

January 2013 Board Report

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

### **Bond Program Update:**

Construction is now in underway at all four campuses as of December 2012. Many forms of communication about the changes students will experience when they return for Winter 2013 were put out but we know the reality of these experiences might likely be more than what they anticipated. We continue to work with the campuses to make sure we are getting the word out as effectively as we can. While it is an exciting time as we move forward with the actual building process it will be frustrating for some. As part of our communication processes we set up a voicemail help line for community members, students, and staff to call into or they can email us with any concerns they might have.

Build out of the Willow Creek retail space is underway and will be completed Spring 2013. This will allow building users, transit riders, and local residents to stop in for their morning coffee and breakfast or grab some lunch. For the users of the building there is nothing locally for them to grab a bite to eat and those that use transit to get to Willow Creek are limited in bringing food with them or purchasing from the vending machines in the building.

Our signage and wayfinding consultant attended some meetings in December to move forward with gathering necessary information for this project. The focus is to have the consultant team attend existing meetings to gather information rather than set up special meetings, which was becoming a difficult task. We are all excited to move forward with this work as the signage refresh information is needed for our buildings that are currently under construction.

### **District Wide Projects:**

At Rock Creek multiple aspects of the generator project are being tracked: (1) testing for emergency lighting is scheduled for the end of December, (2) in discussion regarding the best maintenance access for the generator in Building 9, (3) the location of the hazardous materials storage area, which must be moved due to the replacement of the generator for Building 2.

As part of the Rock Creek telecom room upgrades and the VoIP (voice over internet protocol) project more cooling is needed in the telecom rooms, therefore additional condensing units need to be installed for several of the buildings new units arrived and were installed for both Buildings 7 & 9. We are in process of purchasing the new units for Building 2 and Building 3.

Another aspect of the VoIP project is the need for backup power for the new phone system. UPS' have arrived for the new telecom rooms in Building 1 and Building 6. These be will installed at the beginning of January.

At Sylvania, we are waiting for permits to begin the work in the data center. We will likely need a further upgrade to the electrical service at the campus to accommodate the CC Building work and the data center needs. Discussions have taken place with HSWCC to develop protocols for vendors entering the data center as well as proper protection for the data center equipment during construction.

Evaluations of locations for new telecom rooms in the CC building as part of the phased remodel process are on-going. The plans identify four new telecom rooms, one for each quadrant of the CC building. We are also identifying existing telecom rooms that need to remain active during the phased CC construction and for swing space needs.

We are obtaining secured remote access for the vendors of the HT pool Chemtrol system in order to complete commissioning and testing.

The Pine room was re-purposed for the Orientation Center in November. New tables and workstations were installed and 12 student computers were set up. Veterans Center will be relocating to the TLC (Teaching Learning Center) in the CC Bldg. in December, which will require adding data and electrical to that location to accommodate the department needs.

We met with GBD and CC Phase I end users, including campus administration, business office, registration, and the TLC, to further understand their technology needs in their new spaces.

At Southeast Center, we met with the media sub-consultant to review classroom podium, projector, and screen locations. We met with other sub-consultants for a more in-depth review in mid-December.

At Cascade, discussions have taken place with THA and Sparling to discuss the distributed antenna system (DAS) for first responders, for the two new buildings. Sparling is writing a proposal to develop a DAS plan for the college.

A generator study was completed for the Cascade campus. After reviewing the study, we have requested that Hoffman meter the generators so that we know actual loads. Metering will begin in January.

The bid documents for the camera and access control work at Cascade have been released by Hoffman. A pre-bid walk was held on December 14. The bids are due at the end of December. Work on the campus will begin in January. The project is a pilot for ongoing electronic security work throughout the district and is a collaborative effort with the campus, Bond program, TSS, FMS, Public Safety, Sparling, and Hoffman.

College-wide Digital Conversion is underway. As a test for Phase II of Digital Conversion, we ordered digital podiums that will be installed at Sylvania in the TCB and CT over winter break. We worked with the vendor to develop the digital podium configurations for the college.

Input has been provided to the media control consultant to facilitate development of a plan for the media control center upgrade. A meeting with the consultant to review the plan and discuss equipment needs was held in mid-December.

### **Campus Updates:**

#### Rock Creek:

The final phase of construction of Building 2 Phase 1 interior renovations began with a start on the installation of the new owner-procured paint booth and mixing room in Auto Collision Repair Technology, which began this month following Washington County approval of outstanding deferred submittal items. The paint booth is scheduled for completion during winter term 2013. Upgrades to the dust collection system in Building Construction Technology have been deferred to a future phase of work in Building 2, timeframe to be determined.

Phase II construction of the east addition to Building 7 began following the receipt of the building permit from Washington County on November 13. Submittal review continues with particular focus on deferred submittal items to be submitted to Washington County. A pre-construction meeting was held with County staff on November 19, and mobilization of site work crews followed the week of November 26 with underground utility work starting in early December. The excavation for the foundation will follow the completion of the site utility work.

The program for the Building 5 addition has been finalized, and the college has elected to proceed with the relocation of FMS and Public Safety to Building 1. The building will receive a limited scope renovation to accommodate the new tenants. Central Distribution Services will move to a new location possibly off campus, in order to preserve the increasingly limited space at Rock Creek for future academic development. This important decision allows the design of the Building 5 addition to proceed in earnest with schematic design to keep the project on schedule. Once Building 7 is complete in winter 2014, Building 5 will be the next new construction to begin.

Opsis will continue to work with the campus and district stakeholders for the planning of Building 5. The team will also be working with Washington County to review the timing and requirements for the land use process for Building 5.

Fortis has been working hard to meet the MWESB goals of the PCC Bond Program. For the four projects bid to date, each project has been over 20 percent MWESB participation. Formal results will be submitted in January.

Rock Creek Campus Conceptual Look Ahead

2013					
J/F	M/A	M/J	J/A	S/O	N/D
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>Const.</i>					
Farm Area Improvements - 2013					
Second Campus Access @ 185th - 2013					

Southeast Campus:

On January 4, 2013, just before winter term began, construction crews will closed all parking lots and campus entrances along SE Division Street (south side of Southeast Center). O'Neill/Walsh Community Builders, our construction manager/general contractor for Southeast, is expanding the construction site to build the new student commons and learning commons buildings and expand campus food service in Mt. Tabor. Campus walkways and vehicular entrances from Division Street will reopen in August 2013, before fall term begins. In addition to the new buildings, the former parking lots will be replaced by campus green space and open space. During the eight months when Division Street entrances are closed, all employees and students driving to Southeast must use the two entrances on SE 82<sup>nd</sup> Avenue to access parking on campus and at the Slavic Emmanuel Church. People coming to campus by bus, bike, or foot must enter campus from the north or west building entrances.

Thanks to an agreement with the family that owned LeGin Restaurant, PCC was able to take possession of the property sooner than anticipated – allowing construction on the learning commons building and food service expansion to start sooner and concurrently with the student commons. The HAZMAT mitigation of LeGin was completed in December, and structural demolition to began on December 17.

Conducting construction of the two buildings at the same time will save the college money and reduce the period of disruption to our students and classes. The new student commons is now slated to be completed in fall 2013 with a January 2014 opening, the learning commons in spring 2014, and the food service expansion by fall 2013.

Design document are in process for the GAS 1911 building. College staff is reviewing the

100% design development documents and a meeting to discuss the documents will take place in mid-January. Construction documents are scheduled to be completed by late January, permitting from late January to early March, bidding through early April, budget reconciliation through mid to late April, and construction beginning in late May/early June with a 188 day construction duration. PCC fit-up and occupancy is scheduled for May/June 2014. We are attempting to shorten the schedule where possible to insure Community Education can vacate their current space in downtown Portland so we do not have to extend their lease for that space.

PCC took possession of the U-Haul property along SE 82<sup>nd</sup> Avenue on November 30 and will initially use the site for construction staging and contractor parking. A vehicular pass-through between our campus parking lot and the church lot will be developed. This will make it easier for students and staff to move between the two lots without having to go back out onto SE 82<sup>nd</sup>; it also provides an additional entrance/exit to SE 82 Avenue. Once campus construction is completed the U-Haul site will be converted to a surface parking lot.

Informal negotiations continue with the Bank of the West to accommodate their desires to provide a Division Street access/egress through PCC property and the College's desire to have crossover rights on the Bank property, as well as a designated loading zone for deliveries to the Student Commons bookstore.

The Building Permit Application for the remodels in Mt. Tabor Hall, including the Food Service Expansion, was submitted on December 17. The permitting process is expected to take up to six weeks.

**Southeast Campus Conceptual Look Ahead**

2013					
J/F	M/A	M/J	J/A	S/O	N/D
<b>Student Commons &amp; Tabor Renovations</b>					
<i>Construction</i>					
<b>Learning Commons</b>					
<i>Construction</i>					
<b>German American Society - 1911 Building</b>					
<i>C. Docs. Permitting</i>		<i>Construction</i>			

**Cascade Campus:**

Construction began at Cascade on December 14, when fencing went up around parking lot #4. Significant effort went into announcing the start of construction on campus due



to the loss of 145 parking spaces on campus. A “commuter alert” brochure was developed that included information regarding alternate means of travel, the location of 75 newly leased parking spaces nearby and the availability of transit passes for those employees who are willing to forego their parking permit winter term. Announcements were made in the classrooms by student leaders and Bond staff, via email, and posted throughout campus. Bond staff spoke at department meetings and attended several neighborhood association meetings as well. Parking demand will be closely monitored during winter term to determine if additional Transportation Demand Management measures are needed.

To mark the start of construction, a groundbreaking ceremony was held on December 11. Dr. Gatewood hosted the event with several guest speakers, including Director Ladd, Dr. Pulliams, representatives from the design and construction firms, as well as Cascade’s ASPCC president.

On December 15, a plant give-away was held where people from the college and the community could claim any of the plants in parking lot #4. The event was well received and considered a good start to construction.

The Paragon design is complete and the project is bid. Construction is expected to start the second week of January and is expected to take four months to complete. In the meantime, Hoffman Construction has opened the Kanjaya Building on the south side of Killingsworth Street for their construction office.

Cascade Campus Conceptual Look Ahead

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

Sylvania Campus:

Framework plans for the College Center building have been priced by the general contractor (HSWCC) and the design team (GBD) has completed the initial rounds of conversation and programming for the first phase of work which will focus primarily on the SE corner of the CC building. This area includes Financial Aid, Business Office, Registration, Orientation Center, TLC, and START Lab. Design for this first phase will

take several months and construction isn't anticipated to begin until summer 2013. A remodel of the campus administration space has completed the design process and construction is expected to begin in late January 2013 and complete by May 2013.

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) has been identified as a good location for swing space for staff. Construction began in October and is expected to be complete in February 2013.

Construction is underway 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 in May 2013.

An access lane is also 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 and allow access for EMS response and college vehicles as needed. The first phase of work for the PAL will be complete in January 2013.

### Sylvania Campus Conceptual Look Ahead

	2013					
	J/F	M/A	M/J	J/A	S/O	N/D
CC Building						
<i>Construction</i>						
CC North Elevator						
<i>Construction</i>						
AM Storage Building						
<i>Const.</i>						
HT Building/CTS Relocation						
<i>Construction</i>						
PAL (Plaza Access Lane)						
<i>Const.</i>						

Bond Program  
Building Our Future



Swan Island:

We will move forward in January with completing the construction documents for the Phase I renovation. Construction will complete summer 2014 along with the move of the Facilities Maintenance program from Cascade to Swan Island.

Bond Program  
Building Our Future



**Financial Update:**

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	55,709,424	3,980,186	7.1%
Rock Creek	61,051,765	4,902,398	8.0%
Southeast	46,629,499	4,470,457	9.6%
Sylvania	57,700,254	15,224,856	26.4%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,304,721	12,252,933	99.6%
Swan Island Trades Center	6,276,546	3,319,921	52.9%
Willow Creek	35,700,000	35,308,566	98.9%
Multi-site Initiatives	106,377,585	44,393,948	41.7%
<b>Total</b>	<b>\$ 395,922,439</b>	<b>\$ 137,936,612</b>	<b>34.8%</b>

updated 12/03/12

**2008 Bond Program Campus Spending Vs. Budget Through 11.30.12**

