BORA

Portland Community College

Opportunity Center

OAC Meeting
February 15 2021

AGENDA

Agenda	00:05
Cost Summary VA Update Building Design Impacts Contingencies / Risk Log	00:60
Other Updates	00:30
Next Steps	00:05

COST ESTIMATE REPORT

Total Andersen 75 % DD Cost Estimate	$ 28,386,057 (Markups $6,581,570)
DCW 75% DD Cost Estimate	$ 28,075,634 (Markups $6,581,570)
Delta	$ 310,423 / 1.09%

Total Cost	
Andersen Reconciled Estimate	$ 28,386,057
PCC Construction Budget	$ 25,600,000

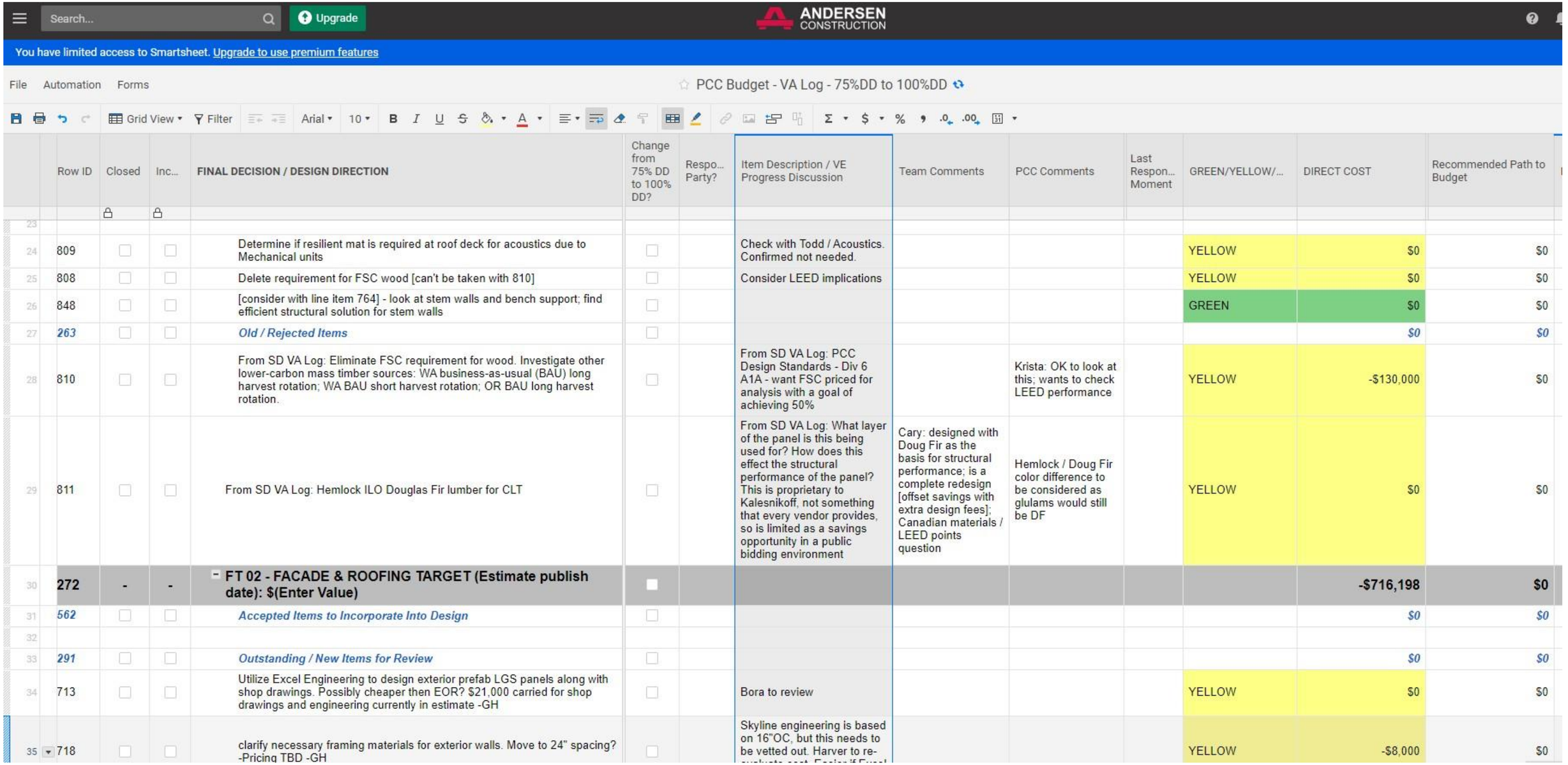
Direct Cost	
Andersen Reconciled Estimate	$ 21,804,488
Direct PCC Target Budget	$ 19,640,000

($ 2,164,488) DELTA

($1,935,209) VA TARGETS IN DIRECT COST OF WORK

($229,279) VA REMAINING

VA PROCESS WITH FUNCTIONAL TEAMS



Search... Upgrade ANDERSEN CONSTRUCTION

You have limited access to Smartsheet. Upgrade to use premium features

File Automation Forms ☆ PCC Budget - VA Log - 75%DD to 100%DD

Grid View Filter Arial 10

	Row ID	Closed	Inc...	FINAL DECISION / DESIGN DIRECTION	Change from 75% DD to 100% DD?	Respo... Party?	Item Description / VE Progress Discussion	Team Comments	PCC Comments	Last Respon... Moment	GREEN/YELLOW/...	DIRECT COST	Recommended Path to Budget
23													
24	809			Determine if resilient mat is required at roof deck for acoustics due to Mechanical units			Check with Todd / Acoustics. Confirmed not needed.				YELLOW	$0	$0
25	808			Delete requirement for FSC wood [can't be taken with 810]			Consider LEED implications				YELLOW	$0	$0
26	848			[consider with line item 764] - look at stem walls and bench support; find efficient structural solution for stem walls							GREEN	$0	$0
27	*263*			*Old / Rejected Items*								*$0*	*$0*
28	810			From SD VA Log: Eliminate FSC requirement for wood. Investigate other lower-carbon mass timber sources: WA business-as-usual (BAU) long harvest rotation; WA BAU short harvest rotation; OR BAU long harvest rotation.			From SD VA Log: PCC Design Standards - Div 6 A1A - want FSC priced for analysis with a goal of achieving 50%		Krista: OK to look at this; wants to check LEED performance		YELLOW	-$130,000	$0
29	811			From SD VA Log: Hemlock ILO Douglas Fir lumber for CLT			From SD VA Log: What layer of the panel is this being used for? How does this effect the structural performance of the panel? This is proprietary to Kalesnikoff, not something that every vendor provides, so is limited as a savings opportunity in a public bidding environment	Cary: designed with Doug Fir as the basis for structural performance; is a complete redesign [offset savings with extra design fees]; Canadian materials / LEED points question	Hemlock / Doug Fir color difference to be considered as glulams would still be DF		YELLOW	$0	$0
30	**272**	**-**	**-**	**FT 02 - FACADE & ROOFING TARGET (Estimate publish date): $(Enter Value)**								**-$716,198**	**$0**
31	*562*			*Accepted Items to Incorporate Into Design*								*$0*	*$0*
32													
33	*291*			*Outstanding / New Items for Review*								*$0*	*$0*
34	713			Utilize Excel Engineering to design exterior prefab LGS panels along with shop drawings. Possibly cheaper then EOR? $21,000 carried for shop drawings and engineering currently in estimate -GH			Bora to review				YELLOW	$0	$0
35	718			clarify necessary framing materials for exterior walls. Move to 24" spacing? -Pricing TBD -GH			Skyline engineering is based on 16"OC, but this needs to be vetted out. Harver to re-				YELLOW	-$8,000	$0

VA LOG UPDATE

($1,935,209) CURRENT VA TARGET SUMMARY (02/15/2021)

($ 64k) General Conditions

($ 121k) Structure

Eliminate FSC wood in mass timber structure

($ 728k) Facade/Roofing

Credit for doubling of canopy structure in estimate, simplify framing and canopy structure, remove skylights, ***operable windows and actuator reductions, change from poured architectural concrete to CMU building base, change to built up roofing, custom benches elements separated from facade, delete canopy at NE corner***

($ 467k) Interiors

Alternate framing strategies, ***alternate mfr for window covering,*** eliminate acoustimat at level 2, ***eliminate coiling door at front office,*** adjustments to ceilings, alternate acoustical ceiling products, reduction in acoustical panels

($ 184k) Fire Protection/Mechanical/Plumbing/Controls

Reduce sprinklers at canopy, piping alternates, change perimeter radiant heating to in slab radiant, optimize controls and systems

($ 263k) Electrical/Lighting

Alternate lighting fixtures, optimize design, deduct catenary lights in courtyard

($ 62k) Low voltage/Security

High power speaker array added for MNS, deduct in CAT6 cables, savings in telecom/security packages

($ 46k) Civil/ Landscape

Deeper curbs, utilizing existing storm water vault, irrigation optimizations, remove tree grates

KEY DECISIONS

Review General conditions - Reviewed 2/12

Review General requirements - To review week of 2/15

Review Construction Schedule - Reviewed 2/12 - follow up with payment schedule

Ballasted system for PV support (in 1.5% solar budget)- Confirm

Built up roofing - Confirmed in FT meeting

Arcadia storefront doors - Confirmed in FT meeting

Remove canopy at NE corner at classroom - Confirm

Parklex surrounds at punched windows to remain - Confirm

Operable windows and actuator reductions - Confirm

Change from poured architectural concrete to CMU building base - Confirm

Custom benches elements separated from facade - Confirm

Eliminate FSC wood requirement - Confirmed in FT meeting

Alternate mfr for window covering - To send product data to Jody for final review

Eliminate coiling door at front office - Dusty to confirm with Pam/Metro

ACT tile alternate - To send product data to Jody for final review

Siphonic drain - Not approved

Change perimeter radiant heating to in slab radiant - Confirmed in FT meeting

Alternate lighting fixtures + early lighting package - Lighting fixture sample review

PROPOSED BUILDING DESIGN

CANOPY AT NE CORNER AT CLASSROOM

75% DD

REMOVE CANOPY

PARKLEX WINDOW SURROUNDS AT WINDOWS

RECOMMEND KEEPING ($25K VALUE)

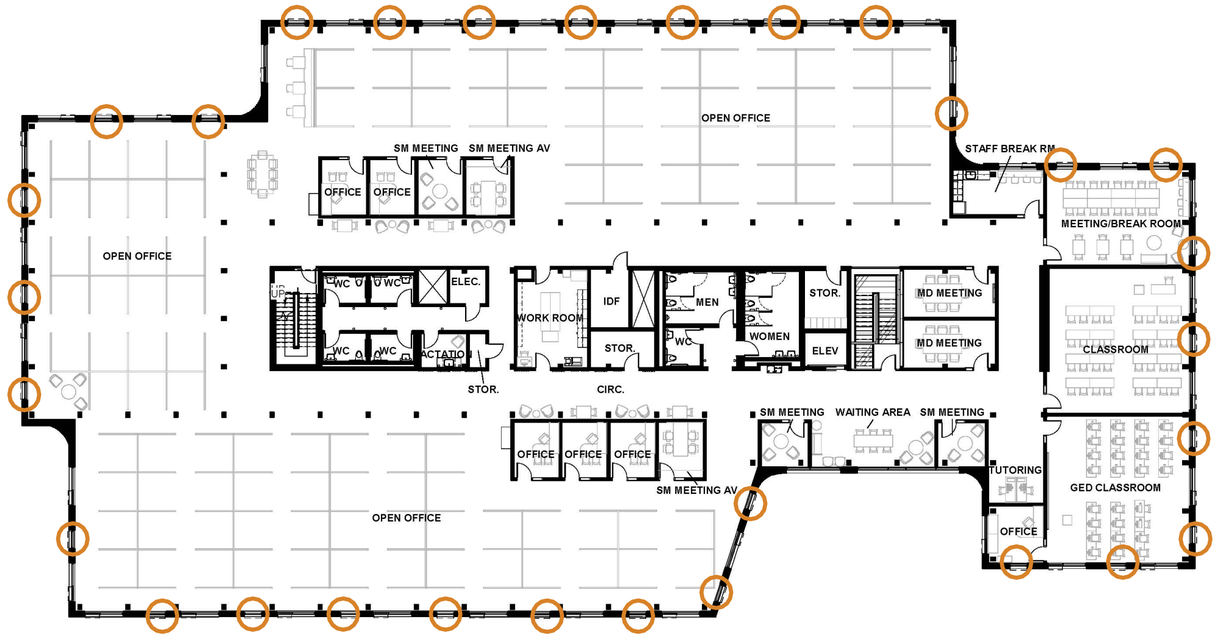
NOT RECOMMENDED

REDUCED OPERABLE WINDOWS + ACTUATORS

(QTY 6)

FIRST FLOOR

(QTY 30)



SECOND FLOOR

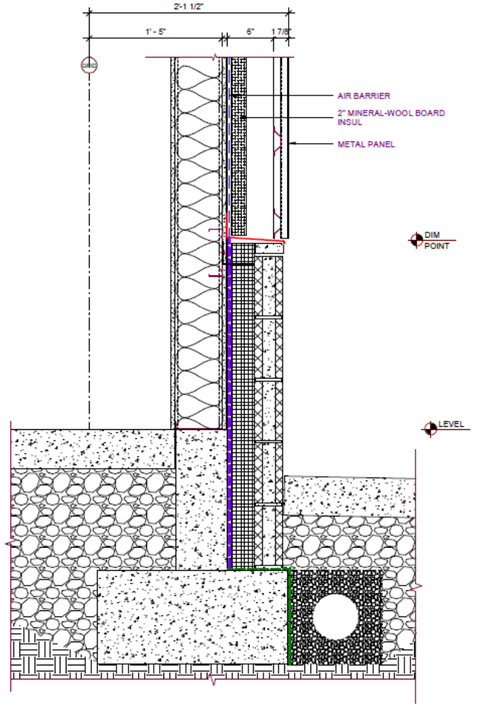
CMU BUILDING BASE

CONCRETE BASE

CMU BASE

CMU BUILDING BASE

7 SCORED CMU



BENCHES

X

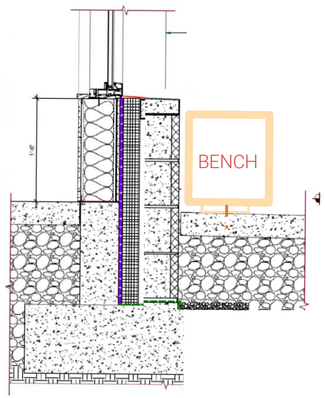
DELETE
Due to grades/ VA log

BUILT-IN BENCH LOCATIONS

DEEP SILL AT STOREFRONT

PCC FEEDBACK: DETACH FROM FACADE

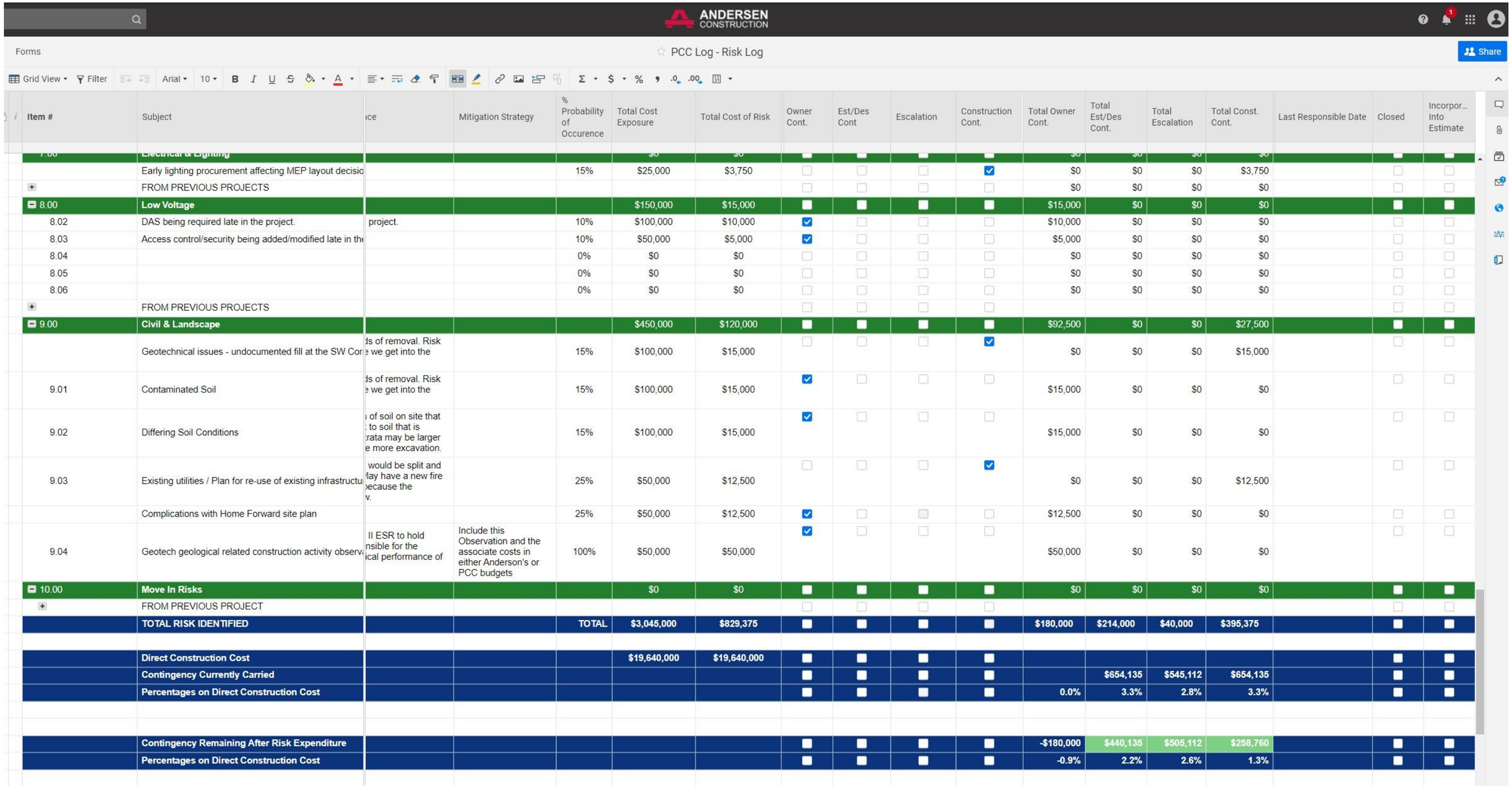
PRECAST SILL AT STOREFRONT



RECOMMENDED CUSTOM BENCH BOLTED SECURED BUT NOT ATTACHED TO BUILDING

3 LOCATIONS ALONG KILLINGSWORTH

RISK LOG REVIEW



Item #	Subject	ice	Mitigation Strategy	% Probability of Occurence	Total Cost Exposure	Total Cost of Risk	Owner Cont.	Est/Des Cont	Escalation	Construction Cont.	Total Owner Cont.	Total Est/Des Cont.	Total Escalation	Total Const. Cont.	Last Responsible Date	Closed	Incorpor... Into Estimate
7.00	**Electrical & Lighting**				$0	$0					$0	$0	$0	$0			
	Early lighting procurement affecting MEP layout decisio			15%	$25,000	$3,750				☑	$0	$0	$0	$3,750			
	FROM PREVIOUS PROJECTS										$0	$0	$0	$0			
8.00	**Low Voltage**				$150,000	$15,000					$15,000	$0	$0	$0			
8.02	DAS being required late in the project.	project.		10%	$100,000	$10,000	☑				$10,000	$0	$0	$0			
8.03	Access control/security being added/modified late in th			10%	$50,000	$5,000	☑				$5,000	$0	$0	$0			
8.04				0%	$0	$0					$0	$0	$0	$0			
8.05				0%	$0	$0					$0	$0	$0	$0			
8.06				0%	$0	$0					$0	$0	$0	$0			
	FROM PREVIOUS PROJECTS																
9.00	**Civil & Landscape**				$450,000	$120,000					$92,500	$0	$0	$27,500			
	Geotechnical issues - undocumented fill at the SW Cor	ds of removal. Risk e we get into the		15%	$100,000	$15,000				☑	$0	$0	$0	$15,000			
9.01	Contaminated Soil	ds of removal. Risk e we get into the		15%	$100,000	$15,000	☑				$15,000	$0	$0	$0			
9.02	Differing Soil Conditions	of soil on site that to soil that is rata may be larger e more excavation.		15%	$100,000	$15,000	☑				$15,000	$0	$0	$0			
9.03	Existing utilities / Plan for re-use of existing infrastructu	would be split and lay have a new fire because the v.		25%	$50,000	$12,500				☑	$0	$0	$0	$12,500			
	Complications with Home Forward site plan			25%	$50,000	$12,500	☑				$12,500	$0	$0	$0			
9.04	Geotech geological related construction activity observ	ll ESR to hold nsible for the ical performance of	Include this Observation and the associate costs in either Anderson's or PCC budgets	100%	$50,000	$50,000	☑				$50,000	$0	$0	$0			
10.00	**Move In Risks**				$0	$0					$0	$0	$0	$0			
	FROM PREVIOUS PROJECT																
	TOTAL RISK IDENTIFIED			**TOTAL**	**$3,045,000**	**$829,375**					**$180,000**	**$214,000**	**$40,000**	**$395,375**			
	Direct Construction Cost				**$19,640,000**	**$19,640,000**											
	Contingency Currently Carried											**$654,135**	**$545,112**	**$654,135**			
	Percentages on Direct Construction Cost										**0.0%**	**3.3%**	**2.8%**	**3.3%**			
	Contingency Remaining After Risk Expenditure										**-$180,000**	**$440,135**	**$505,112**	**$258,760**			
	Percentages on Direct Construction Cost										**-0.9%**	**2.2%**	**2.6%**	**1.3%**			

RISK LOG AND CONTINGENCIES

Contingencies Carried in Estimate

			Risk Identified To Date
Design and Estimating Contingency	3%	*($ 654k)*	*($ 214k)*
Escalation	3%	*($ 654k)*	*($ 40k)*
Construction Contingency	2.5%	*($ 545k)*	*($ 395k)*

VA PROCESS AND TIMELINE

01/29 Functional Teams meetings to populate with VA ideas

First week of February

02/01 Monday Project OAC Meeting: DD Estimates Overview

02/03 Design/Functional Team to complete building VA Log / pricing

02/04 Bora/Andersen review and establish path to budget recommendations to bring to PCC

02/05 Review initial path to budget recommendations with PCC (Dusty and others)

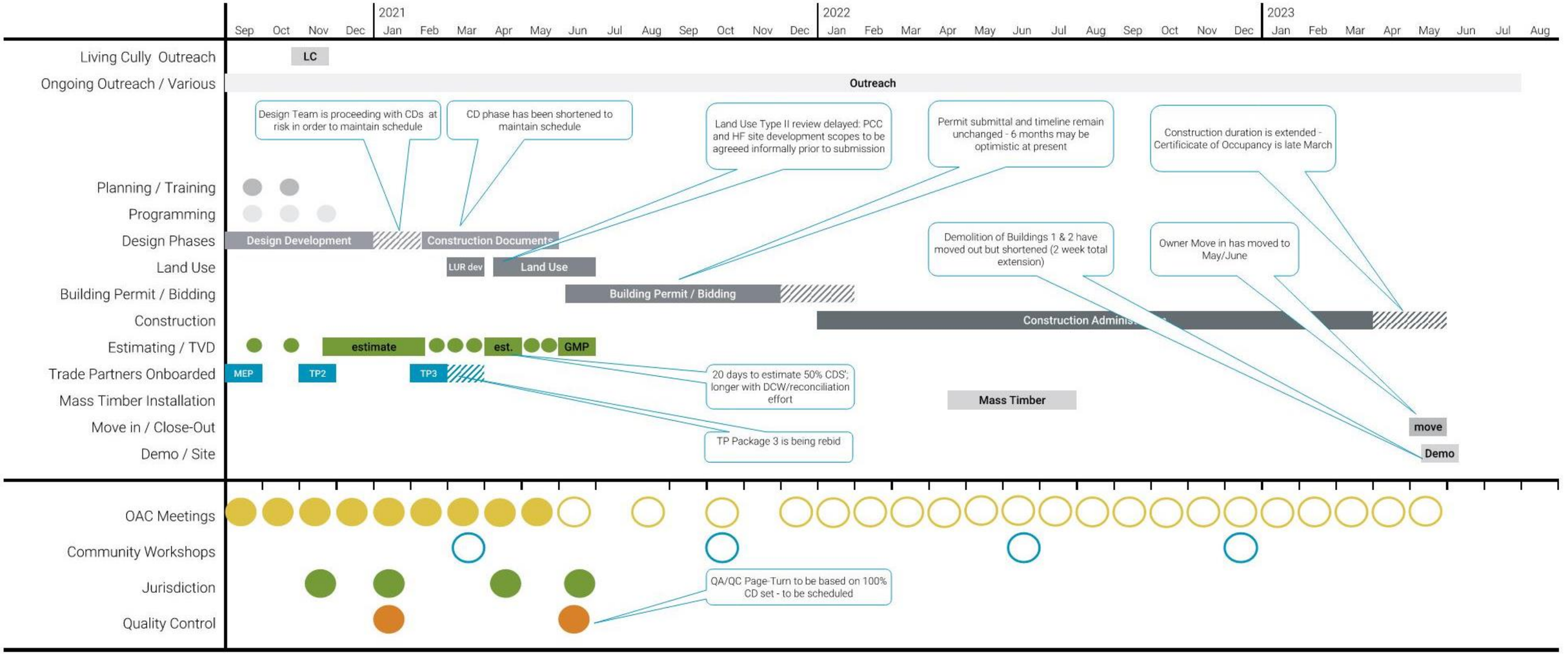
Decision questions/reviews areas for PCC to consider

Second week of February - Week of 02/08 For any PCC internal review needed

Friday 2/12 PCC provides needed decisions or direction to design team > 2/18 for outstanding items

02/15 Review VA Target Status / Suggest moving into CDs at risk to maintain schedule

Project Schedule



OTHER

Project Newspaper issued in February

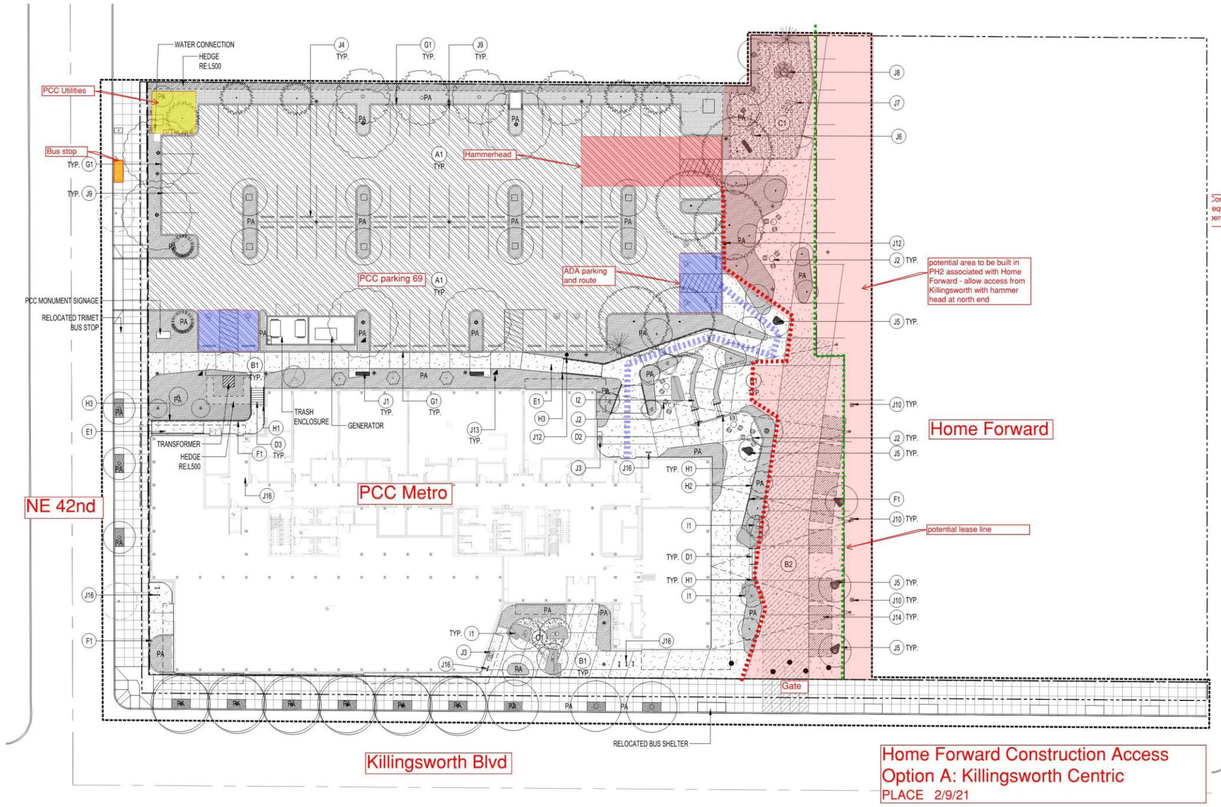
In Progress:

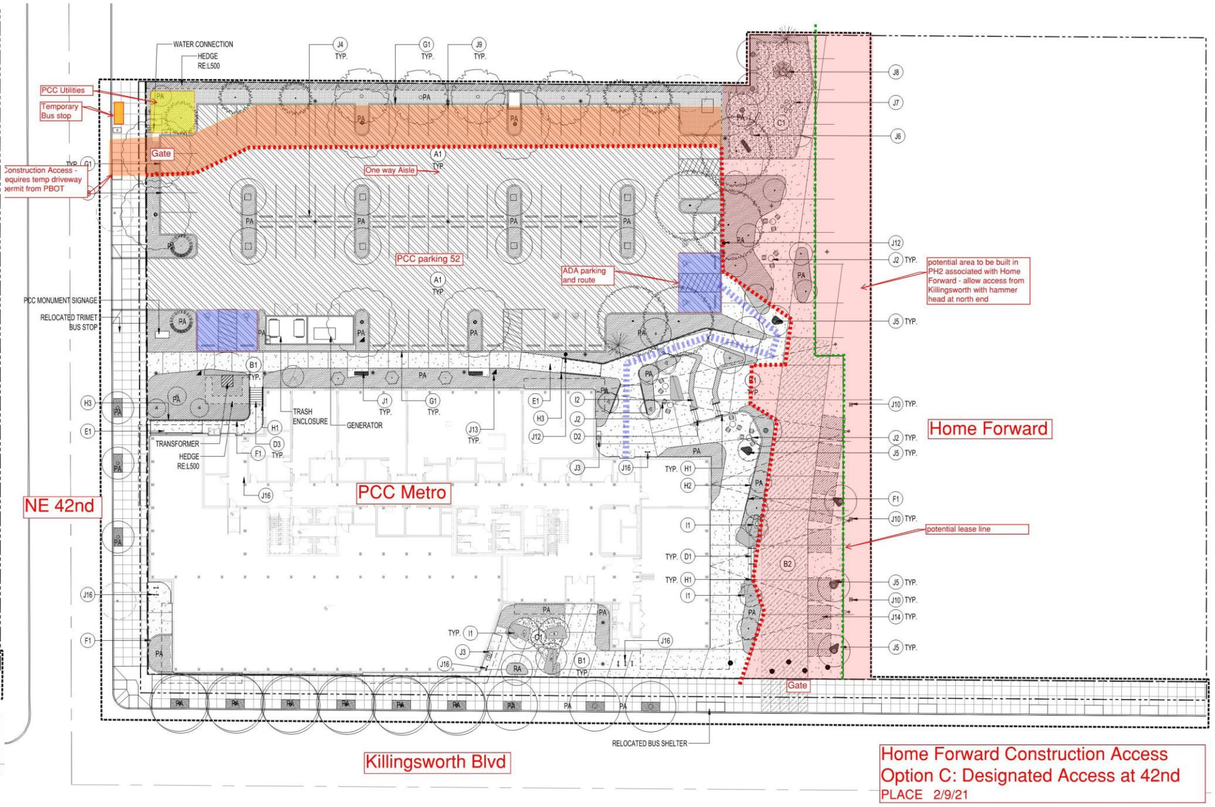
- Parking Lot Updates: trash pickup requirements and addition of new loading space
- Arborist Report: site visit pending
- Trade Partner Package 3: mass timber and concrete installation re-bidding review 2/23, 3PM
- Trimet on bus stop locations - bus service may include high speed and/or articulated buses
- Community Solar: meet with Verde / HF complexity: Dusty has Wendy scheduling.
- Construction Access for O'Neill Walsh: see diagram
- Partner Space: permit complexity
- Signage Consultant: Bora to submit ASR
- Andersen/Bora/Colloqate meet on design build approach to Pods

Tracking TBD:

- Review physical material samples with Metro staff during CDs

Home Forward Construction Access





THANK YOU

BORA

MEETING MINUTES

Date
02/23/2021

By
Emily Hayden

Subject
PCC Metro Center OAC Meeting

Present

Linda Degman | PCC	Sam Stadler | Andersen	Sarah Oeftering | BORA
Krista Phillips | PCC	Trudy Jacobs | Andersen	Josh Brandt | BORA
Rebecca Ocken | PCC	Charlie Brucker | PLACE	Emily Hayden | BORA
Dusty Hoerz | PCC	Bryan Lee | Colloqate	
Pam Hester | PCC	Elizabeth Chen | Colloqate	
Gary Sutton | PCC	John Ludlam | Colloqate	
Jody Giffin | PCC	Jeanie Lai | BORA	
Gina Valencia | PCC	Isaac Adams | BORA	

Distribution
Those invited / present — Bora File

Minutes

1. **INTRODUCTIONS**
    1. Becca asked if all participants had reviewed the annotated presentation that had been shared the prior week, as this is the basis of the presentation today, with key decisions needed in order for the team to move forward into the CD phase
2. **COST SUMMARY / VA UPDATE**
    a. The design team, Andersen and PCC have been working together over the last few weeks on the budget alignment process, identifying about $1.93 million in VA targets in cost of work (key decisions/quantities outlined in the PowerPoint shared last week)
    b. Roughly $216k remaining reduction goal (Update per 02/23/2021)

2. **BUILDING DESIGN IMPACTS**
    a. Canopy at NE corner (outside Life Skills classroom) has been omitted.
        i. It was not very functional due to grade changes and landscaping around that corner – occupants wouldn't be able to use that canopy for shelter.
    b. Reduced quantity of operable windows and actuators.
        i. Operable windows help support project goals (energy reduction, CRT/design justice, resiliency, trauma informed design) but needed to balance cost and functionality. Bora proposes a reduction of about half of the operable windows, ending up with 36 operable windows across

both levels. All operable windows will be on actuators. Ideal target ratio for passive cooling per mechanical consultant was 4%. With the above proposed quantity reduction, it is below 2%. Bora does not recommend further reductions to be functional for passive cooling.

ii. PCC has concern about allergens entering the building via open windows. Having windows on actuators will help mitigate the issue. There was an issue for PCC during the recent wildfires with poor air quality.

iii. PCC asked Bora to help research similar projects at local institutions as examples to help confirm design strategy and offer recommendations for best practices.

iv. PCC approves the proposed reduction to 36 operables with actuators for moving forward into CDs, and final decision regarding this topic will be addressed in the CD phase.

c. Building base was changed from poured concrete to CMU.
   i. Significant savings were achieved, and the design team is happy with the texture it brings to the façade.
   ii. Bora studied multiple options for texture and block type. Block options are limited because we need a specific dimension to achieve the intended façade appearance.
   iii. FMS is concerned about the fluted concrete being chipped away or vandalized – harder to repair/clean. PCC is approving CMU as general material direction for the building base. Design team to do further investigations into face/surface options.

d. Exterior benches have been detached from the façade.
   i. Three freestanding (but bolted down) benches will be provided along the south façade, all covered by canopies. Due to grade challenges on 42nd, the bench on that side has been deleted entirely.
   ii. Exact look/materiality of benches TBD.
   iii. There could be a relationship between the benches and the pods – Colloqate suggests potential economy of scale in the fabrication of those elements.

e. Design team recommends maintaining the Parklex window surrounds. The team studied omitting them ($25k savings) but ultimately feel it's important to the design and character of the building at the pedestrian scale. PCC agrees with recommendation to retain the detail at the windows but questions the use of Parklex as an appropriate product – are there alternative cladding materials available?
   i. PCC asked about how the end of the Parklex material is handled when it's cut, and how to handle attic stock.
   ii. Andersen received input from subcontractor that Parklex is being shipped from Europe.
   iii. Concerns with another exterior material used at Willow Creek. PCC is concern with sustainability impact of shipping and had issues with materials arriving damaged, with subsequent extensive delays to obtain replacement materials due.
   iv. Talk to façade trade partner about replacement process if a Parklex plank in the middle of the curved radius needs to be replaced – do you have to remove ALL the panels in the curve to do so?

f. See PowerPoint page 6 for summary of outstanding issues/conversations on VA measures that are not yet approved.

3. CONTINGENCIES / RISK LOG

a. Risk log was created by the team to proactively consider possible worst-case scenarios, outlining hypotheticals to help determine if the contingencies are sufficient to cover potential risks. This was described as a "stress test"

b. The design team will continue to use the log to check risks during CDs and construction. At this point, the risk log exercise indicates contingencies coverage as sufficient.

c. With adequate margin remaining in the contingencies after this stress test, Andersen and Bora recommend moving forward into CDs with the current VA targets remaining. PCC approved the team to proceed into CDs. The team will work to manage VA targets during CDs to ensure the project does

not exceed the construction budget. This will allow the design team to maintain the project schedule, completing CDs by June.

4. OTHER UPDATES

a. The Design Team is working hard to maintain the CD schedule despite the recent efforts to bring the project back to budget at the end of DD.
b. Land use submittal is delayed as PCC continues to establish the final division of site construction between Home Forward and PCC – see schedule on PowerPoint pg. 17. This does not appear to be a critical path item yet, but Bora would like to submit the package to the city in April if possible.
c. City of Portland has suggested six months for permitting process. One month of float has been included in the permitting phase to accommodate the uncertainty due to staffing challenges at the city.
d. For the 50% CD cost estimate, Bora suggests moving forward without the third-party estimate in order to avoid repeating the reconciliation process and progress more quickly.
e. PCC agrees with this approach – we will move forward without the DCW estimate for 50% CDs.
f. There has been discussion of phasing and access to Metro Center during the construction of the plaza and Home Forward building. PLACE has been developing plans that outline fencing and access to the site, as well as a strategy for maintaining the accessible pathways from the parking lot to Metro Center throughout construction of HF/plaza. No specific solutions proposed at this time, as conversation about this complex issue is ongoing and will involve both project teams.
g. See PowerPoint page 19 for miscellaneous updates including the parking lot, arborist, TriMet, signage, and partner space.
h. PCC newspaper will be issued soon – release was delayed in order to incorporate updated renderings reflecting the decisions made at today's meeting regarding exterior benches, etc. Bora to provide Gina with updated renderings by EOD Friday February 26.

5. ACTION ITEMS

a. Bora/Andersen to investigate examples at other institutions for best practices in regards to operable windows/actuator.
b. Bora to review types and faces of CMU for the building base.
c. Bora to design detached benches under canopy for review.
d. Bora/Andersen to research Parklex and consider other options that are locally available as cladding option.
e. Bora to provide Gina with updated renderings for newspaper by EOD Friday February 26.

End of Notes