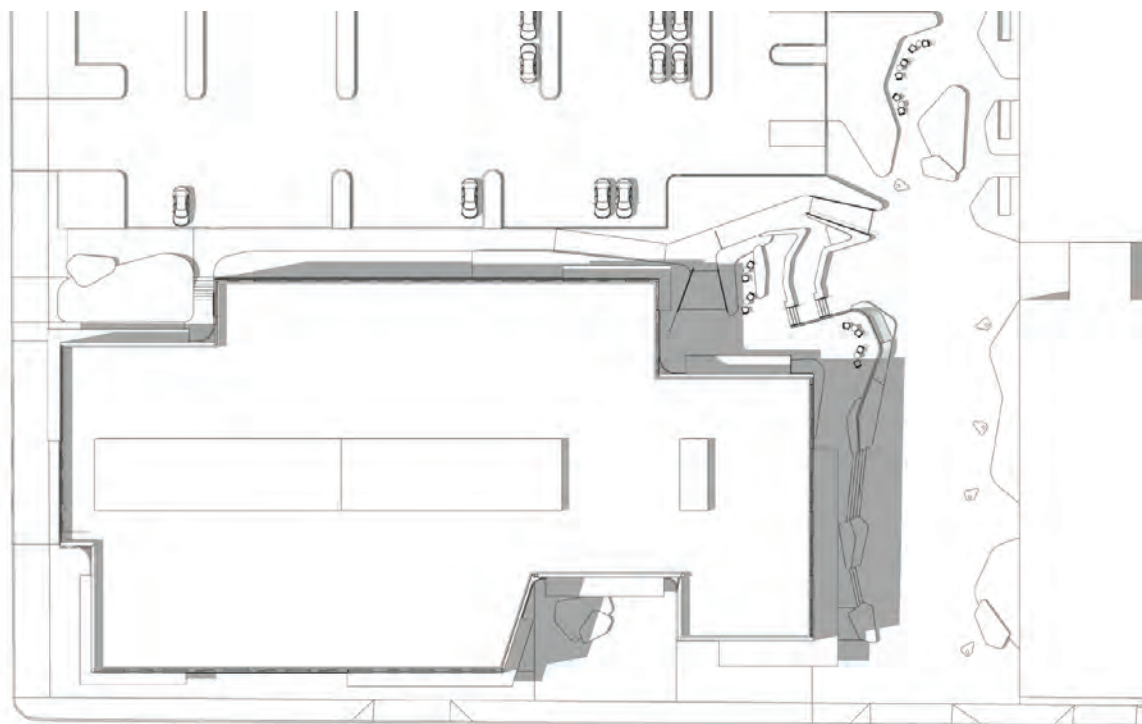
# SUN & SHADE STUDY



9 AM



12 PM



3 PM

SUMMER SOLSTICE 6.21

FALL EQUINOX 9.21

WINTER SOLSTICE 12.21



00:30

Project Updates  
Next Steps



# PROJECT UPDATE

## Construction

MEPF Functional Team

Site Logistics

## Cost

Target Value Design Update

Facade / Interior Framing Trade Partners

## Schedule Update

Land Use

Permitting

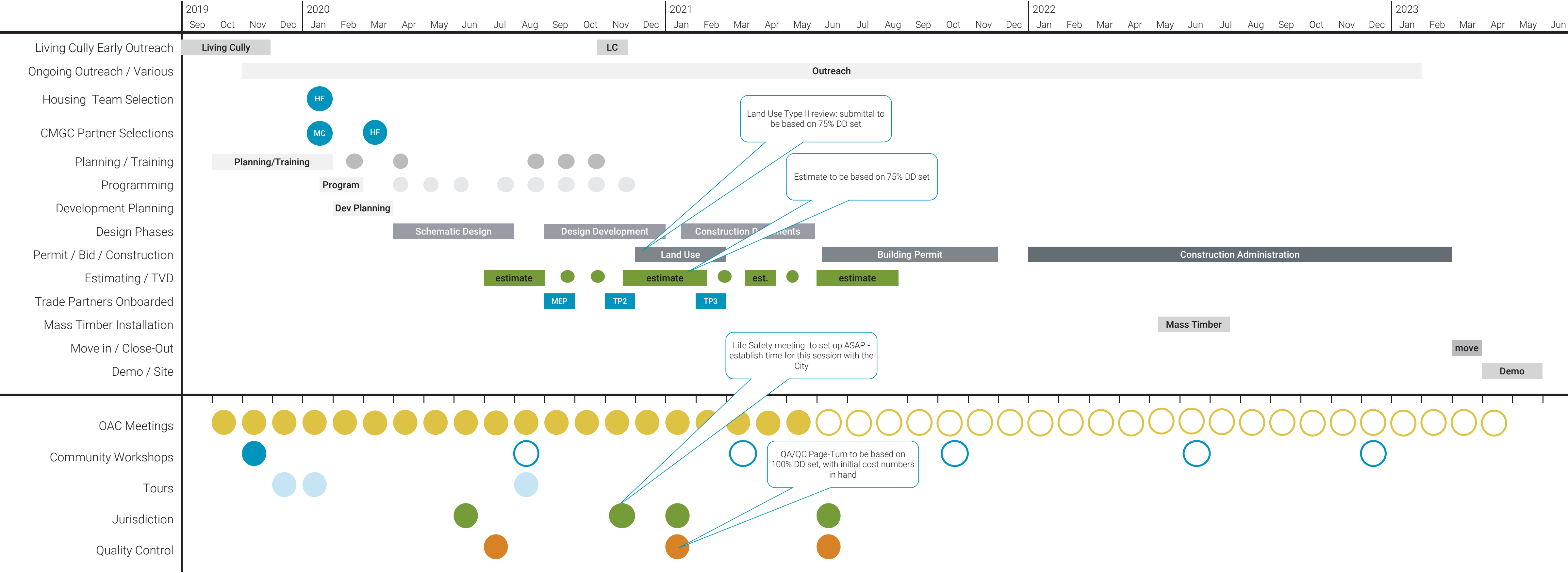
## Outreach Updates



# SCHEDULE

# BORA

PCC Metro Center | Overall Project Schedule  
Thursday, October 8, 2020





## NEXT STEPS

10/15 PCC Board Meeting

10/19 Andersen Mass Timber Detailing

10/22 Electrical AV/IT Meeting with Debra

10/26 OAC - Interior Finishes / Site entry + Pods

TBD Site Accessibility / Universal Design Meeting

TBD October: Living Cully, Neighborhood Meetings, 42nd Ave

## Training

10/19-29 CRT Training for Andersen

10/23 DISC training



THANK YOU



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**Date**  
10.12.2020

**By**  
Becca Cavell

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**Subject**  
OAC Meeting  
Design Development Meeting 6

**Project Name**  
PCC Opportunity Center

**Project Number**  
19016

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**Present**

Rebecca Ocken  
Dusty Hoerz  
Linda Degman  
Krista Phillips  
Gina Valencia  
Donna Bezio  
Jody Giffin  
Pam Hester  
Sam Stadler

[Trudy Jacobs]  
Bryan Lee  
Elizabeth Chen  
John Ludlam  
Amy Donohue  
Jeanie Lai  
Isaac Adams  
Amy Maras  
Sarah Oeftering

Emily Hayden  
Charlie Brucker  
Xiao Zhou  
Caitlin Ranson

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**Distribution**  
Those invited / present

Bora File

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**Minutes**

**1. INTRODUCTIONS AND AGENDA REVIEW**

A. Jeanie reviewed the agenda

**2. BUILDING DESIGN UPDATE**

A. Elevations, color & Material Studies

1. Prior discussion had highlighted some discomfort with the window proportion – the team has responded to this with a new design that removes some mullions
2. Trying to make the north side of the building look less like a “back”, with the addition of some more storefront
  - a. The renderings show how elevated the building is above the adjacent grade on this side of the building
3. Looking at the NW corner the storefront also wraps the building – trying to keep it warm and welcoming along with the rest of the building
  - a. Charlie notes that the trash enclosure / transformer aren’t shown in the image yet
4. Discussion:



- a. Dusty is feeling very positive about the design update
  - b. Pam – loves the design; the Life Skills space is a very interactive space, with lots of activities. The existing room is full of inspirational messages – very cluttered but also very inspiring. Pam likes the cacophony of the room, but also believes that rooms shouldn't be designed around one staff member. Folks in this room are learning new skills. Doesn't need to be behind walls rather than glass but believes this should be reviewed with staff.
  - c. Dusty asks what sort of windows coverings will be in this room – is darkening for projection needed? Jeanie – mechoshades without a need for blackout.
5. Material options for exterior: the team has been working with Andersen and showed a set of options
  - a. Design Concept – darker exterior / bark and lighter interior / wood
  - b. Option A – vertical rhythm; two different colors of Parklex – a light color, quartz and a warm color, copper. The copper is used to line the window reveals; Parklex has a wood texture and is a composite material
  - c. Option B – a barn concept. A variation on A, but with two different finishes in the Quartz color – a flat and a gloss finish.
  - d. C – Corrugated – adds more texture, with a corrugated metal panel; had looked at softer profile but now looking at a shark fin profile that shifts across the façade.
6. Discussion on exterior materials
  - a. Rebecca is nervous about Option C ["direction"]
  - b. Krista also prefers Options A and B
  - c. Krista wonders how the Parklex at the return condition at the windows
7. Color Schemes
  - a. Sarah showed two different color schemes – a lighter and a darker option; the design team has started to look for material samples
  - b. Unfortunately, Parklex doesn't make a middle-toned color variation, and so Bora is showing a printed metal panel instead of Parklex.
  - c. Two variations for core color shown with the darker exterior; Bora feels the that warm core results in a design that is too dark overall.
8. Discussion
  - a. Krista wonders if Parklex might be available with more texture / knots
  - b. Rebecca prefers the Quartz/Copper variation – everyone agrees
9. Texture / Panel discussion
  - a. Rebecca likes B, with its variation in finish
  - b. Krista recalls that Rock Creek Building 7 has some challenges with dirt on its light-colored brick facades and wants the team to make sure to pay attention to this. Would be interested to know how each material. Linda notes that Willow Creek also has the issue and its more medium tone
  - c. Dusty notes that Parklex is used on the Hyatt convention center downtown – he's a fan of the B Option
  - d. Krista likes Bora's approach for all design options; she wonders how graffiti will be managed. PCC most likely has a standard height the coating should be applied up to. Bryan wonders if the coating is needed – Linda: yes, typical for PCC buildings especially those in the public realm
  - e. Dusty wonders how the graffiti coating will change the appearance of the project – Sam recommends expecting to see this on any material. Also notes that it is possible to use the coating on metal panels



- f. Dusty notes that the panels will have dimensional constraints that might drive the window size
- g. Linda: PCC can't specify a single product; Jeanie: we can specify wood veneer composite panels to get competitive bids

## B. Fiberglass Windows

- 1. Since the last meeting, the Cascadia Window Rep met with some of the OAC participants about fiberglass windows. Linda also visited the Fourth & Montgomery project to view its windows. Energy, carbon and cost performance are all highly competitive. The paint has a 15-year warranty.
- 2. Krista asked about competitive specification and bidding; Becca noted that this was achieved at the Lincoln HS project. Sam notes that there are other systems on the market, and it's important to keep the spec open.
- 3. Krista asked if there are choices for profiles in this system? Sam noted that the depth is the variable and that is based on structural requirements. Amy noted that OHS Cascades has Cascadia windows and Amy noted she's really pleased with the product.
- 4. Bora confirms that Faubion School is Cascadia – Krista will visit
- 5. Sam notes that a window system decision is needed soon to support the Trade Partner on-boarding for the enclosure.

## 3. SITE DESIGN UPDATE

### A. Partner entries / Floor Level

- 1. PLACE and Bora have been carefully studying door locations and floor elevations
- 2. Choice is to set the entire building a single level, as shown in the SD set, or to set the partner spaces at a higher elevation
- 3. The SW corner is 18 inches higher than the building FFL
  - a. Design team is planning a set back that will help mitigate trades but it is challenging
  - b. If FF is +150, this would require a ramp and three steps – PLACE shows this achieved within the building or outside of the building
- 4. Exterior grade changes create difficult drainage conditions as well as other challenges
- 5. A 6-inch ramp doesn't need handrails
- 6. Bora recommends raising the floor elevation of the partner space by 6 inches, and accommodate future internal transitions
  - a. Krista notes that exterior transitions are more risk; would like interior ramps but wants to make sure that these really are simple, no handrails et
  - b. Team will need to review very carefully to ensure constructability
- 7. Partner space update: OHSU will not be bringing a clinic to the project and PCC is talking with the County instead. There may be more than one partner on site.

### B. Trash Enclosure & Generator Location

- 1. Standard guidelines are for a 12' height which assumes a dumpster – this project has no dumpster
- 2. Review of prior locations of enclosure – 8' high hedges
- 3. Option 1 – shift generator east and trash further north – operational challenges for custodial staff
- 4. Option 1A – 10' high evergreen screen
- 5. Option 1B – 6' high evergreen screen
- 6. Option 2 – pushes the enclosure back towards entry, shows a 10' and 6' screening option
- 7. Option 3 keeps trash aligned with the building, and the generator
- 8. Discussion:
  - a. Is 6' screening high enough to screen a belly tank product? May need to be taller
  - b. Arborvitae is a relatively low maintenance hedge



- c. Preference is for earlier scheme, with the trash enclosure and generator placed on the south of the parking lot, with two accessible spaces to the west of it. Recommend inverting layout so trash is to the west and the generator to the west. OK that the classroom looks out over
- C. Stadium Seating Design Update
  - 1. Charlie shared an updated plan showing a modified design with two levels of stadium seating and a ramp, so that all areas are accessible. Seat caps act as a wheel stop
    - a. Donna agrees that the design shared by PLACE is a good improvement
  - 2. Charlie shared a sun/shade study showing how often this area is shaded.
  - 3. The updated design was approved.

## ZOOM CHAT RECORD

13:27:30 From Andersen-Trudy Jacobs : Thanks - great to see - have to go!

13:46:25 From Linda Degman : RC Building 7, Willow Creek also has the issue and its more medium tone

13:51:41 From Linda Degman : We have to verify if we can actually specify a specific product

13:52:47 From Colloqate Design : 15' is kinda high for adding anti graf, no? it will change the tone of the material. Also what are the current issues with graf that you have now?

13:54:11 From Amy Donohue (she/her) : One thing to consider is what these two materials feel like when one is next to the surface?

13:55:11 From Colloqate Design : not if its necessary, Its probably needed, but just wondering the consistency of the issue across PCC

13:59:48 From cranson : For what it's worth the HF building is planned to be a box rib metal siding.

13:59:56 From Krista Phillips : how about considering a mix of parklex and metal panel?

14:00:19 From Donna Bezio : I like mixed idea

14:00:38 From Krista Phillips : I know lots of buildings that are 50 years old that are completely metal panel; I cannot attest to a 50 year old building with parklex. :)

14:06:19 From Jeanie Lai (she/her) : Bora would be concern with mixing the metal and Parklex for detailing and constructability to cost in the main field. Feel okay if the field is one and the scoop is the other.

14:09:33 From Amy Donohue (she/her) : Energy performance is hard to beat in aluminum.

14:14:27 From Douglas (Dusty) Hoerz : Hyatt Regency at the Convention Center has Cascadia FG Windows, Metal panels and Parklex. I can arrange a tour for any group that would be interested. I believe it is still closed through the end of the month.

14:16:03 From Sam Stadler : Confirmed that Faubion did use Cascadia windows

14:30:23 From Donna Bezio : yes, floorplan would be helpful to see inside options

14:32:00 From Douglas (Dusty) Hoerz : With the approach to not pouring the slab in the Partner Space, Can we determine the elevation of that SOG at this time? The Slab will be part of the TI at a later date.

14:32:36 From Donna Bezio : need ramp at back door too...

14:34:05 From Pam Hester : I have to hop into another meeting. Thanks everyone!

14:57:21 From Sam Stadler : have to hop off for a 3pm team. Thanks for the updates and really exciting progress!

15:03:54 From Amy Donohue (she/her) : I also have to exit for a 3pm. Thank you for your feedback.

5:04:35 From Linda Degman : All the PCC people have a 3pm meeting as well

## END OF MEETING NOTES