



FACILITIES PLAN TECHNICAL REPORTS

Costing

May 1, 2018

PCC Facilities Plan, Phase 1: FCA: Architectural & Structural

Recurring	Recommendation	Code	Mitigation Assumed for Cost Model	Cost per occurrence	1.3	
					Cost With Markups	Estimator Notes
	Water damage at ceiling	3	Provide cost for ceiling tile replacement with contingency for related issue (roof leaking, piping leaking, etc)	\$3.50	\$4.55	Cost includes removal of damaged tiles
	No insulation at hot water supply/drain - multiple locations.	5	Add insulation at hot water supply & drain	\$150.00	\$195.00	
	Exterior glazing window film fogging or in need of replacement		Cost per SF of window film replacement	\$8.00	\$10.40	
	Sealant at joints in need of replacement		Cost per SF of window for sealant joint replacement	\$15.00	\$19.50	Cost is for sealing in place.
	Exterior glazing panel seal failure		SF cost to replace glazing unit	\$50.00	\$65.00	Cost includes removal of (E) glass
	Mildew, dirt build up on exterior (metal panel system)		Cost per SF of exterior cleaning	\$2.25	\$2.93	
	Mildew, dirt build up on exterior (brick or CMU veneer system)		Cost per SF for brick or CMU sealing	\$3.00	\$3.90	
	Exterior brick or CMU joint damage		Cost per SF for re-pointing brick or CMU	\$18.00	\$23.40	
	Repair existing EIFS wall system		Cost per SF to repair or replace EIFS exterior finish system	\$16.00	\$20.80	
	Repair existing wood exterior wall finish		Cost per SF to repair or replace wood exterior finish system	\$30.00	\$39.00	
	Flashing at various locations to be repaired		Cost per Lineal Foot to replace and repair stainless steel flashing conditions at roof conditions and window conditions	\$20.00	\$26.00	
	No guard rails		Provide cost per Lineal Foot for new painted steel guard rails at 42" height	\$195.00	\$253.50	
	Storage racks not secured seismically		Provide cost for securing typical storage shelving rack to wall anchor	\$200.00	\$260.00	
	Panic hardware required by code		Provide cost for new panic hardware to be installed at an existing door, alternate pricing to also replace door with rated exterior type.	\$1,100.00	\$1,430.00	Cost includes removal of (E) hardware
	Fire sealing at rated penetration		Provide cost for typical penetration seal	\$50.00	\$65.00	
	Water damage at ceiling	3, 4	No costing required (recommend PCC maintenance to conduct investigation of source)	\$0.00	\$0.00	

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	Recommendation	Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost With Markups	Estimator Notes
	No insulation at hot water supply/drain - multiple locations.	5	Add insulation at hot water supply & drain	\$150.00	\$195.00	
	No cane detection at presenter podium.		Provide new podium that addresses detction and related	\$600.00	\$780.00	
	Flooring bubble		Provide \$/sf for resilient flooring tile.	\$6.00	\$7.80	
	Floor drains need to be cleaned out		Maintenance issue - no costing.	\$0.00	\$0.00	
	Grate at walkway has openings over 1/2" clear	4, 5	Provide \$/sf for replacement walkway grating.	\$40.00	\$52.00	Cost includes demo of (E)
	Hole in gyp wall.	4	Cost/occurrence for minor wall repair.	\$50.00	\$65.00	
	Door jamb is 11" thick.	4	Address in Phase 2.	\$0.00	\$0.00	
	Fans need to be rebalanced	3	Cost per occurrence	\$200.00	\$260.00	
	Incorrect room # signage	3,5	Provide new room sign.	\$60.00	\$78.00	
	Improper door hardware.	5	Replace door knob with lever.	\$400.00	\$520.00	Cost includes removal of (E) hardware
ST, SS	Extr stair guardrail at non-compliant height; handrail not graspable.	5	Provide new guardrail/handrail.	\$195.00	\$253.50	
ST, SS	Non-compliant water fountain.	5	Provide dual height compliant water fountain set.	\$2,410.00	\$3,133.00	Cost includes demo of old fixture
					\$0.00	
District Wide					\$0.00	
Note: ADA-related deficiencies noted in the facilities conditions reports are addressed under the Accessibility category.					\$0.00	
Facilities with the most signifcant and numerous deficiencies should be addressed as high priorities for maintenance and renovation funds.			Policy - no direct cost associated. Implied costs addressed at each facility.		\$0.00	
Future renovation projects should be programmed to address all noted defciencies within the scope of their work.			Policy - no direct cost associated. Implied costs addressed at each facility.		\$0.00	
Phase 2 planning should consider the full range of remediation for addressing those facilities that have the most signifcant and numerous deficiencies: repair, renovation and replacement.			Policy - no direct cost associated.		\$0.00	
					\$0.00	
					\$0.00	
					\$0.00	
CAMPUSES					\$0.00	
Cascade					\$0.00	

PCC Facilities Plan, Phase 1: FCA: Architectural & Structural

Recommendation		Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost With Markups ^{1.3}	Estimator Notes
Correct structural deficiencies (lateral resistance) at the Public Safety Building			Recommendation is superceded by intention to replace the facility.	\$0.00	\$0.00	
PSEB - Replace gyp bd ceiling at storage room			Provide cost for replacing ceiling - 1,200SF of new gyp bd ceiling attached to exposed wood structure	\$14,400.00	\$18,720.00	
					\$0.00	
					\$0.00	
Southeast					\$0.00	
Correct structural deficiencies (lateral resistance) at: - Community Hall Annex				\$1,000,000.00	\$1,300,000.00	Allowance. More scope definition required.
Repair of minor exterior issues: - Community Hall Annex					\$0.00	
					\$0.00	
					\$0.00	
Sylvania					\$0.00	
Correct structural deficiencies (lateral resistance) at Health Technologies Building			Embed Seismic upgrade in general renovation of HT Bldg.	\$500,000.00	\$650,000.00	Allowance. More scope definition required.
Repair of minor exterior issues: - Automotive & Metals Building - Automotive Storage Building - Bookstore - DeBernardis College Center - Heat Plant - Library - Science Technology Building - Social Science Building - Technology Classroom Building			Cost/SF for exterior finish repair?	\$15.00	\$19.50	Allowance. More scope definition required.
Repair of major exterior issues: - College Services Building			Cost/SF for full siding replacement?	\$30.00	\$39.00	
					\$0.00	
					\$0.00	
Rock Creek					\$0.00	
Rooms in Building 3 that may require 2 exits			Cost for adding new door in an existing exterior wall with panic hardware	\$3,000.00	\$3,900.00	Cost includes wall demo.
					\$0.00	

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Recommendation		Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost With Markups	Estimator Notes
CENTERS					\$0.00	
General					\$0.00	
					\$0.00	
					\$0.00	
Willow Creek					\$0.00	
					\$0.00	
					\$0.00	
Newberg					\$0.00	
					\$0.00	
					\$0.00	
Metro	Correct structural deficiencies (lateral resistance) in both buildings.		Superceded by intent to replace.	\$0.00	\$0.00	
					\$0.00	
					\$0.00	
Swan Island Trades					\$0.00	
					\$0.00	
					\$0.00	
CLIMB					\$0.00	
	Majority of windows have broekn seals.	5	Reglaze all windows.	\$50.00	\$65.00	Cost includes removal of (E) glass
	Effloresence of brick veneer.	5	Clean brick (and conduct additional investigation to confirm no leakage causing effloresence).	\$3.00	\$3.90	
	Roof ponding.	5			\$0.00	
	No fall protection on roof.	5	Provide tie-offs.	\$2,500.00	\$3,250.00	Cost/EA includes creation of (N) penetration, roof anchor, flashing, patch/repair of adjacent roofing membrane
	No fire safing at mechanical room (M1-01)	5			\$0.00	
	Classroom (105) lacks exit signage	5	Provide exit signage.	\$300.00	\$390.00	Cost is for illuminated exit sign
	Storage racks not seismically braced.	4	Provide bracing.	\$200.00	\$260.00	
	Rooms (107, 203A) lack sprinklers.	5	Add sprinklers.	\$2.50	\$3.25	Cost/SF assumes (N) heads and branch piping tied into (E) mains
	Room door (208B) lacks lockset	3	Provide new door hardware set.	\$500.00	\$650.00	Cost includes removal of (E) hardware

PCC Facilities Plan, Phase 1: FCA: Architectural & Structural

				1.3	
Recommendation	Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost With Markups	Estimator Notes
Refrigerator blocking required door clearance	5	Move furnishings; provide signage and training to deter future intrusions in required clear areas.	\$300.00	\$390.00	Allowance. More scope definition required.
Floor sink lacks cover	3	Provide cover.	\$50.00	\$65.00	
Room not sprinkled, Rated room requires fire stopping at deck above and at conduits passing through rated wall	5	Provide sprinklers and fire stopping.	\$4.50	\$5.85	Cost/SF assumes (N) heads and branch piping tied into (E) mains and \$2/SF for firestopping all penetrations.
Storage is happening under exit stair w/o rated separation.	5	O & M: Remove stored items and provide training/signage to deter recurrence of stored items.	\$300.00	\$390.00	Allowance. More scope definition required.
Stair lacks required guardrail.	5	Provide guardrail.	\$225.00	\$292.50	
UL tags are painted over on doors, frames. (2)	5	Remove paint on labels.	\$27.50	\$35.75	(.5) hours labor
				\$0.00	
Downtown				\$0.00	
Door missing from frame	5	Provide replacement door.	\$1,200.00	\$1,560.00	Door panel and hardware only.
Sprinklers not at code required location at apex of skylight	5	Re-install sprinklers at correct height.	\$400.00	\$520.00	Allowance. More scope definition required.
Electrical room (E2-2) missing sprinkler.	5	Provide sprinkler and pipe.	\$2.50	\$3.25	Cost/SF assumes (N) heads and branch piping tied into (E) mains
Missing guardrail at stair; handrail doesn't extend 12".	5	Provide guardrail and extend handrail.	\$225.00	\$292.50	Cost is for new guardrail. Wall-mounted handrail is \$110/LF.
No door actuators at restrooms.	5	Provide actuators.	\$6,500.00	\$8,450.00	Cost includes opener and power supply
Door does not latch	3	Repair latch.	\$150.00	\$195.00	(2) hours general labor, \$40 material
Provide fire safing at rated walls.	5	Confirm rating required. Provide saf	\$1.50	\$1.95	
Insufficient clearance provided at drinking fountain alcove less than 30" clear	5	Revise in Phase 2 renovations.	\$0.00	\$0.00	
Two drinking fountains required OLSSC 1109.5.1,	5	Provide compliant dual height fountain set.	\$2,410.00	\$3,133.00	Cost includes demo of old fixture
Hillsboro*					
Columbia County*					

Recurring

Restrooms - multiple deficiencies:	Re-mounting outlets to ADA height.	\$170.00	\$221.00 (2) hours labor, \$20 material
Restrooms - multiple deficiencies:	Re-mount toilet paper dispensers to ADA-compliant height.	\$75.00	\$97.50 (1) hour labor, \$20 material
Restrooms - multiple deficiencies:	Add ADA grab bars.	\$300.00	\$390.00
Power assist lacking	Add power assist to doors.	\$6,500.00	\$8,450.00 Cost includes opener and power supply
Stairs rails without handrail extensions.	Provide stair handrail extensions.	\$115.00	\$149.50
Fire alaram at non-compliant height.	Re-mount alaram pulls.	\$170.00	\$221.00 (2) hours labor, \$20 material
Toilets with pull on wrong side	compliant toilet.	\$1,500.00	\$1,950.00 Cost includes demo of old fixture
			\$0.00
Counters at non-compliant height.	Povide lin ft figure for new counters.	\$185.00	\$240.50
Two drinking fountains are required: one for standing one for wheelchair OSSC 1109.5.1	Replace single drinking fountain with pair: one for wheelchair; one for standing.	\$2,410.00	\$3,133.00 Cost includes demo of old fixture
Cane guards must be provided where less than 80" head height provided ADA 307.4	Provide cane guards	\$75.00	\$97.50
Multiple rooms where there is not clearance for a wheel chair turning radius	Design required to complete as part of phase II planning, no cost estimate needed.	\$0.00	\$0.00
Item as reach issue for ADA (vending machine)	PCC to replace vending machine (no cost needed)	\$0.00	\$0.00
Item as reach issue for ADA (wall mounted items)	Reinstall item: (pencil sharpener, light switch, door pull)	\$75.00	\$97.50 (1) hour labor, \$20 material
Door hardware not ADA compliant	Provide cost for typical replacement of door hardware for lever type compliant	\$400.00	\$520.00 Cost includes removal of (E) hardware
Two drinking fountains are required: one for standing one for wheelchair OSSC 1109.5.1	Replace single drinking fountain with pair: one for wheelchair; one for standing.	\$2,410.00	\$3,133.00 Cost includes demo of old fixture
No cane detection under stairs.	Provide cane detection rails.	\$75.00	\$97.50
Toilet flush handle on wrong side of fixture.	Replace toilet	\$1,500.00	\$1,950.00 Cost includes demo of old fixture
Threshold exceeds offset height.	Grind concrete landing and provide accessible threshold	\$1,000.00	\$1,300.00 Allowance - More scope information required.
Insufficient clearance at entry	Address in Phase 2 renovations.	\$0.00	\$0.00
			\$0.00
Inadequate turning radius.	Integrate into Phase 2 plans.	\$0.00	\$0.00
Inadequate clearance on pull side of doors.	Integrate into Phase 2 plans.	\$0.00	\$0.00

CAMPUSES

Cascade

	Re-grading & re-paving paths to meet localized slope deficiencies.	Provide cost per SF.	\$12.00	\$15.60	Includes demo, grading, new concrete paving
				\$0.00	
				\$0.00	
Southeast	Re-grading & re-paving paths to meet localized slope deficiencies.	Provide cost per SF.	\$12.00	\$15.60	Includes demo, grading, new concrete paving
Admin Hall	No cane detection under stairs.	Provide cane detection rails.	\$75.00	\$97.50	
Admin Hall	Toilet flush handle on wrong side of fixture.	Replace toilet	\$1,500.00	\$1,950.00	Cost includes demo of old fixture
Admin Hall	Threshold exceeds offset height.	Grind concrete landing and provide accessible threshold plate.	\$1,000.00	\$1,300.00	Allowance - More scope information required.
Admin Hall	Door latch does not catch.	Replace door latch.	\$125.00	\$162.50	(1.5) hourse labor, \$42.50 material
	Electrical and Fire Riser in same room.	PCC to confirm condition meets code with fire marshal.	\$0.00	\$0.00	
Sylvania	Re-grading & re-paving paths to meet localized slope deficiencies.	Provide cost per SF.	\$12.00	\$15.60	Includes demo, grading, new concrete paving
	Larger path deficiencies, requiring re-routing.		\$12.00	\$15.60	Includes demo, grading, new concrete paving
		Direction to Phase 2.		\$0.00	
				\$0.00	
Rock Creek	Re-grading & re-paving paths to meet localized slope deficiencies.	Provide cost per SF.	\$12.00	\$15.60	Includes demo, grading, new concrete paving
	Larger path deficiencies, requiring re-routing.		\$12.00	\$15.60	Includes demo, grading, new concrete paving
		Direction to Phase 2.			
	Toilet rooms in building 2 need to be designed and replaced	Provide cost per SF of new toilet rooms for reference in planning during phase 2	\$275.00	\$357.50	Cost/SF includes all services
	Rooms in Building 3 that may require 2 exits	Cost for adding new door in an existing exterior wall with panic hardware	\$3,000.00	\$3,900.00	Include demo of exterior wall
CENTERS					
General	Re-grading & re-paving paths to meet localized slope deficiencies.	Provide cost per SF.	\$12.00	\$15.60	Includes demo, grading, new concrete paving

PCC Facilities Plan, Phase 1: FCA: MEP

Recommendation		Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost With Markups	Estimator Notes
District Wide						
	Retro-commissioning of: - Library [Learning Commons] - Student Commons - Mt. Tabor Hall		Retro-commissioning review of named buildings.	\$3.85	\$5.01	Cost/SF, Equipment replacements not included
	In the following facilities, provide master mixing valves for the domestic water heating system per code, and set water storage temperature to provide for legionella protection: - Community Hall Annex - Mt. Tabor Hall		Provide master mixing valve.	\$4,850	\$6,305.00	Cost/EA location
	Replacement of all electrical equipment at: - Community Hall Annex		Replacement of equipment as noted.	\$3,500	\$4,550.00	Cost/EA panel
	Replacement of grease interceptor: - Community Hall Annex		Replacement of equipment as noted.	\$12,000	\$15,600.00	for in-ground, \$3,500 for small undercounter or floor unit
	Replacement of boilers and heating hot water piping in next five years: - Mt. Tabor Hall		Replacement of equipment as noted.	\$9.05	\$11.77	Cost/SF, includes demo
Mt. Tabor	Reported to (arch) reviewer by multiple people that the electrical circuitry is not sufficient in this building may be due to amount of computers in use			\$120,000	\$156,000.00	Cost is to Upsize incoming electrical service to building
Mt. Tabor	Room 200 needs more A/C - HVAC does not work well.		3	0	\$0.00	Maintenance issue - no construction cost assumed.
					\$0.00	
Sylvania					\$0.00	
	Retro-commissioning of: - College Services Building - Library - Science Technology Building - Technology Classroom Building		Retro-commissioning review of named buildings.	\$3.85	\$5.01	Equipment replacements not included
	In the following facilities, provide master mixing valves for the domestic water heating system per code, and set water storage temperature to provide for legionella protection: - Bookstore - College Services Building - Communications Technology - Library - Performing Arts Center		Provide master mixing valve.	\$4,850	\$6,305.00	Cost/EA location

PCC Facilities Plan, Phase 1: FCA: MEP

Recommendation		Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost With Markups ^{1.3}	Estimator Notes
Set water storage temperature to provide for legionella protection: - Heat Plant			Setting of existing equipment - no added cost?	0	\$0.00	Scope definition required
Replacement of all HVAC equipment at: - Automotive & Metals Building - Bookstore - Communications Technology - Health Technology Building - Performing Arts Center			Replacement of equipment as noted.	\$12	\$15.60	Cost/SF includes demo and hoisting; Air distribution Equipment only
Selected HVAC replacement at: - College Center - Heat Plant			Replacement of equipment as noted. (PAE to describe equip @ Heat Plant?)	\$6	\$7.80	Cost/SF includes demo and hoisting; Central Plant heating equipment only
Replacement of all electrical equipment at: - Automotive & Metals Building - Bookstore - DeBernardis College Center - Health Technology Building - Heat Plant - Science Technology Building - Social Science Building			Replacement of equipment as noted.	\$3,500	\$4,550.00	Cost/each panel or \$6/SF (without markups) entire building.
Addition of eyewash stations to meet ANSI standards. - Automotive & Metals Building - Health Technology Building (janitorial closet) - Science Technology Building			Add equipment as noted.	\$5,500	\$7,150.00	Cost/each includes (N) drain and connection below slab to nearby service
Water closet supports are not standard (exterior of wall) and should be replaced: - Library			Replacement of equipment as noted.	\$1,500	\$1,950.00	Cost/EA location
Some water shut off valves are not accessible at the Performing Arts Center			Reinstall valve at accessible height/location.	\$500	\$650.00	Cost/EA valve
					\$0.00	
					\$0.00	
Rock Creek					\$0.00	
Retro-commissioning of: - Building 1 - Building 7 - Building 9			Retro-commissioning review of named buildings.	\$3.85	\$5.01	Cost/SF Equipment replacements not included

PCC Facilities Plan, Phase 1: FCA: MEP

Recommendation	Code	Mitigation Assumed for Cost Model	Cost per occurrence	1.3	
				Cost With Markups	Estimator Notes
In the following facilities, provide master mixing valves for the domestic water heating system per code, and set water storage temperature to provide for legionella protection: - Building 1 - Building 2 - Building 6, Hangar - Building 7 - Building 9		Provide master mixing valve.	\$4,850	\$6,305.00	Cost/EA location
Replacement of all HVAC equipment at: - Building 2 - Building 6, Hangar		Replacement of equipment as noted.	\$12	\$15.60	Cost/SF includes demo and hoisting; Air distribution Equipment only
Replacement of all electrical equipment at: - Building 3 - Building 4		Replacement of equipment as noted.	\$3,500	\$4,550.00	Cost/each panel or \$6/SF (without markups) entire building.
Replacement of plumbing fixtures: - Building 2		Replacement of equipment as noted.	\$3,000	\$3,900.00	Cost/EA fixture
Replacement of several electrical panels: - Building 2		Replacement of equipment as noted.	\$3,500	\$4,550.00	Cost/each panel or \$6/SF (without markups) entire building.
Addition of eyewash stations to meet ANSI standards. - Building 6, Hangar		Replacement of equipment as noted.	\$5,500	\$7,150.00	Cost/each includes (N) drain and connection below slab to nearby service
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
CENTERS				\$0.00	
General		n/a		\$0.00	
				\$0.00	
				\$0.00	
Willow Creek		Retro-commissioning of MEP systems.	\$3.85	\$5.01	Cost/SF, Equipment replacements not included
				\$0.00	
				\$0.00	
Newberg		Retro-commissioning of MEP systems.	\$3.85	\$5.01	Cost/SF, Equipment replacements not included
		Repair of clip system on PV array.	\$45	\$58.50	Cost/PV panel
				\$0.00	
				\$0.00	

PCC Facilities Plan, Phase 1: FCA: MEP

Recommendation		Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost With Markups	Estimator Notes
Metro			Replacement of buildings with new construction.		\$0.00	
					\$0.00	
					\$0.00	
Swan Island Trades			none.		\$0.00	
					\$0.00	
					\$0.00	
CLIMB			Retro-commissioning of MEP systems. In Cx process, confirm condition of B-3 boiler & EF-3 fan.	\$3.85	\$5.01	Cost/SF, Equipment replacements not included
					\$0.00	
					\$0.00	
Downtown			Retro-commissioning of MEP systems.	\$3.85	\$5.01	Cost/SF, Equipment replacements not included
Hillsboro*	n/a?					
Columbia County*	n/a?					

PCC Facilities Plan, Phase 1: IDF Room Upgrades

1.3					
<u>Building</u>	<u>Room #/name</u>	<u>Recommendation</u>	<u>Direct Cost</u>	<u>Cost with Markups</u>	<u>Estimator Notes</u>
Cascade	Lvl 1: BDF	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Cascade	Room 002	Install (N) cooling equipment	\$18,500	\$24,050	New Heat pump up to 3 ton--Assumes duct and registers or other air delivery pathway is present
Rock Creek Building 4	Lvl 1 BDF	Install (N) cooling equipment	\$18,500	\$24,050	New Heat pump up to 3 ton--Assumes duct and registers or other air delivery pathway is present
Rock Creek Building 5	Lvl 2 IDF	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Rock Creek Building 7	Lvl 1 BDF	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Rock Creek Building 7	Lvl 1: IDF-3	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Rock Creek Building 7	Lvl 2: IDF-1	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Rock Creek Building 7	Lvl 2: IDF-2	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Rock Creek Kennel	Lvl 1	Install (N) cooling equipment	\$18,500	\$24,050	New Heat pump up to 3 ton--Assumes duct and registers or other air delivery pathway is present
Rock Creek Workshop	Lvl 1	Install (N) cooling equipment	\$18,500	\$24,050	New Heat pump up to 3 ton--Assumes duct and registers or other air delivery pathway is present
Sylvania College Center	Lvl 1: IDF-2	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Sylvania Communication Tech	Lvl 1: BDF Rm 118A	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Sylvania Health Tech	Lvl 3: IDF-2 Rm 301A	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Sylvania Performance Arts	Electrical Riser Rm E2-01	Install (N) cooling equipment	\$7,125	\$9,263	New Heat pump up to 3 ton--Assumes duct and registers or other air delivery pathway is present
Sylvania Science & Tech	Lvl 3: IDF Rm 303A	Upsize (E) Equipment	\$7,125	\$9,263	Split system unit, refrigerant line set and outdoor condenser--Includes electrical
Sylvania South Classroom	Lvl 2: BDF Rm 201B	Install (N) cooling equipment	\$18,500	\$24,050	New Heat pump up to 3 ton--Assumes duct and registers or other air delivery pathway is present

PCC Facilities Plan, Phase 1: Transportation

Recommendation		Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost with Markups	Estimator Notes
District Wide						
CAMPUSES						
Cascade						
	Transfer monitoring of parking in neighborhoods to the City of Portland.		No facilities cost associated with recommendation.	\$0.00	\$0.00	
	Build a multi-use path between neighborhoods and the campus,		Cost per lineal foot for 12' multi-use path?	\$72.00	\$93.60	Assumes \$6/SF for asphalt path, incl. base course & prep.
	Improve wayfinding for parking lots.		Policy to inform Phase 2 planning. (see also signage package in current implementation.)	\$0.00	\$0.00	
	Acquire the half-block of Jessup Street east of N Albina St to support the school's transportation needs.				\$0.00	
	Increase electric vehicle charging stations to meet demand and ensure the stations have communications,		Provide cost for an EV station installation.	\$17,500.00	\$22,750.00	Cost includes charging station and allowance for (N) conduits, conductors, and tie-in to electrical panels
	Add secured bicycle parking		Secured enclosed parking	\$30,000.00	\$39,000.00	Cost includes footings, slab, fencing, roof, bike racks
	Move the shuttle stop or creating a transit hub		Policy to inform Phase 2 planning.		\$0.00	
	An on-going maintenance program for sealing and striping of campus parking lots		Staffing effort.	\$0.00	\$0.00	
	ADA upgrades to parking		Assume localized regrading and repaving.	\$7.00	\$9.10	Includes demo, grading, paving, re-striping
	Maintain parking lots on a regular basis, 5.4 acres need sealing (5 year intervals) and striping (annually to biannually).		Policy - no direct cost associated.	\$0.00	\$0.00	
	Bring all parking up to new ADA standards including Van Accessible spaces		Policy - no direct cost associated. Policy to inform Phase 2 planning.	\$0.00	\$0.00	
	Transfer monitoring of neighborhood parking to City of Portland		Policy - no direct cost associated.	\$0.00	\$0.00	
	Build a multi-use path between surrounding neighborhoods and campus		Per lineal foot cost for 12' wide path.	\$72.00	\$93.60	Assumes \$6/SF for asphalt path.
	Provide new wayfinding parking options		Policy to inform Phase 2 planning.	\$0.00	\$0.00	
	Work with City of Portland to vacate Jessup right of way through the campus.		Policy - no direct cost associated. Policy to inform Phase 2 planning.	\$0.00	\$0.00	
					\$0.00	

PCC Facilities Plan, Phase 1: Transportation

PCC Facilities Plan, Phase 1: Transportation				1.3		
Recommendation		Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost with Markups	Estimator Notes
					\$0.00	
Southeast					\$0.00	
	Phase 2 planning for the Southeast campus should fully integrate the new transit stop associated with the Division Transit Project, with clear wayfinding, amenities, etc.		Policy to inform Phase 2 planning.	\$0.00	\$0.00	
	Phase 2 planning should evaluate the costs and benefits of introducing structured parking to replace some of the current surface parking and allow for other development types.		Policy to inform Phase 2 planning.	\$0.00	\$0.00	
	Additional parking should be provided, consistent with the TDM goals for the site.		Policy to inform Phase 2 planning.	\$0.00	\$0.00	
	The current on-site retail parking should be considered for elimination and additional parking areas should be considered.		Policy to inform Phase 2 planning.	\$0.00	\$0.00	
	The campus could benefit from an on-going maintenance program for signing and sealing as well as improvements to the ADA parking infrastructure		Staffing effort.	\$0.00	\$0.00	
	Maintain parking lots on a regular basis, 5.3 acres need sealing (5 year intervals) and striping (annually to biannually).		PCC to estimate staffing effort.	\$0.00	\$0.00	
	Bring all parking up to new ADA standards including Van Accessible spaces		Assume localized regrading and repaving.	\$7.00	\$9.10	Includes demo, grading, paving, re-striping
	Work with PBOT to align the planned bike lanes (Neighborhood Greenway) on 80th or 78th		Policy - no direct cost impact.	\$0.00	\$0.00	
	Improve transit infrastructure to support future TriMet BRT system near campus		Policy to inform Phase 2 planning.	\$0.00	\$0.00	
	Increase electric vehicle charging stations to meet demand and include an ADA location		Provide cost for an EV station installation.	\$17,500.00	\$22,750.00	Cost includes charging station and allowance for (N) conduits, conductors, and tie-in to electrical panels
	Add additional bicycle lockers and racks		Confirm Recommendation: Secured enclosed parking	\$30,000.00	\$39,000.00	Cost includes footings, slab, fencing, roof, bike racks
	Improve shuttle connection between Southeast and CLIMB		PCC to estimate staffing effort.	\$0.00	\$0.00	
	Work with Biketown to get bikeshare close to campus as system expands in the future				\$0.00	
	Provide lockers and showers for those involved in active transportation		Direction to inform Phase 2 planning.	\$0.00	\$0.00	
	Eliminate on-campus retail parking		Policy to inform Phase 2 planning.	\$0.00	\$0.00	
	Develop offsite shuttle service (park and ride)		PCC to estimate staffing effort.	\$0.00	\$0.00	
	Add an additional parking lot (purchase retail across the street or property to the west for future parking structure)		Policy to inform Phase 2 planning.	\$0.00	\$0.00	

PCC Facilities Plan, Phase 1: Transportation

PCC Facilities Plan, Phase 1: Transportation				1.3	
Recommendation	Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost with Markups	Estimator Notes
				\$0.00	
Sylvania				\$0.00	
Maintain parking lots on a regular basis, 28 acres need sealing (5 year intervals) and striping (annually to biannually).		PCC to estimate staffing effort.	\$0.00	\$0.00	
Bring all parking up to new ADA standards including Van Accessible spaces		Provide \$/SF for localized re-grading, repaving, restriping.	\$7.00	\$9.10	Includes demo, grading, paving, re-striping
Work with TriMet to get additional and more frequent bus service to campus				\$0.00	
Add sidewalks along roadways and infill connections between parking lots and buildings		Provide \$/lineal foot for curb/gutter and 6' sidewalk	\$66.00	\$85.80	\$24/LF for curb & gutter, \$7/SF for sidewalk
Build a multi-use path between SW Corridor stop and campus		Direction to inform Phase 2 planning.	\$0.00	\$0.00	
Add bike lanes along campus roadways		Direction to inform Phase 2 planning.	\$0.00	\$0.00	
Build a multi-use path between surrounding neighborhoods and campus		Direction to inform Phase 2 planning.	\$0.00	\$0.00	
Increase electric vehicle charging stations to meet demand and include an ADA location		Provide cost for an EV station installation.	\$17,500.00	\$22,750.00	Cost includes charging station and allowance for (N) conduits, conductors, and tie-in to electrical panels
Work with TriMet to provide autonomous vehicles to connect with PCC				\$0.00	
Improve parking lot wayfinding		Direction to inform Phase 2 planning.	\$0.00	\$0.00	
Build a shuttle only drop off and pick-up area		Direction to inform Phase 2 planning.	\$0.00	\$0.00	
Add a drop-off area for the child development center		Direction to inform Phase 2 planning.	\$0.00	\$0.00	
Rebuild entrance to improve curves for bus turning plus bike and ped crossings and access. Reduce lane switching and increase pedestrian and bicycle safety.		Direction to inform Phase 2 planning.	\$0.00	\$0.00	
Build a Parking Structure in Automotive Lot for ADA parking and covered automotive center parking area		Estimate garage: 2-story, dimensions: __' x __' (Cost/SF)	\$90.00	\$117.00	Cost/SF of concrete parking garage
Add bicycle facilities including bike lockers, repair stations, rental bike program		Provide cost for lockers (assume in-building location, tbd); repair station	\$1,500.00	\$1,950.00	Cost/EA locker
Off-site location for shuttles (mechanics, garage, cleaning, storage) ideally close to Sylvania		Direction to inform Phase 2 planning.		\$0.00	
				\$0.00	
				\$0.00	

PCC Facilities Plan, Phase 1: Transportation

Recommendation		Code	Mitigation Assumed for Cost Model	Cost per occurrence	1.3 Cost with Markups	Estimator Notes
Rock Creek						\$0.00
Commission a study with a bicycle transportation consultant to look at the existing on-campus amenities and how they can be connected to the surrounding infrastructure. A full Bicycle Transportation Master Plan would maximize the existing infrastructure, create routes and signage that minimize bike/car/pedestrian conflicts, and help identify future growth opportunities.			Recommendation informs potential scope of Phase 2 planning.		\$0.00	
Maintain parking lots on a regular basis. 16.3 acres need sealing (5 year intervals) and striping (annually to biannually).			PCC to estimate staffing effort.		\$0.00	
Bring ADA parking up to new parking guidelines including Van Accessible spaces			Provide \$/SF for localized re-grading, repaving, restriping.	\$7.00	\$9.10	Includes demo, grading, paving, re-striping
Add bicycle facilities including bike lockers, repair stations, rental bike program			Provide cost for lockers (assume in-building location, tbd); repair station	\$1,500.00	\$1,950.00	Cost/EA locker
Increase electric vehicle charging stations to meet demand and include an ADA location			Provide cost for an EV station installation.	\$17,500.00	\$22,750.00	Cost includes charging station and allowance for (N) conduits, conductors, and tie-in to electrical panels
Improve on-site bike and pedestrian connections from public street system			Direction to inform Phase 2 planning.		\$0.00	
Work with TriMet to increase ridership by providing better transit infrastructure on campus to support more routes and buses			Policy to inform Phase 2 planning.		\$0.00	
Improve and pave event lot by Building 9 to meet current standards and charge or monitor during events			Provide \$/SF for grading, paving, striping a new parking lot.	\$7.00	\$9.10	Includes demo, grading, paving, re-striping
Utilize the County museum by converting to a transportation hub			Direction to inform Phase 2 planning.		\$0.00	
Add additional entrance and exit location, including protected pedestrian crossing on Springville Road			Direction to inform Phase 2 planning.		\$0.00	
Add a parking area at the Fortis contractor location and or locations to the northeast.			Direction to inform Phase 2 planning.		\$0.00	
Lease parking from the church in the SW corner of NW 178th Avenue at NW Springville Road (requires crossing treatment unless campus access is realigned)			Policy recommendation.		\$0.00	
CENTERS						
General						

PCC Facilities Plan, Phase 1: Transportation

Recommendation				1.3	Estimator Notes
	Code	Mitigation Assumed for Cost Model	Cost per occurrence	Cost with Markups	
Willow Creek					
Newberg					
Metro					
Swan Island Trades					
CLIMB					
Downtown					
Hillsboro*					
Columbia County*					