

December 2012 Board Report

Bond website: www.pcc.edu/bond

Bond Program Update:

Fall term is quickly coming to a close and discussions and preparations have been underway to implement some changes between the terms. There are about three weeks between terms that allow some departments to move into temporary spaces so that renovations may begin Winter term. These sorts of temporary moves take a lot of planning and collaboration between multiple departments. It is a short amount of time and it is important not to impact services these departments provide to our students.

Come Winter term there will be parking changes and/or impacts at both Cascade and SEC. Change in access and parking at a campus is always a delicate balance because we may not only impact our students, staff, and faculty, there could be impacts to the communities that surround those two locations. Affecting peoples' morning or evening commutes to/from work and hence possible frustration with PCC is something we want to prevent if at all possible. There is lots of staff in the discussions to bring forth the best thoughts on mitigation of these potential issues. It takes collaboration between multiple college departments to ensure the best outcome for the campuses and communities they reside in.

Moving forward with signage and wayfinding information that encompasses input at a district level view has been complicated. Everyone is busy and trying to add yet another meeting to calendars has been complicated. In a meeting with the Deans of Instruction/Deans of Student Development it was decided that the best approach is to attend existing standing meetings at the campuses to receive input. We will work with these groups to get on their agendas so that our consultants can begin gathering much needed input from staff from all areas of the college.

Closing out the Newberg project continues and the contractor has been good about working on the issues we have brought forth.

We expect the Land Conservation and Development Commission (LCDC) to issue its written decision on the Columbia County Urban Growth Boundary matter in late December. That will then "trigger" a 21-day appeal period.

District Wide Projects:

At Rock Creek, we are continuing discussions with FMS, Fortis, and Opsis to identify the best access path for the fuel truck to the generator next to Building 9. Several options have been proposed and are under evaluation. Our goal is to utilize existing pathways and minimize disturbance to existing landscape. We are still waiting for UPS' (uninterruptible power supply) to install in the new telecom rooms in Building 1 and Building 6. TSS will install an existing UPS in Building 6 so that Fortis can perform a power shutdown to install a breaker in the telecom room.

Discussion continues on the VoIP project at Rock Creek regarding the condensing units on top of Building 2 and Building 3. The units ordered cannot be used due to the distances the piping would have to run from the condensing units to the telecom rooms. PAE has suggested a different condensing unit for Building 2 and Building 3. PAE is evaluating a location that these already purchased units will be used.

Howard S. Wright Construction (HSWCC) confirmed that we do not need to move one of the equipment racks to install the new 30-ton cooling unit in the data center at Sylvania. We plan to install access control at the data center doors and we are working with HSWCC to identify procedures and badges for contractor access to the data center. Evaluation of new telecom rooms in the College Center (CC) Building is part of the phased remodel process. The plans identify 4 new telecom rooms, one for each quadrant. Exact locations are still under discussion; as well as identifying existing telecom rooms that need to remain active during construction.

The bid documents for the camera and access control work at Cascade will be completed on November 23 and then Hoffman will put out to bid. The project is a pilot for ongoing electronic security work throughout the district and is a collaborative effort with the Bond, TSS, FMS, Public Safety, and Hoffman.

An evaluation is underway for digital podiums including the new digital Crestron units. A digital podium will be procured and installed for evaluation and assessment to determine if the college should move forward with this type of technology.

Campus Updates:

Rock Creek:

After working with Clean Water Services for eighteen months, we received the final approval on the Storm Water Master Plan and the Vegetated Corridor Enhancement Master Plan for the campus. These are five year plans that were developed in conjunction with Clean Water Services so that the campus will come into full compliance by 2017. The work included providing a Natural Resources Assessment of the entire campus.

In addition to the approval from Clean Water Services, we have also received our final approval for the Type II land use review for the Building 7 addition. Since this project was the first one for Washington County under the recently finalized North Bethany Plan, it took working closely with both the County's Current Planning and Long Term Planning offices to get all of the approvals in place.

Finally, the building and site development permits were also approved for the Building 7 addition, so Fortis can begin the Phase II construction. The work with Washington County took longer than expected, which means the schedule for this project might be pushed out. Fortis is working to see where we can find some time within the existing project schedule to make up for the upfront time lost.

Fortis has been mentoring Eliza Faison from their MWESB partner, Faison Construction. Eliza has been working in the Fortis trailer at the job site to learn the systems Fortis has in place for setting up construction projects, including detailed scheduling. She has been a wonderful addition to the Fortis site team.

The planning effort for the new Building 5 is moving into the Schematic Design phase. Opsis will be working with all of the building user groups including ASPCC, Student Services, the new Health Program, the Bookstore, and the Food Service group. Each group has given valuable input to the architectural team, helping guide the design of the building.

Rock Creek Campus Conceptual Look Ahead

2012	2013				
N/D	J/F	M/A	M/J	J/A	S/O
Building 7 East Addition					
<i>Construction</i>					
Water Quality Improvements - Ph. I					
<i>Permitting</i>		<i>Constr.</i>			
Building 5 Renovations					
<i>Design</i>		<i>Const. Doc.</i>			
Building 2 Renovations - Ph. I					
<i>Construction</i>					
Farm Area Improvements - 2013					
Second Campus Access @ 185th - 2013					

Southeast Campus:

In early October, O'Neill/Walsh Community Builders mobilized and began clearing the parking lot south of Mt. Scott Hall for the future student commons building. The City of Portland approved building permit on October 30, just three days later than anticipated. The contractor's goal is to divert close to 100 percent of the site demolition from landfills. The concrete and asphalt will be crushed and reused on a site for fill material. All metal will be recycled and used to make other products. Wood from felled trees will be turned into chips and used as mulch or spread as bark dust on site. This November, contractors installed a temporary power pole along SE 82nd Avenue and new storm systems and sewer line, and cut building pad to begin pouring foundations and footings for the new student commons.

On October 30, close to 300 people took part in a Community Fall Fest to welcome the new campus president, Jessica Howard, and celebrate the ground breaking for Southeast's two new buildings. PCC students, faculty, and staff joined federal and state elected officials and people from the neighborhood, business community, local public schools, and organizations under the shelter of a large white tent set up in the campus parking lot and construction site. Guests enjoyed live music; food, ice cream and drinks prepared by local vendors; Chinese dance and martial arts performances; artwork by students from Alder Elementary and Harrison Park schools; mask making, face painting, balloon twisting, and a "golden shovel" celebration.

With regards to other building renovations and demolitions: SRG Partnerships has finalized schematic design plans for the renovation of the 1911 building (German American Society).

Bond Program
Building Our Future



Following successful negotiations with LeGin restaurant owners this fall, the college took possession of the property on October 26. In early November, crews began surveying the site for hazardous materials and are scheduled to begin building demolition December 17, at the conclusion of fall term.

Bond staff conducted a walk-thru of the U-Haul facility on November 8, and is expected to take possession by November 30. In early December, PCC will turn it over to O’Neill/Walsh for site preparation and for temporary use as contractor parking.

As at all campus construction sites, parking is becoming increasingly difficult. In January 2014, construction crews will close all SE Division Street entrances and campus parking lots on the south side of Mt. Scott and Mt. Tabor halls. They will expand the construction site to begin work on the learning commons building and renovation and expansion of the Food Service area in Mt. Tabor Hall. During construction, students, faculty, and staff must use the one entrance along SE 82nd Avenue to access campus parking lots or at the Slavic Church, just north of campus. The Bond is working with PCC Parking and Transportation and the Slavic Church to possibly develop a vehicular pass-through between the two properties to improve access between PCC and church parking lots.

Southeast Campus Conceptual Look Ahead

2012	2013					
	N/D	J/F	M/A	M/J	J/A	S/O
Student Commons & Tabor Renovations						
<i>Construction</i>						
Learning Commons						
<i>Construction</i>						
German American Society - Temporary Offices						
German American Society - 1911 Building						
<i>Permitting</i>				<i>Construction</i>		

Cascade Campus:

Another round of programming meetings was held in November now that Cascade has moved into Construction Documents. Faculty, staff, and student leaders met to review and refine their new space as needed and as the budget allows. A final round of programming meetings is expected in January.

Bond Program
Building Our Future



Phase I of Cascade’s project is on schedule for a December 14 construction start. The construction fencing will go up on the last day of fall term with clearing and grubbing beginning on December 17. A plant give-away is scheduled for December 15 when students and residents in the neighborhood can pick up a plant of their liking and remove these materials from the site in a sustainable manner.

There is a cable pathway that connects the Public Service Education Building (PSEB) to the campus via the current parking lots that will be the home to the new underground parking garage. This cable pathway has to be relocated as part of the garage construction. Discussion has been ongoing with TSS about the rerouting and a location has been signed off on.

Now that the abatement work is complete on the Paragon Building and final construction bids received, the remodel will begin soon and should take about four months to complete. For the next few years Hoffman will use this building as their construction offices.

Cascade Campus Conceptual Look Ahead

	2012		2013			
	N/D	J/F	M/A	M/J	J/A	S/O
New Academic Building						
on Documents		Permitting		Construction		
Student Center						
on Documents		Permitting		Construction		
Parking Garage						
Perm.	Construction					

Sylvania Campus:

Howard S. Wright, our general contractor, has priced framework plans for the College Center (CC) Building. The design team, GBD, is now focusing on the first phase of work, which will concentrate primarily on the SE corner of the CC Building. Design for this first phase will take several months and construction isn’t anticipated to begin until early 2013.

For the renovation work in CC to move forward several temporary moves have to take place. Furniture layouts are completed for the temporary moves for the Orientation Center to move to the Pine room, Multicultural Center to move to the Quiet room, and

the Veteran’s Center to move to the TLC. The moves will take place over the winter break.

Emphasis has been placed on finding swing space at the campus so construction activities can occur during the fall through spring academic terms with minimal interruption to daily operations. The new AM Storage Building (ASB) will be used for swing space for staff. Construction began in October and is expected to be complete in late December 2012.

Construction has also begun on the ground floor of the HT Building to accommodate Campus Technology Services (CTS). They are currently located in the CC, but will move to the HT Building to accommodate the future CC remodel. This work is scheduled to be complete April 2013.

An access lane is being constructed on the west side of campus between the CC and HT Buildings. This Plaza Access Lane (PAL) will provide temporary access for the general contractor as they perform remodels on the CC, CT, and HT Buildings. Once the work is complete for those buildings, the temporary access will be replaced with grass pavers, sidewalks and new landscaping, providing a scenic space for students as well as allowing access for emergency response and college vehicles as needed. The first phase of work for the PAL will be complete in December 2012.

Sylvania Campus Conceptual Look Ahead

2012	2013					
	N/D	J/F	M/A	M/J	J/A	S/O
CC Building						
Permit./Design	Construction					
CC North Elevator						
Permitting/Design	Construction					
AM Storage Building						
Construction						
HT Building/CTS Relocation						
Construction						
PAL (Plaza Access Lane)						
Construction						

Swan Island:

Bond Program Building Our Future



The project design is moving forward with completion of construction documents expected in February 2013. Once complete we will move forward with a request for proposal process to hire a contractor. The process will be similar to what we used for Newberg, in that it will be a qualification based process with cost as part of the process but not the whole determinate for who is awarded the project.

Financial Update:

Bond Program
Building Our Future



Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	54,472,283	3,543,476	6.5%
Rock Creek	52,186,371	4,496,068	8.6%
Southeast	39,647,009	4,353,456	11.0%
Sylvania	52,128,873	14,380,214	27.6%
Downtown Center	14,300,000	14,083,347	98.5%
Newberg Project	12,304,721	12,237,721	99.5%
Swan Island Trades Center	6,213,793	3,296,698	53.1%
Willow Creek	35,700,000	35,292,256	98.9%
Multi-site Initiatives	107,326,068	43,235,104	40.3%
Total	\$ 374,279,118	\$ 134,918,340	36.0%

updated 11/01/12

2008 Bond Program Campus Spending Vs. Budget
Through 10.31.12

