

DJC

2017 TopProjects

FIRST PLACE RENOVATION

PROJECT TEAM + STATS:

Location: Portland, Oregon

Cost: \$70 million

Start date: 2008

Completion date: 2016

Owner/developer: Portland Community College

Architect: Opsis Architecture

Engineer: PAE Consulting Engineers

General contractor: Fortis Construction Inc.



Portland Community College Rock Creek Campus Bond Projects

SUBMITTED BY: OPSIS ARCHITECTURE LLP

As PCC's Rock Creek Campus passed its 30th anniversary, it was clear that several buildings were not operating as efficiently as they could and needed to be updated.

"Oregon's community colleges were built around the same time in the late 1960s and '70s in a brutalist concrete style with very little glass," said Opsis Architecture's Randall Heeb. "These older spaces can be a little bleak because they were economical at the time and reflected an enormous love of concrete."

With \$70 million in voter-approved bonds, PCC in 2008 launched a campus-wide expansion and upgrade led by Opsis Architecture and Fortis Construction. The work began with a full master plan for the 256-acre campus. Opsis developed one of the plan's key features, a "Green Initiatives District" at the campus entry that includes a 35,000-square-foot solar array and a 3.7-acre Learning Garden.

A \$21.5-million overhaul of Building 5 improved the student center and created the campus' front door with a two-story lobby lounge facing the new bus drop-off. Instead of constructing a new building, 22,000 square feet of the underperforming existing building was demolished and replaced with the 63,000-square-foot addition. This decision increased density within the campus core, protected water quality by conserving green space, and took advantage of existing infrastructure such as electrical and plumbing utilities.

Building 5 provides general purpose classrooms, a variety of study spaces, an information desk, a new home for the Foods and Nutrition program with specialized lab and learning spaces, a multipurpose physical

education/dance room, space for student government, the Queer Resource Center, and faculty offices. New amenities include a bookstore, dining hall and café. An open central atrium and stair is surrounded by study and lounge spaces. The project was completed in time for the winter term last year as the campus celebrated its 40th anniversary.

As several other buildings were upgraded, the project team's objective was to demolish space that wasn't being fully utilized and renovate it with a look and feel that is more welcoming and meet modern standards and expectations, Heeb said.

"The most exciting thing about this process and these projects was the ability to look at the campus holistically, look at the distribution of programs and bring spaces together in a way that better serves the community at this time," he said.

Sustainability played an essential role, as did opportunities to engage students. Buildings 5 and 7 were designed for LEED Gold certification, and a group of Portland State University students is working on post-occupancy evaluations that will provide further insight into the performance of the sustainable strategies employed in both buildings. In addition, the landscape species were chosen to help support PCC's Landscape Technology curriculum.

Safety was key, as the campus remained open and operational throughout construction. Fortis utilized detailed logistics planning and scheduling while paying close attention to the special events and academic calendar. Fortis also focused on the inclusion of DMWESB businesses, with a utilization rate of 25 percent, and served as a mentor.