



April 2014 Board Report

Bond website: [www.pcc.edu/bond](http://www.pcc.edu/bond)

### **Bond Program Update:**

At the start of Spring term the new Library opened up for students at SEC, which includes the Student Computing Center and Student Learning Center (tutoring). These are the same services available in the Sylvania Library, which was renovated in 2012 to make space for these functions to be housed in one location. Having all three functions in the Library building creates a dynamic place for students to access and receive assistance in one location.

During Spring term the new Answer Center in the Sylvania CC building will be opening for students. This is the same model that was put into place in the Student Commons building at SEC during this past Fall term. This improved delivery model for students was designed and is now finally being implemented so that students can have a better overall experience at PCC.

SEC café/coffee shop retail conversations and lease review are still in progress. We are having on-going discussions regarding utility requests for the space. We expect the space to open sometime during summer 2014.

In November 2013 we submitted our Land Use application for our Building 5 project at Rock Creek. This will be the largest project on the campus for this bond program. Bond staff and our consultants are continuing to have conversations with Washington County on our application as the County missed their 120-day deadline to respond to PCC and we seem to be in a holding place. Our application process is complicated by the Springville widening project that the County is currently working on. The County has been funded to complete their work through 50% engineering drawings; however, at this time no dollars have been allocated to finish the drawings nor do the actual road work. Our schedule is projected to have us starting demo of the existing Building 5 and site work at the end of spring term. It is crucial that we start in June and stay with our schedule to keep within our budget.

As of the writing of this report the County has not scheduled another CIC (Community Involvement Committee) meeting. There has not been a meeting since January. This committee was put together to provide community input into the design process of the Springville Road widening. We believe this is at a standstill because of the Rock Creek Campus entrance and potential signal work. The County would like PCC to move the entrance to Rock Creek and we have not agreed to that so it seems they do not know what the next steps should be.



### **District Wide Projects:**

**Sylvania:** Computers were received for the new CC building Answer Center. Computers were moved from the ST building, room 315 to room 316, as part of the EET classroom remodel. A final punch walk occurred for the Media Control Center construction. Furniture is being ordered and racks and cabling are being installed. Equipment will be installed and tested, following the completion of the racks installation. The AV integration work will be complete in late April.

**Southeast:** Computers and printers were set up for staff and faculty in the Library. New computers and printers were installed for the Student Computing Center, the Student Learning Center, the two Library classrooms, and the public access computers.

The VoIP/Generator project build-out is underway. Generator metering has started. We walked the telecom and electrical rooms with the engineers to identify locations for e-power and cooling.

Construction work in Mt. Tabor Hall has begun. A cutsheet was created for the Public Safety move to a temporary location during construction, as well as the part-time faculty offices relocation to Tabor 147. We have reviewed the layout for the ASPCC area.

Walk through of the 1911 GAS remodel was done with the contractor and identified cabling and outlets that were not installed correctly.

**Cascade:** The Generator budget is under review. We are waiting for a cost breakdown from the contractor.



### **Campus Updates:**

#### Rock Creek:

Building 7 has now opened to the public. The six classrooms, including a computer classroom, are now holding spring term classes. The Student Learning Center, Teaching Learning Center, Multicultural Center, and Women's Resource Center are now occupied by staff and are supporting students in this centralized campus location. The building addition project is in the LEED submittal process to the United States Green Building Council (USGBC) currently. The project team is anticipating a LEED Silver certification at the conclusion of submittal scoring.

Building 1 is nearing construction substantial completion, which is tracking for the first week of May. Finishes installation including flooring, paint, mechanical, electrical, and plumbing trim is currently underway. Landscape and civil work is taking place at the south side of the building. These installations, along with a new building entrance, provide a new face to the now more accessible building. Furniture placement and technology fit up are to take place in mid to late May, with Public Safety and FMS move in following in the first week of June.

The 75% construction documents have been released for Building 2. The scope of work includes the comprehensive remodel of the former Student Learning Center to become a new division office. The project will also include acoustical upgrades to several existing classrooms on Level 2, as well as a new IDF room. The fast-tracked remodel project is expected to start in late June and finish in early September. Staff will move into the new division office in mid to late September and classrooms will be ready for fall term classes.

Subcontractor bids have been received by Fortis Construction for the 63,000 square foot addition and remodel of Rock Creek Building 5. The Bond Program and Fortis Construction are finalizing the GMP contract amount for Board review and approval at the April meeting. Based on initial bid review, the project team anticipates a guaranteed maximum price contract below the projected budget threshold. This will allow the project to be built as designed without any value engineering or reduction in building features. Due to a series of robust contract document amendments, the county Building Services department has elected to restart the permit application clock, resulting in a four week setback. County staff will continue to review the building drawings for the building permit even though we are having difficulties getting approval on our land use application. We will not receive our building permit until the land use application process is approved and complete.

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Rock Creek Campus Conceptual Look Ahead

	2014				2015
	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.
Building 7 East Addition <i>Comp.</i>					
Building 5 Renovations <i>Construction Documents</i>		<i>Construction</i>			
Building 1 <i>Construction</i>					
Building 2 <i>D.D.</i>	<i>Construction Docs.</i>	<i>Construction</i>			

Southeast Campus:

The Library opened for spring term, and the final FF&E was installed mid-April. The contractor is completing the punch list and addressing any remaining items. Commissioning and mechanical balancing continue, as required by LEED protocols. Hydro-seeding will be completed in conjunction with the Student Commons landscaping in mid-April.

The Student Commons punch list items are being addressed by Walsh Construction and their sub-contractors. Commissioning continues as the mechanical systems begin the cooling season functions. All signage and stairway graphics were completed over spring break.

The Administration building (GAS 1911) interior drywall finishes are being installed on all four floors and the exterior windows are in place. Rough grades are being established for the exterior hard scape and landscape areas and the underground utilities have been completed.

Framing and MEP (mechanical, electrical, plumbing) rough-in is in progress in Mt. Tabor Hall for ASPCC, Public Safety, Women’s Resource Center, Multicultural Center, former Bookstore, and the LINKS program areas. The off-site City of Portland Public Works improvements are proceeding along SE Division Street, SE 77<sup>th</sup> and SE 80<sup>th</sup> Avenues. All of these improvements are scheduled to be complete by the end of April 2014. Scott/Edwards Architecture is evaluating possible locations for a childcare facility at the Southeast Center. We are not convinced that the former Kaiser clinic building, constructed in the 1960’s, is suitable for renovations as a childcare site for multiple reasons. The firm is expected to provide a recommended location in April, based upon their study of the site.

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### Southeast Campus Conceptual Look Ahead

2014					2015
Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
Library					
<i>Spring Term Open</i>					
German American Society - 1911 Building					
<i>Construction</i>					
Mt. Tabor Remodel					
<i>Construction</i>					

### Cascade Campus:

While the interior work continues on the new academic building, the exterior work is more apparent on site: curbs are being poured, the plaza weatherproofing is going in, and catchment basins for water runoff are in. Interior sheetrock and windows continue to be installed in the academic building. The crew works from the top floor down and is now on the first floor. The suspended ceiling, ceramic tile, stairs and casework have all started. Some of the larger light fixtures are also in place.

Interior work has picked up in the Student Center, with the kitchen on the first floor seeing the most intense activity. Sheetrock is going in on the second floor.

MWESB (minority, women, emerging small business) contractors were invited to bid on the TEB classroom remodel. Pre-bid walks were held for the contractors and sub-contractors with bids due at the end of March. Because of the tight schedule for this project, the top bidders will be interviewed to confirm qualifications and compatibility. Work will start on July 1, after the heavy equipment associated with the Facilities Maintenance Technology program moves to Swan Island. The rooms will be ready for classes starting fall term 2014.

### Cascade Campus Conceptual Look Ahead

2014					2015
Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
New Academic Building					
<i>Construction</i>		<i>Substantial Comp.</i>	<i>Fall Term Open</i>		
Student Center					
<i>Construction</i>				<i>Substantial Comp.</i>	
Parking Garage					
<i>Open for contractor use</i>			<i>Fall Term Open</i>		
TEB Renovation					
<i>Design Develop.</i>	<i>Construction Docs.</i>	<i>Construction</i>			

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Sylvania Campus:

The majority of all the construction activity is completed for the first phase of the CC building remodel, which was focused on the southeast corner of the building. Furniture was installed the end of March in the main office spaces of Financial Aid, Business Office, and Registration, as well as the Answer Center and Orientation Center. Faculty and staff will move into these new spaces on April 25.

Remodel work in the ST building continues. The EET labs on the third floor are currently being remodeled, with work continuing throughout the year. Work is also underway with the remodel of the second floor space for the Math Department, which will be moving from the ground floor to occupy the new space in late May. During the summer, the area the Math Department vacated will be converted into three classrooms, with work scheduled to be complete by the start of fall term 2014.

Procurement has begun for the upcoming work in the CT building. Construction will begin this summer, and will include seismic upgrades and the remodel of several existing classrooms on the first floor, as well as staff and faculty spaces on the second floor. The construction activity on the first floor of the CT will be complete at the end of summer 2014, while the remaining work on the second floor will continue through November 2014.

Sylvania Campus Conceptual Look Ahead

	2014					2015
	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
CC Building						
<i>Construction</i>						
CT Building						
<i>Design Development</i>						
<i>Construction</i>						
ST Building						
<i>Construction</i>						

Swan Island Center:

Construction of the Swan Island Center continues to progress. JE Dunn Construction is expecting another 10 weeks of construction with a targeted certificate of occupancy the first week of June and substantial completion on June 16.

The remodel of the existing portion of the building has entered the construction finishes phase. Floor finishing, including carpet installation and concrete flooring surface

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preparation, have taken place in much of the existing rooms. Paint, ceiling tile installation, and MEP trim placement will follow in the coming weeks. The 12,000 square foot building addition lags 4-6 weeks behind the remodel work. Structural framing has completed at the addition and mechanical, electrical, and plumbing rough-in has nearly finished. Asphalt and curb installation is in process as well as roofing installation for both new and existing building wings.

A significant number of building and site existing condition discoveries have occurred over the course of the remodel project. These deficiencies were a result of unknown aspects of the property which were not evident until demolition, survey, or construction work took place. The project team has worked diligently to investigate these findings and develop corrective solutions in a timely manner. As a result, the construction schedule has been maintained throughout the project. JE Dunn and Waterleaf Architecture continue to respond to project issues with the building turn over date of June 16 in mind. PCC's Trades & Industry program is anxiously awaiting their move to Swan Island this summer. A major move of all program equipment and tools will take place immediately following building turn over. Trades & Industry faculty and staff will then begin fitting up equipment in preparation for a full class calendar in fall term of 2014.

Swan Island Conceptual Look Ahead

2014					2015
Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
Trades and Industry Workforce Training Center					
Construction					

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Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	57,760,077	33,399,744	57.8%
Rock Creek	63,426,331	19,615,617	30.9%
Southeast	48,120,756	43,103,463	89.6%
Sylvania	62,297,685	30,776,804	49.4%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,318,777	100.0%
Swan Island Trades Center	8,134,448	5,799,784	71.3%
Willow Creek	35,700,000	35,676,795	99.9%
Multi-site Initiatives	146,587,592	60,106,684	41.0%
<b>Total</b>	<b>\$ 448,512,437</b>	<b>\$ 254,881,014</b>	<b>56.8%</b>

updated 03/31/14

2008 Bond Program Campus Spending Vs. Budget  
Through 03.31.14

