

April 2013 Board Report

Bond website: www.pcc.edu/bond

Bond Program Update:

Work continues full swing at all of the campuses. Getting around to all the campuses to see the work on a daily or weekly basis can take a lot of time; instead we have provided another option for your viewing pleasure and that is our webcams. Each campus has a webcam that is live and shows daily progression of the construction activity. This is available through the bond website, www.pcc.edu/bond. This provides a great way to keep up on the activities at each of the campuses for PCC as well as our communities.

Willow Creek retail space has now been turned over to the tenant for their improvements, which include painting, casework, some lighting, and equipment. The new space will be open in May 2013.

In March 2009 we sold the first \$200M in bonds to begin the bond program work. In March 2013 the remaining \$174M were sold and we received a good premium. As of the end of March we have paid out almost \$160M for work, which has included Willow Creek, Downtown Center, Newberg Center, the four main campus planning, programming, and design, and program costs, Sylvania renovations, land acquisition, new construction at Rock Creek, Southeast, and Cascade, as well as Swan Island. Substantial and numerous investments have also been made, and will continue, in deferred maintenance projects and technology upgrades. Now that we are in the full stream of construction the monthly spending has increased significantly as construction moves quickly and costs more. The bulk of the work at the campuses will be complete early 2015, which includes several new buildings. We will continue at that point with renovations to existing buildings, which will take the program at some campuses into the end of 2016.

As shared in last month's Board report the Land Conservation and Development Commission ruled in favor of the Scappoose Urban Growth Boundary expansion with an appeals period that ended March 21. An appeal has been filed against this expansion. At this time we are waiting for more information on acceptance of the appeal by the court. The appeal process can be very lengthy.

District Wide Projects:

Work on the installation of the new uninterruptible power supplies (UPS) is underway at several campuses. At Rock Creek, TSS arranged telecom room equipment and cabling, and Fortis completed electrical circuits and cooling, to install all the new UPS'. Final generator testing occurred at the end of spring break. At Sylvania, the new UPS room for the data center is under construction. Additional cooling will be added as well.

At the new Automotive Storage building (ASB), a wall mounted cabinet was installed to house the telecom equipment. In the AM building, we are working with the design team to identify adequate space for the telecom room.

At Southeast Center, TSS, contractors, and Century Link successfully moved the copper fire/life/safety lines on campus. The network was activated and phones turned on for the FMS move to the 1911 building. We are working to identify the telecom room equipment, computers, phones, and podiums needed for the new Library and student commons buildings.

At Cascade Campus, options for cameras for the new surface parking lots were discussed with our consultants and TSS. We are exploring possibilities for locating secured equipment inside or outside. As part of the safety and security upgrades at the campus, 72 cameras have been installed and adjustments are being made to viewing areas. Also part of the upgrade involves adding access control and new door hardware to exterior doors, which will allow Public Safety to remotely lock and unlock the buildings. Telecom room shutdowns were done successfully to install the new electrical circuits for the door controllers.

Also at Cascade a generator study was completed, including the metered loads. A review meeting with FMS, TSS, and the design team is scheduled for April.

The podium survey results are in. Over 600 faculty members responded, including a representative sample from campuses, centers, full time, and part time. Responses were very positive regarding the podium ease of use. A summary document is under development which will inform direction for the Digital Conversion project.

Campus Updates:

Rock Creek:

Building 2 interior renovations continue for Auto Collision Repair Technology. The paint booth and mixing room installation received final approval from Washington County for the compressed air design. This is the last element to make the new state of the art paint booth operational.

Four options are being reviewed for the upgrade to the dust collection system for Building Construction Technology. Once the option is chosen, the design will be submitted for permit review. The work will occur at the start of summer term.

In mid-March, we had a Building 7 campus beam signing on the steel structure, which will later be concealed. About 60 people attended the campus event. The campus community took the opportunity to celebrate this milestone including attendance by Directors Palm, Squire, and Pitts.

The concrete pour for the second floor and the roof took place in spite of the spotty weather. The Fortis team had to wait for the right temperatures and a break in the rain to have a successful pour.

The exterior skin will be erected next, which includes steel framing, glass, brick, and some metal panels. By the end of May, the building will really be taking shape.

The schematic design phase for Building 5 was completed at the end of February. Fortis Construction priced out the drawings and the outline specifications. Now the Bond team, along with Opsi and Fortis are working to get the project on budget. At each stage of the design, the project is reviewed for costs to keep a check on the project budget. Building 5 is being designed to a silver LEED (Leadership in Energy and Environmental Design) standard. The mixed use nature of the Building 5 program components makes it a challenge to keep the LEED points in the silver to gold range. The building includes the new food service kitchen and servery, dining, information desk, new bookstore, student activity offices and meeting rooms, Social Science and Health Division space, general-purpose classrooms, casual study areas, physical education classroom, and a food science lab.

The planning for the Building 1 remodel has begun. The new occupants will include Facilities Management Services, Public Safety, Parking, and the Campus Mail Room. Central Distribution Services will be relocating from Rock Creek to a leased space located

off of I-5 and OR 217. Construction on the remodeled Building 1 will begin in September 2013 and will be complete by February 2014.

Rock Creek Campus Conceptual Look Ahead

2013					2014
Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
Building 7 East Addition					
<i>Construction</i>					
Water Quality Improvements - Ph. I					
<i>Permitting</i>		<i>Construction</i>			
Building 5 Renovations					
<i>Design Development</i>		<i>Construction Documents</i>			
Farm Area Improvements - 2014					
Second Campus Access @ 185th - 2014					

Southeast Campus:

The construction crew is moving quickly on concrete pours (floors and decks) for the student commons and learning commons buildings. For the student commons, the concrete work is complete except for the last roof deck pour. During the last week of March, Walsh Construction crews started exterior wall framing and interior partition framing for the first and second floors of the building.

For the learning commons, which is by plan only three months behind the student commons, Inline Construction poured the east end slab for the first floor deck in mid-March and poured the second floor deck on March 27.

At this time we are targeting LEED Silver for the student commons building. There are several science labs in this building, which require more extensive HVAC equipment and exhaust for the many hoods that are required for the classes. This makes it more difficult and costly to achieve a higher LEED certification. For the learning commons we are aiming for LEED Gold. This new building has a passive ventilation system which requires less energy use for the building.

O'Neill construction crews are working on the food service expansion in Mt. Tabor Hall. They started kitchen sewer and trash enclosure work in mid-March, with their first concrete pour scheduled for the first week of April. Crews are aiming for a fall term 2013 opening date.



The project team is working on construction documents for the 1911 building (former German American Society building) and is expected to have them complete by late April or early May with bidding to be complete by early June. Pending a building permit, construction/remodeling will begin in late June pending approval of a Board resolution with completion scheduled for April/May 2014.

PCC continues to work closely to make sure the PGE power poles on SE Division are relocated in a timely fashion – with as little or no cost to PCC as possible. Poles must be moved in order for contractors to re-open the SE Division Street entrance by fall term 2013.

SRG Partnership is working closely with Inline Construction, the lead contractor for the learning commons building, to test out materials and installation for the large stair wall panels that are planned for the building. This spring, SRG staff is working on detailed layout and installation requirements for the large fabric-covered panels that will be pre-printed with large world maps delineated by international time zones.

Southeast Center is in the process of identifying membership and convening a campus-based committee to help develop a selection process for commissioning artwork at Southeast Center and siting existing work, i.e. 1% for Art allocation from the Bond Program, siting the Unity Art Project developed for PCC's 50th Anniversary celebration, and integrating work commissioned during this year's ArtBeat event. This committee would most likely include student, staff, and faculty representatives from Southeast Center, the architecture/design team, community members, College administration, and the PCC Bond Program.

The Bond Project team is coordinating with site superintendents from Walsh Construction and Inline Construction to plan and host two or three tours of the Southeast construction site during spring term.

Southeast Campus Conceptual Look Ahead

	2013				2014	
	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
Student Commons						
Construction				Substantial Compl. Move-In		
Learning Commons						
Construction						
German American Society - 1911 Building						
Construction Documents		Permitting	Construction			

Cascade Campus:

Weather held in March to allow three quarters of the floor of the underground parking garage to be poured. If it continues to be dry, the garage floor should be complete by the end of March. Framing is now going up for the garage roof. Steel ties and utility conduit are being laid before the concrete is poured for the roof starting in April. The project is about a week behind schedule due to deliveries and crane set up, but Hoffman Construction anticipates making up that time later in the project.

The Paragon Building now has a new roof and structural framework. Walls have been roughed in and utility infrastructure is in. All seismic upgrades are now complete. Hoffman expects to open the building in May.

Plans for the two new surface parking lots adjacent to the Telephone Exchange building are now under review by the City of Portland. The phased review process for public right-of-way improvements by Portland Bureau of Transportation may take up to five months, so the start of construction is held until this summer. The parking lots will be ready for use by fall term.

Cascade Campus Conceptual Look Ahead

	2013				2014
	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec. J/F
New Academic Building					
Permitting		Construction			
Student Center					
Permitting		Construction			
Parking Garage					
Construction					

Sylvania Campus:

GBD Architects is currently drafting the final construction documents for the first phase of the CC remodel. Construction is anticipated to begin in early summer 2013. The remodel of the campus administration area is well underway and will be completed by May 2013. The design for the new exterior North Elevator at the CC building is complete and construction is expected to begin late May and be complete mid-September 2013.

The ASB (Automotive Storage Building) is complete and we hope to utilize it for swing space on upcoming summer projects in the AM, SS, or ST buildings.

The architect is beginning design on the AM and SS buildings. These two buildings will be under construction in mid-to-late summer 2013. The SS project is primarily focused on the ABE/GED space in the first floor and should not take longer than 8 weeks to complete. The AM renovation takes place on the first and second floors and will take six to eight months to complete.

Construction continues on the ground floor of the HT building to accommodate Campus Technology Services (CTS). This work is scheduled to be complete in late May 2013.

Sylvania Campus Conceptual Look Ahead

	2013					2014
	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
CC Building <i>Construction</i>						
CC North Elevator <i>Construction</i>						
AM Storage Building <i>Const.</i>						
HT Building/CTS Relocation <i>Construction</i>						
CC Data Center <i>Construction</i>						

Swan Island:

The Swan Island Trades Education Center project is on track to break ground for construction this fall. In anticipation of upcoming construction operations, the Bond Program, PCC Risk Management and Central Distribution Services have been working to remove existing equipment and fuel tanks left over by the previous property owner. In March, the college sold over 4,000 gallons of E-85 Ethanol left in the hold-over fuel tanks. Instead of choosing to dispose of the fuel that was sitting idle for over two years, PCC conducted testing to find that the fuel was able to be recaptured for sale. The E-85 fuel will now be primarily utilized by the City of Portland for their fleet vehicles. The next step in the process will be to decommission and remove the empty fuel tanks. Some of the equipment to be removed from the property includes vehicle lifts, industrial shop machinery and automotive tools. The Bond Program is working with the college's Trades and Industry and Automotive departments to reuse or salvage much of this equipment.



The construction documents for the Swan Island Trades Education Center remodel and addition are under design development. The final drawings and specifications are to be completed by the end of May. Waterleaf Architecture, the design firm under contract for the Trades Education Center, has been working with the Bond Program and PCC departmental stakeholders to develop 100 percent construction documents. Once complete the project documents will be sent to the City for permitting review. The permitting process is expected to take up to three months. Once the building permit has been secured, construction operations will begin this fall.

Initial proposals for the construction services contract were received on March 21. General contracting firms who submit proposals to part one of the two-part RFP will be evaluated by the Bond Program evaluation committee. General Contractors who meet the established qualifications will then advance to the second phase of the RFP which is scheduled to begin in early June. The second phase will include issuance of the final contract drawings, on-site review of the existing property, bidding, and selection of a preferred General Contractor by the Bond Program. Final selection is expected in advance of the July PCC Board Meeting.

Swan Island Conceptual Look Ahead

2013					2014
Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
Trades and Industry Workforce Training Center					
Construction Documents	Permitting	Construction			

Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	56,176,166	8,625,189	15.4%
Rock Creek	61,465,765	7,465,317	12.1%
Southeast	46,779,499	10,727,335	22.9%
Sylvania	57,930,254	16,715,352	28.9%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,274,070	99.7%
Swan Island Trades Center	7,226,546	3,332,522	46.1%
Willow Creek	35,700,000	35,611,413	99.8%
Multi-site Initiatives	131,350,184	50,756,475	38.6%
Total	\$ 423,113,962	\$ 159,591,021	37.7%

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