

BORA

Portland Community College

PMWTC Project

OAC Meeting
October 26, 2020

AGENDA

Agenda

00:03

Site Design Update
Entry Plaza + Pods

00:45

Break

00:10

Interior Design Update

00:30

Project Update

00:30

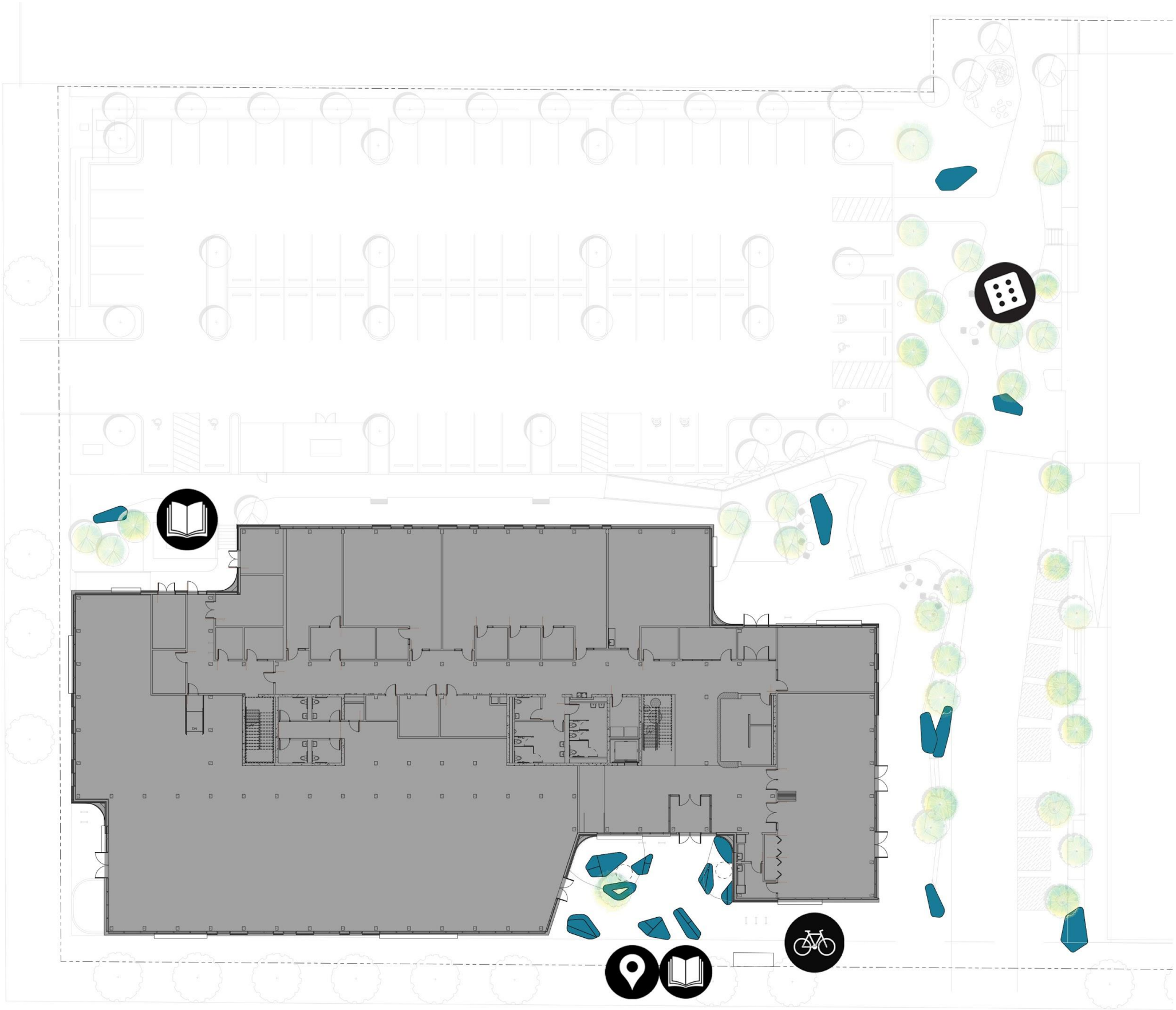
Next Steps

00:02





00:45

Site Design Update

SITE PROGRAM DIAGRAM

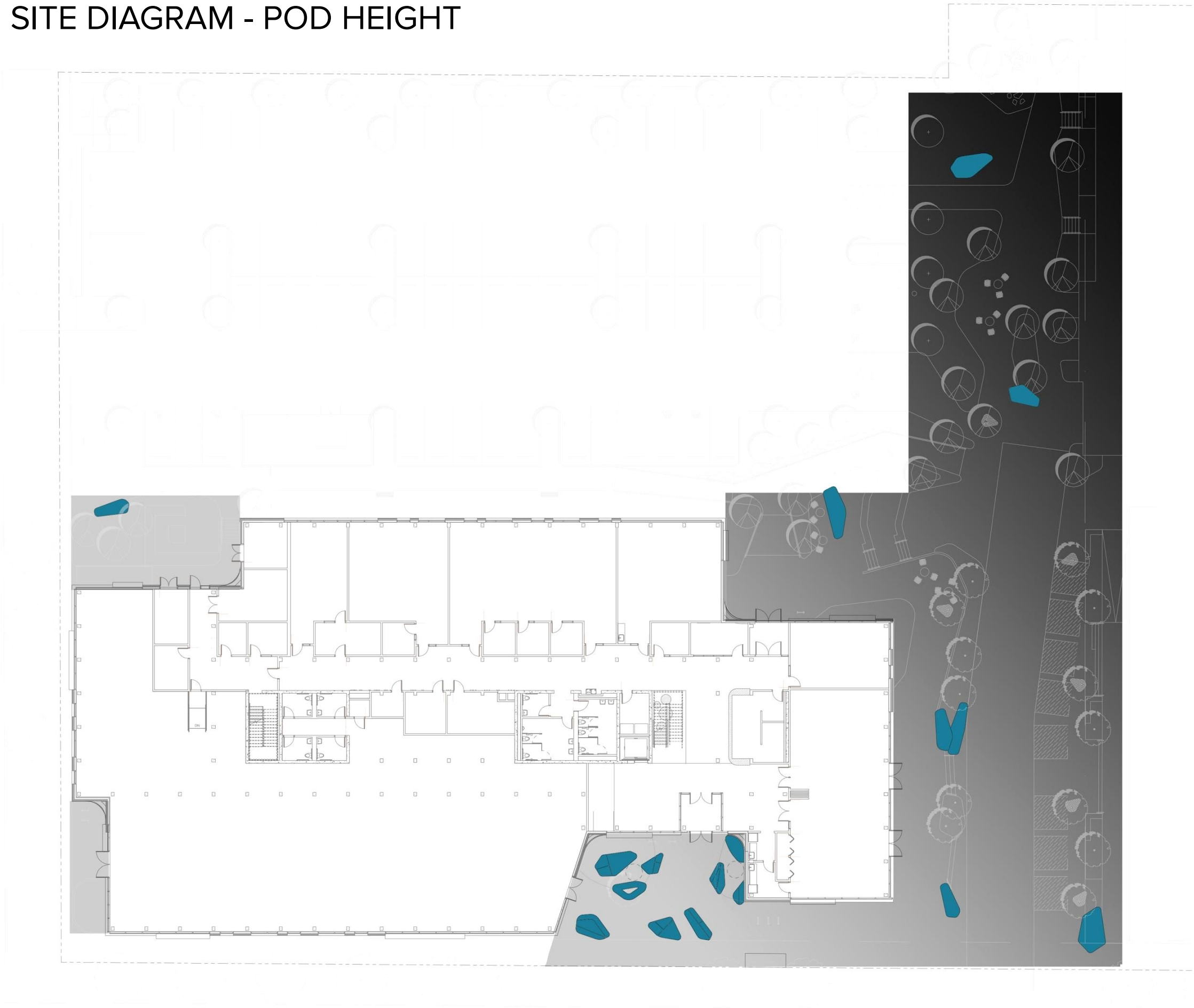


LEGEND

-  ART AND SIGNAGE
-  TRANSPORTATION AMENITY
-  COMMUNITY AMENITY
-  ACOUSTIC AMENITY
-  PLAY AMENITY



SITE DIAGRAM - POD HEIGHT



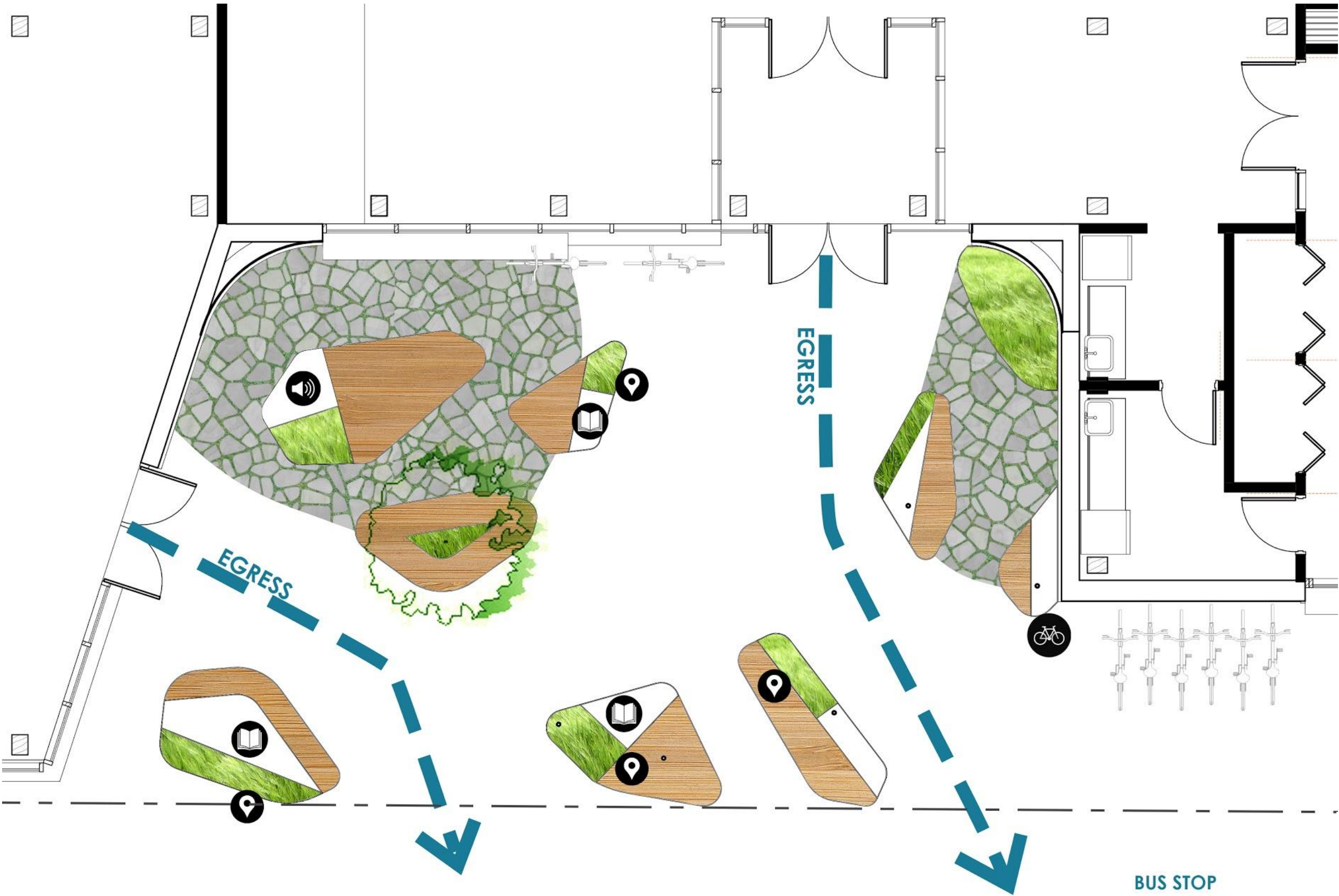
LEGEND



TALLER

SHORTER

ENTRY COURTYARD PLAN



- LEGEND
- ART AND SIGNAGE
 - TRANSPORTATION AMENITY
 - COMMUNITY AMENITY
 - ACOUSTIC AMENITY
 - PLAY AMENITY

ENTRY VIEW



GATHERING SPACE VIEW



PARTNER SPACE ENTRY VIEW



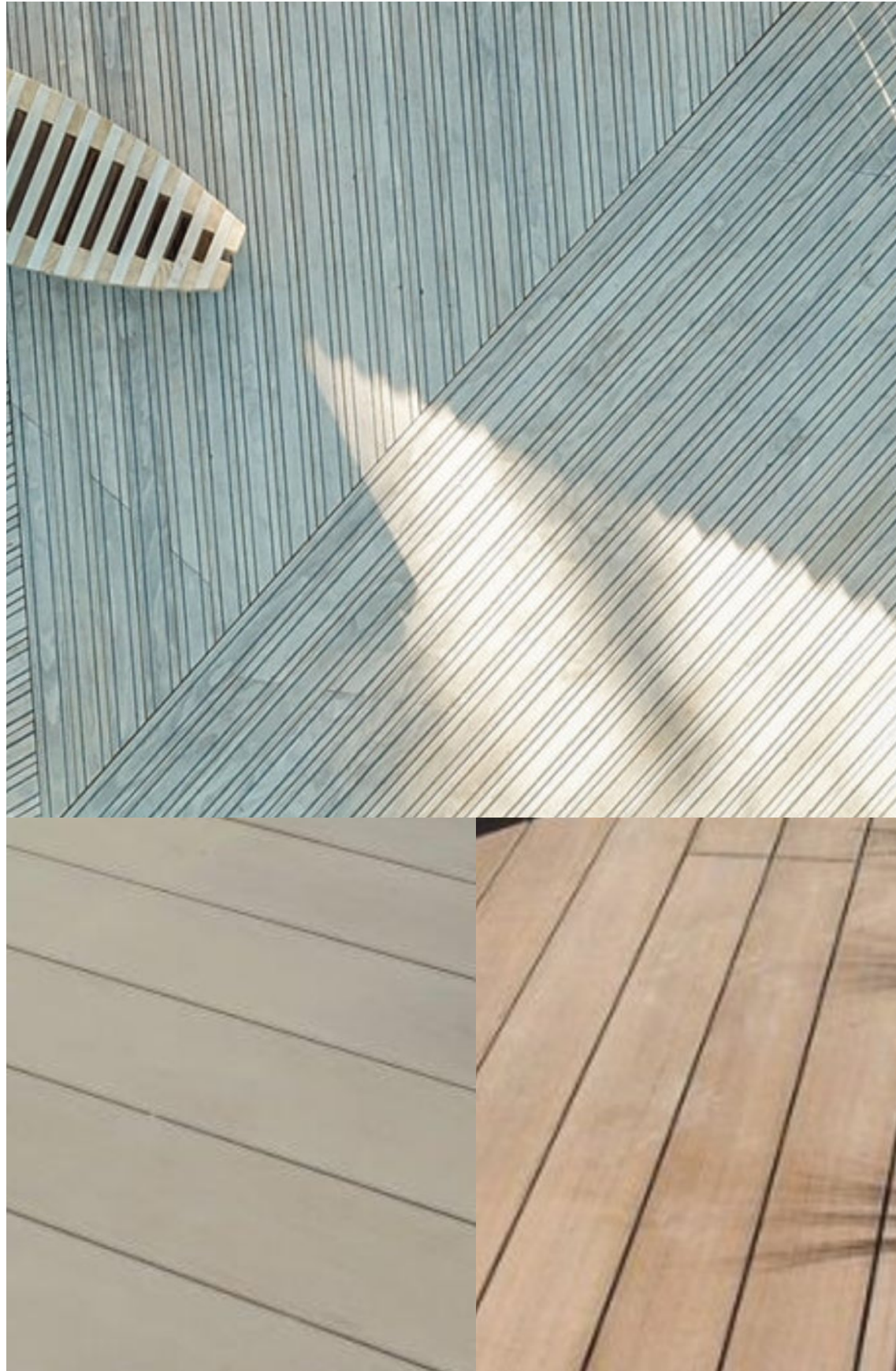
KILLINGSWORTH ENTRY VIEW



ENTRY COURTYARD VIEW



MATERIALS



FINISH OPTIONS

ACCOYA

- Real wood
- 25 year warranty
- 50 year if 8" min above grade
- Greys over time
- Coated and stained finish options
- Low maintenance
- \$15/bf +/-
- FSC certified
- Non-toxic

RESYSTA (ALTERNATE)

- Composite non-wood
- 15 year warranty
- Fades over time
- Stained finish options
- Low maintenance
- \$16-23/sf

POWDER COATED STEEL

- Many finish options
- Long lasting
- Low maintenance



00:10

Break

00:30

Interior Design Update

FIRST FLOOR PLAN

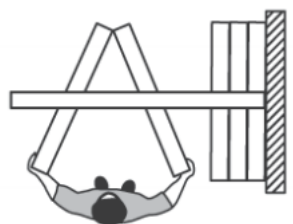
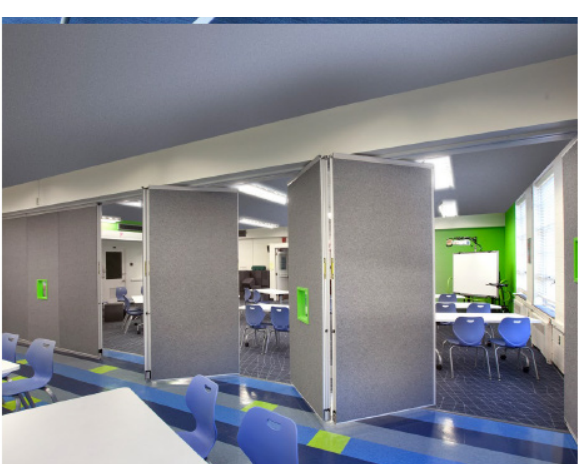


Feedback from meetings last week:

- Move safety office
- Find space for 2 vending machines
- PCC to review staffing for after hour activities / welcome community (CRT)
- Reception desk height for 2 PCC with desktop printer / 2 DHS with printer and scanner -
- Study transaction counter - high/low.
- Create slots for handouts



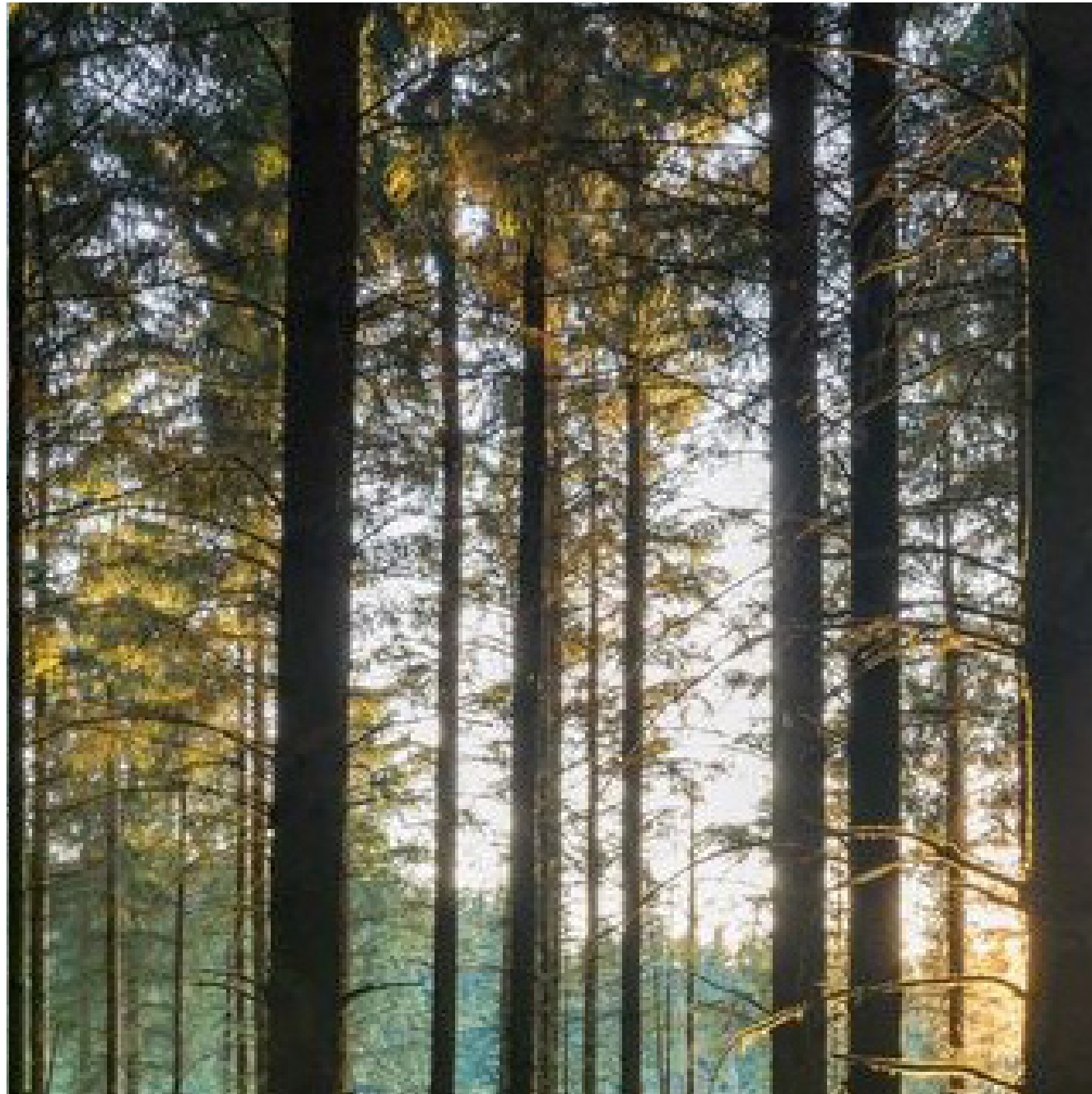
- Community room - 60p x 2 table+chairs
- Paired operable partition mounted to structure (not full acoustically seal)
- Community programming for classroom with flexible furniture
- PCC to confirm uses after hours for Life Skills classroom
- PCC to discuss scheduling for community programming
- 2 projection screens / one or two podiums?
- Concrete floor (options) vs carpet
- Opportunity for art mural and/or gallery wall for art





SECOND FLOOR PLAN





+



NATURE

Calm
Harmony
Organic
Rhythm

CULLY + CONCORDIA

Distinctive
Color
Diversity
Texture/Pattern

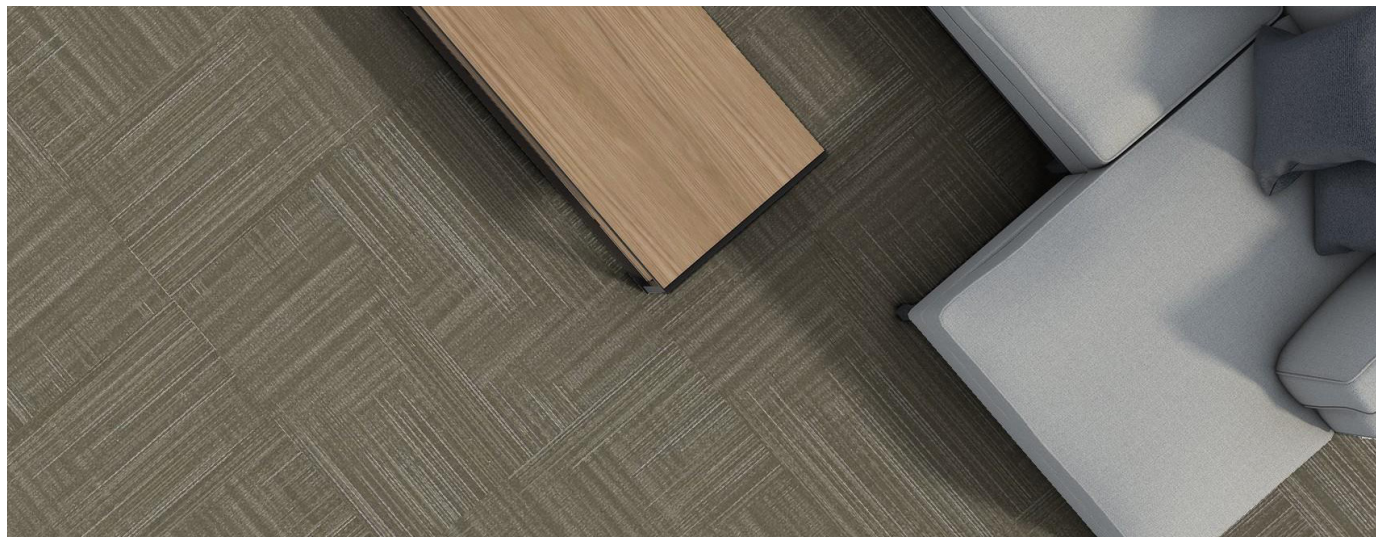
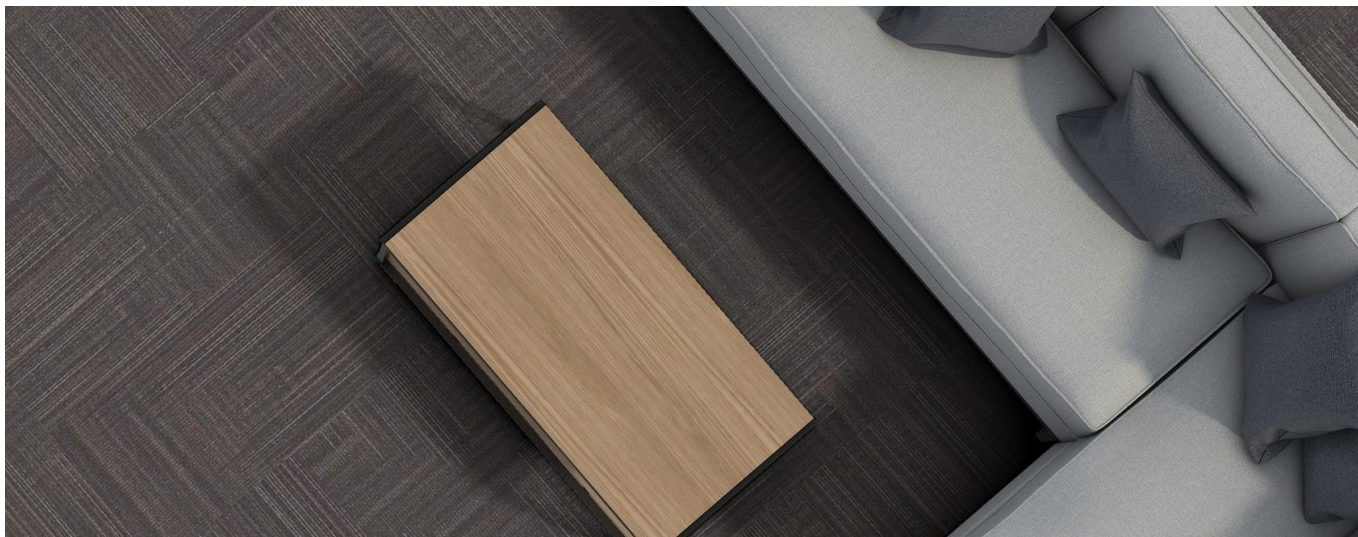
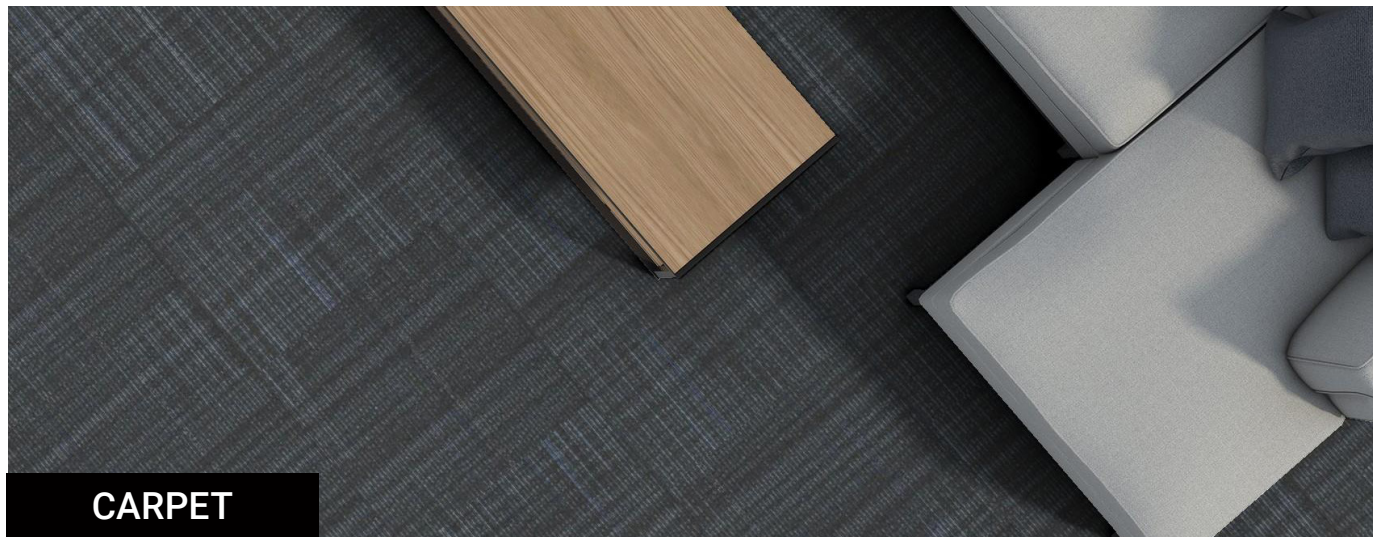
NEUTRAL BASE PALETTE



MOMENTS OF SURPRISE



NEUTRAL BASE PALETTE



MOMENTS OF SURPRISE



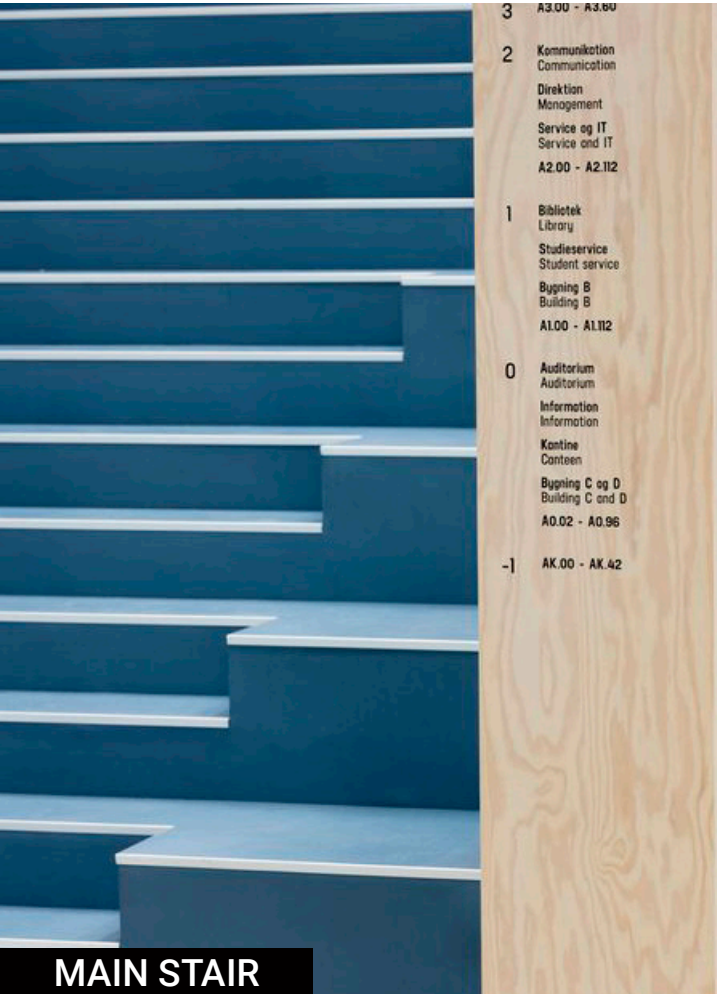
LEVEL 01



LEVEL 02



WEST STAIR



MAIN STAIR



WALL GRAPHICS



MURAL

INTERIOR FINISHES REVIEW PROCESS

10/26 OAC Meeting - Feedback on Overall Finish Palette Direction

Week of 11/9 In Person Finishes/Materials Review - Bora + Jody

11/25 75% DD Set for pricing

12/7 OAC Meeting

12/14 Package of proposed material + finishes for PCC final DD review (feedback to be incorporate into 100% DD set)

Early January 100% DD Set for PCC review

Late January/Early February Review material + finishes with Metro staff

00:30

Project Updates
Schedule
Next Steps

Constructability & Cost Updates

- Trade Partners update
 - MEP on board
 - Facade / Interior Framing Trade Partners based on 50%DD Set
 - Mass timber
- Functional Teams update
- Target Value Design
 - Values updated in Smartsheet to reflect Trade Partner pricing
 - Will be adjusted after DD estimate and reconciliation is complete
- Site Logistics next steps

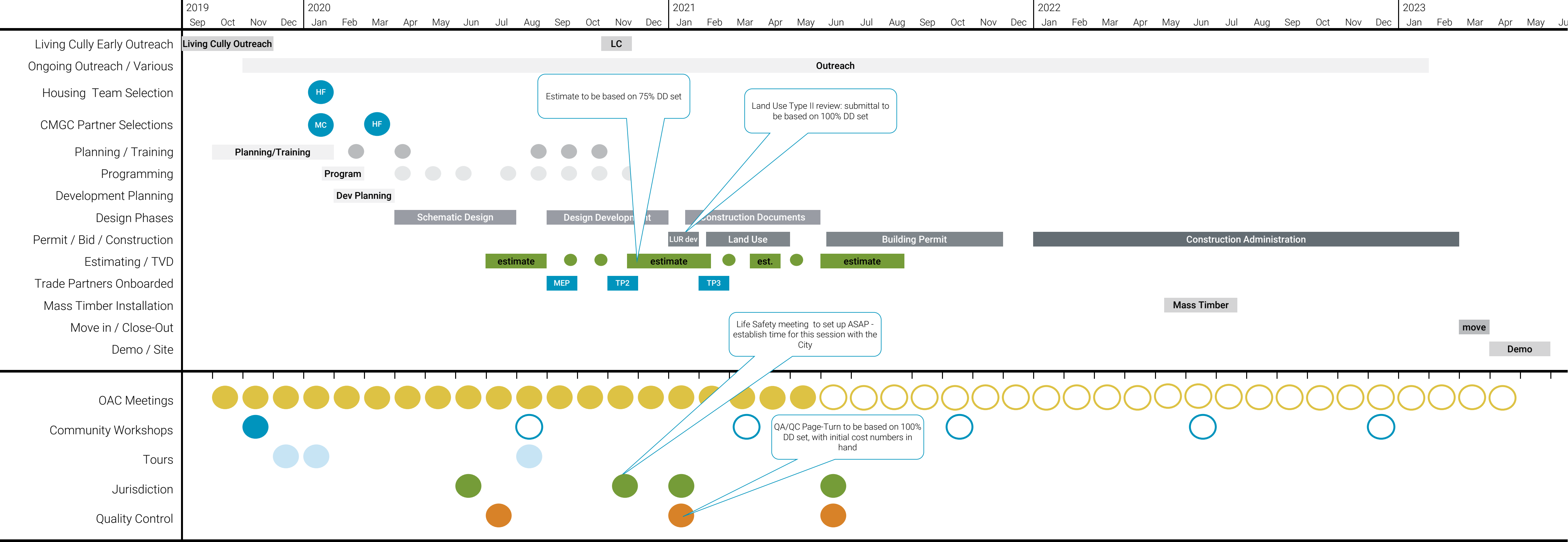
Site Logistics / Site Development Meeting

- O'Neill Walsh and Andersen met with PCC/HF/Bora & Hacker participation
- Further meetings required
- O'Neill Walsh to identify its preferred construction access approach
- Laydown and parking remain key issues

SCHEDULE

BORA

PCC Metro Center | Overall Project Schedule
Tuesday, October 20, 2020



SCHEDULE

Living Cully Focus Groups

- Convened by Living Cully
- **6 sessions** to be held between October 28 - November 18
- Zoom-hosted by Bora
- PCC, Bora team and Home Forward participation
- Spanish language translation available
- **Brief project presentations**
- Maximize time for questions & discussion

SCHEDULE

Design Development Estimating and QA/QC review process

- **75% DD set** issued November 25 - basis of cost estimate
- **Reconciled Cost Estimates** due January 17
- 100% DD set issued on January 15
- Page Turn review to be based on 100% DD set
- PCC and Bora to discuss opportunities to improve process

SCHEDULE

Land Use Update

- New process at the City
- Home Forward and PCC are co-posting the site and co-hosting the **Neighborhood Contact** meeting
- Home Forward schedule is driving early work
- PCC Metro Center team has identified **5 possible Adjustments** including a **Loading Adjustment**
- **100% DD set** will be the basis of PCC's Land Use application

NEXT STEPS

To be scheduled:

- One Living Cully Focus Group
- DD Site Accessibility / Universal Design Meeting
- Mass Timber Workshop 3
- HF/PCC "Streetscape" design session
- TANF Participants
- Site Logistics / Site Development with O'Neill Walsh and Andersen
- DD Cost Estimate Reconciliation Meeting
- DD Pathway to Budget Meeting
- 100% DD Page Turn Review session

THANK YOU

Date
10.26.2020

By
Becca Cavell

Subject
OAC Meeting
Design Development Meeting 7

Project Name
PCC Opportunity Center

Project Number
19016

Present

Rebecca Ocken
Dusty Hoerz
Linda Degman
John MacLean
Gina Valencia
Jody Giffin
Pam Hester
Jeff Slinger

Sam Stadler
Trudy Jacobs
Bryan Lee
Elizabeth Chen
John Ludlam
Amy Donohue
Jeanie Lai
Isaac Adams

Sarah Oeftering
Emily Hayden
Charlie Brucker
Caitlin Ranson

Distribution
Those invited / present

Bora File

Minutes

1. INTRODUCTIONS AND AGENDA REVIEW

- A. Jeanie reviewed the agenda

2. SITE UPDATES

- A. Colloqate shared its updated site program diagram, showing proposed locations for site amenities with icons showing what sort of amenity could be located in search region
- B. The team has been focusing on what the team learned from the outreach questions
- C. Much of its focus has been on the south entry courtyard, where there are great opportunities for signage and for amenities related to transit [adjacent bus stop]
- D. Need to maintain excellent visibility to Metro Center entrance
- E. Shows a gradient across the entire site regarding the possible heights of any pod element

3. ENTRY PLAZA AND PODS

- A. Shows a gradient across the entire site regarding the possible heights of any pod element – in the entry plaza the pods should probably be lower
- B. Need to pay attention to grading consideration – access and egress from the doors are carefully considered; it is possible to shape the path of egress
- C. Colloqate is considering users with strollers or wheelchairs

- D. Amenities could include: little free libraries [books, toys]; a pantry
- E. Bryan: PCC's knowledge of possible partnerships is crucial
- F. Diagram shows where landscape elements could be included – speaking to biophilic design.
Also one larger tree
- G. Also, storm water management display
- H. Relationship of benches to bus stop: team is recommending bus stop be relocated to the east of the entry courtyard
- I. Bus stop locations:
 - 1. Team will study Killingsworth with the current and preferred bus stop location
 - 2. 42nd Ave bus stop will need to move due to driveway location – Civil has reached out to TriMet.
- J. Canopy shading concept
 - 1. Open and warm with lots of vegetation
- K. Nooks for amenities
 - 1. Possibilities: acoustic / games / community / transportation / art and signage
- L. Design to accommodate slope: concrete base, with a warm wood finish on top and colored powder coated steel accents, Colloqate shared material options and alternates along with durability and cost data.
- M. Discussion:
 - 1. Dusty noted costs are shown in different
 - 2. Rebecca: entry looks cluttered – hard to find the entry doors
 - a. Dusty suggest defining the pathway through material can texture changes
 - 3. Rebecca: there's a lot going on and its not working for her
 - a. Amy: the area around the tree feels the most successful right now
 - 4. Jeanie is concerned about the pod / canopy against the building
 - 5. Charlie suggests that landscaping near the building is beneficial – suggests adding planting beds
 - 6. Suggests moving tree east a little
 - 7. Rebecca: can a partner come and go?
 - a. Library might be tough – can this be a free community library
 - 8. Partners: what is the longevity of the current partnerships? Can we test things short term
 - a. Could be seasonal
 - 9. Bryan recalls arts project in NOLA with long term display of art – up to 2 years.
 - 10. Colloqate is now proposing that flexibility happens in the smaller components of more fixed elements
 - 11. This is an opportunity to provide resources to the community
 - 12. Pam: this conversation is stretching her – she's not used to this sort of discussion. Trying to understand how partnership can exist outside. Loves the materials and shapes and opportunities for communing outside. Has no opinion about placement – trusts others to address this.
 - a. Partnership: book kiosk request recently from library at WA county location
 - 13. Acoustic amenity: playful chimes? Colloqate is showing close to play area to the north; the entry plaza may be more about nature sounds to mitigate the urban environment
- N. Actions:
 - 1. Colloqate to simplify / reduce density
 - 2. Will continue to develop with the materials shown
 - 3. Will test with different partnerships

4. INTERIOR DESIGN UPDATE

- A. Jeanie shared floor plans, and noted changes that are emerging from recent meetings
 - 1. Move safety office to within the public space of the Metro Center
 - 2. Find space for 2 vending machines

- a. Staff are being very firm re: this request
3. PCC to review staffing for after hour activities / welcome community (CRT)
4. Reception desk:
 - a. Reception desk height for 2 PCC with desktop printer / 2 DHS with printer and scanner -
 - b. Study transaction counter - high/low.
 - c. Create slots for handouts
5. Community room
 - a. 60 people seated at 2-person tables, as well as set up with auditorium style seating
 - b. Paired operable partition mounted to structure (not full acoustically seal)
 - c. Community programming for classroom with flexible furniture
 - d. PCC to discuss scheduling for community programming
 - e. 2 projection screens / one or two podiums?
 - f. Concrete floor (options) vs carpet
 - g. Opportunity for art mural and/or gallery wall for art
 - h. PCC to confirm uses possible after hours for Life Skills classroom and general classroom for community uses
6. Computer classrooms:
 - a. Becca to have computers face the opposite direction to reduce disruptions to the class due to latecomers
- B. Discussion
 1. Linda notes that the community room would need to have effective acoustic separation when divided in order to be functional
 2. Pam – it's difficult to imagine how the community room could be used in the future -does Linda have an idea of what sort of demand there might be in the future
 3. Linda: HF is also hoping to use this room
 4. Concrete floor: Dusty suggests an acoustician take a look
 5. Dusty: there are some options for the partition that may have less architectural impact
- C. Action:
 1. PCC to discuss internally the need, or not, to have the community room dividable
- D. Interior Finishes
 1. Jeanie reviewed an updated palette and strategy
 - a. Neutral scheme with moments of surprise
 2. Discussion:
 - a. Rebecca suggests adding "rugs" – permanent installations [Linda cautions about some challenges with edge protection]
 - b. All of CDs can be used to refine and fine tune issue
 - c. Pam: very positive reaction; likes the interior/exterior relationship and pops of color; Jody concurs.
 - d. Pam: likes pairing of carpet with color to create intentional spaces
 - e. Rebecca appreciates pops of color and moments of joy: how can we REALLY embrace that notion, and not get too lost in the neutral palette. [Jeanie: furniture can help reinforce this]
 - f. Dusty: keen not to see rotary cut plywood
 3. Interior finishes review process
 - a. 10/26 OAC Meeting - Feedback on Overall Finish Palette Direction
 - b. Week of 11/9 In Person Finishes/Materials Review - Bora + Jody
 - c. 11/25 75% DD Set for pricing
 - d. 12/7 OAC Meeting

- e. 12/14 Package of proposed material + finishes for PCC final DD review (feedback to be incorporate into 100% DD set)
- f. Early January 100% DD Set for PCC review
- g. Late January/Early February Review material + finishes with Metro staff

5. PROJECT UPDATE

- A. Constructability & Cost Updates
 - 1. Trade Partners update MEP on board
 - 2. Facade / Interior Framing Trade Partners based on 50%DD Set
 - 3. Mass timber will be added later – maybe others
- B. Functional Teams update
 - 1. Two teams are formed; Dusty is invited, Krista may join. Others will form soon – each team will work within specific TVDs. Isaac setting up meetings
- C. Target Value Design
 - 1. Values updated in Smartsheet to reflect Trade Partner pricing – good news is that numbers are generally coming down
 - 2. Will be adjusted after DD estimate and reconciliation is complete
- D. Site Logistics next steps
 - 1. Important for O'Neill Walsh to identify its site access and laydown needs
 - 2. Parking will be another big issue
 - 3. Caitlin: will urge contractor to focus on this now that estimates are finalized for SD
- E. Living Cully Focus Groups
 - 1. Convened by Living Cully
 - 2. 6 sessions to be held between October 28 - November 18
 - 3. Zoom-hosted by Bora
 - 4. PCC, Bora team and Home Forward participation
 - 5. Spanish language translation available with Zoom support
 - 6. Brief project presentations
 - 7. Maximize time for questions & discussion
 - 8. Unfortunately, there is not adequate space to include PLACE in this session – notes will be shared out later
- F. Design Development Estimating and QA/QC review process
 - 1. 75% DD set issued November 25 - basis of cost estimate
 - 2. Reconciled Cost Estimates due January 17
 - 3. 100% DD set issued on January 15
 - 4. Page Turn review to be based on 100% DD set
 - 5. Later today: PCC and Bora to discuss opportunities to improve the review process
 - 6. After discussion, PCC agrees that the proposed estimating and quality review process will be acceptable
 - a. Bora notes that its 75% set will be very robust and that changes will be tracked in the Risk log
 - b. PCC notes that the design-to-budget focus the team has been using should reduce any budget surprises
 - c. Having trade partners on board already is reducing risk
- G. Land Use Update
 - 1. Home Forward and PCC are co-posting the site and co-hosting the Neighborhood Contact meeting
 - 2. Home Forward schedule is driving early work
 - 3. PCC Metro Center team has identified 5 possible Adjustments including a Loading Adjustment
 - 4. 100% DD set will be the basis of PCC's Land Use application
- H. To be scheduled:

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1. DD Site Accessibility / Universal Design Meeting
 2. Mass Timber Workshop 3
 3. HF/PCC "Streetscape" design session
 4. TANF Participants
 5. Site Logistics / Site Development with O'Neill Walsh and Andersen
 6. DD Cost Estimate Reconciliation Meeting
 7. DD Pathway to Budget Meeting
 8. 100% DD Page Turn Review session
 - a. Becca and Dusty to meet later today to talk about this process in more detail

ZOOM CHAT RECORD

No Zoom chat recorded for this session

END OF MEETING NOTES