



July/August 2014 Board Report

Bond website: www.pcc.edu/bond

Bond Program Update:

Summer time is both a quiet and busy time for the Bond team. Quiet means less meetings as many faculty and students are off for the summer, which allows us the needed time to work on all the construction that is taking place. Every summer since the Bond Program started construction work we have had a full load of summer projects and that will continue through the next couple of summers. As September approaches the sense of urgency is heightened to make spaces ready for fall and moving faculty and staff into their new spaces and making sure classrooms are ready for classes.

The Washington County land use appeals hearing took place on June 12. Staff and consultants testified on behalf of the college. The County asked the hearings officer to “pull” their original conditions of approval requirement, which would have required PCC to hire a licensed traffic engineer to prepare an analysis that determines the amount of increased traffic generated to the site since November 2002. The current code does not allow the County to ask for cumulative traffic analysis. The hearings officer agreed with the college that this is not allowed and it was removed as a requirement. The other area that the college was appealing was the “ask” for more right-of-way on Springville Road. Through previous land use actions we have provided the maximum allowed right-of-way that the County can ask for; therefore the hearings officer found that the college did not have to provide any further dedications. The appeal was a success for the college. In the end the process took an extraordinary amount of time, way beyond what is allowed by law. The whole process, through appeal, is only supposed to take 120 days and our process took about 200 days.

Southeast Campus retail work is continuing. PCC has signed a lease document for the coffee shop in the new Library building and we are waiting for the tenant to have a final review with her attorney and sign the lease. We had been working with a tenant to open up a frozen yogurt shop in one of the Student Commons retail spaces; however, the potential tenant has decided to open up in another location. We are currently in conversations with a couple other tenants for two of the three spaces in that building. One tenant has another restaurant in the area and would use this as an extension location; they are very excited about the opportunity. In the meantime we are going to move forward with the college pieces of work that will be required as part of the leases, such as bringing in the appropriate utilities, HVAC, and plumbing work.

This year’s annual report is in the review process, which is ahead of previous years’ schedules and will be complete by mid-September for the Swan Island event.



District Wide Projects:

Sylvania: Renovation work on the 3rd floor of the ST building continues. Wireless access points, podiums, and computers were removed for the remodel work occurring in room 317. Podiums and computers arrived for ST 315, and were installed the first week of July. New fiber and Cat 6 cable was pulled for the building.

The final implementation and training sessions are underway for the new Media Control Center.

Southeast: The fit-up of the Southeast Administration Hall telecom rooms was completed for the moves into the building. TSS techs provided great support connecting computers and printers for staff. Podiums were received and installed the first week of July for the two 1st floor classrooms in the building.

We reviewed and accepted the detailed bid from Walsh/O'Neill for the VoIP/telecom room work in Mt. Tabor and Mt. Scott Halls. Work began as scheduled in late July.

Cascade: Cascade Hall (new academic building) UPS' were installed in the 2 telecommunications rooms. We are working with Hoffman Construction to determine whether the telecom room in the underground parking garage needs to remain, or if we can move the connections to the building BDFs.

Rock Creek: Wireless access points and podiums were removed in the Building 2 remodel area. Floor box locations were reviewed in relation to the system furniture, and we recommended adding additional data outlets for the drop-in stations. We continue to work with the construction team to review the cable counts and pathway for the telecom room move in Building 2, to the 2nd floor. We are also identifying the impact of network downtime in the area for the transition. We suggested adding acoustical treatment to the new IDF walls to dissipate telecom equipment sounds.

Cutsheets were provided, connections were patched, and computers were setup for the FMS and Public Safety move to Building 1, the Orientation Center move to Building 9, and Parking and Mail Services move to Building 3.

College-Wide: A preliminary design document review occurred with TSS regarding the security cameras throughout the college. We will review again following value engineering work to provide input regarding camera bandwidth and storage requirements.



Campus Updates:

Rock Creek:

The remodel work for Building 2 has begun. The 10-week remodel schedule includes new space for the Business, Applied Technology, & College Prep (BATCP) Division, as well as the relocation of the building’s IDF room, and acoustical upgrades for several classrooms. Work is expected to be complete by the start of fall term.

Building 5 demolition and construction has been on hold waiting for the building permit. The contractor has been doing some behind the scenes work such as reviewing documents and putting out RFI’s (requests for information), getting some early submittals into the process of review, as well as doing some minor demolition work that does not require a permit. We received the building permit on July 30 and demolition work is underway.

Rock Creek Campus Conceptual Look Ahead

	2014			2015		
	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June
Building 5 Renovations						
CDs	Construction					
Building 2						
Construction						

Southeast Campus:

Work on Southeast Administration Hall (formerly the 1911 building) is complete. Southeast Center administration moved into their new space in July along with Community Education, which has previously resided in the Dayton Building in downtown Portland.

Renovation work in Mt. Tabor is complete, with several departments moving into their new spaces. Links, ASPCC, Multicultural Center, and the Women’s Resource Center all have newly remodeled spaces within the building.

Drawings and permit are complete for the Uhaul demolition and new parking lot. Bids came in higher than the early cost estimate we received due to an error in the site size calculation. We are going to hold on the project until the August Board meeting to give us some time to work through the SEC budgets and costs for the remaining projects that



need to be done on the campus. Besides the Uhaul parking we are reviewing the cost for a childcare facility as well as options for Kaiser building and its site.

The childcare project is in the evaluation process. If the conceptual design and financial analysis are deemed appropriate, design work could begin in early August with bidding and construction taking place in the fall.

Southeast Campus Conceptual Look Ahead

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

Cascade Campus:

Hoffman is now conducting pre-punch list work in the new academic building, Cascade Hall. They are cleaning and inspecting the building to ensure it is per the plans and meets quality standards. Commissioning work is also underway as crews begin start-up of the machinery and test general operation. The wood paneling needed to complete the exterior of the building is expected on-site at the end of the August with installation to begin soon thereafter.

The new kitchen is evident in the Student Union with large vents and the pizza oven now installed. The main staircase from the lobby up to the ASPCC space is now in. Reclaimed wood was installed in the ASPCC lounge area adding significant architectural interest. Faculty and staff continue to tour the buildings to become acquainted with their new space. They are enjoying the natural light and exposed concrete walls.

Significant effort has been put into the site work. Sidewalks, plantings, and pavers are now going in around the plaza space and the wooden platforms are in, giving the large space a more comfortable feel. Exterior lighting is also installed.

The remodeling work in the Technology Education building is now underway. The heavy equipment associated with the Trades and Industry program was moved to the new Swan Island Trades Center ahead of schedule. This now provides some float time to the MWESB firm, Art Cortez Construction, who is taking on the remodel of the 10 classrooms expected to be complete by the end of August.



Phase II work continues with the programming work now complete and design development to begin soon. Phase II includes the 1st and 2nd floors of the Student Services building, demolition of the old Student Center, and remodel of the Library. Construction is expected to start summer 2015.

Cascade Campus Conceptual Look Ahead

2014			2015		
Jul./Aug	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June
New Academic Building					
Substantial Comp.	Fall Term Open				
Student Center					
Construction		Substantial Comp.			
Parking Garage					
Contractor use	Fall Term Open				
TEB Renovation					
Construction					

Sylvania Campus:

The area vacated in the CC building by Financial Aid, Business, and Registration has been remodeled into swing space for the CT and SS groups, while their spaces are being remodeled. The CT 2nd floor staff moved into the space in mid-July and will occupy the area for the remainder of the year.

In the ST building, the Mathematics Department has moved into their newly remodeled space on the 2nd floor. The 1st floor area the department used to occupy is currently under construction, being converted into three classrooms. The SS 2nd floor staff and faculty will occupy this space in 2015. The architect has completed 100% design development drawings for this area. The documents will be finalized end of August.

Seismic upgrade work is underway on the ground floor of the CT building. This work includes seismic upgrades and the remodel of several existing classrooms on the 1st floor, and staff/faculty spaces on the 2nd floor. Construction activity on the 1st floor of the CT building will finish up this summer, while the remaining work on the 2nd floor will continue through November 2014.

Seismic work is also underway in the CC building Pine Room, as well as the SS/ST walkways that connect these buildings. To provide separation between the buildings in the case of a seismic event the walkway/bridges will be disconnected from the buildings, which would allow the buildings to stand on their own in an event, rather than be tied

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together with the bridges. Both of these projects are scheduled to be complete by fall term 2014.

Sylvania Campus Conceptual Look Ahead

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

Swan Island Trades Center:

Work at the Swan Island Trades Center is nearly complete. The Certificate of Occupancy was received in mid-June, followed by the move of Trades and Industry program equipment and furniture to the new site. Punch list items continue to be addressed, as well as some potential additional amenities. Staff have begun configuration of training equipment and will continue that work throughout the summer, in preparation for fall term classes.

An open house and activities with the Swan Island Business Association are being planned for September 17.

Swan Island Conceptual Look Ahead

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

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Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	57,956,897	41,143,052	71.0%
Rock Creek	64,126,331	23,123,924	36.1%
Southeast	49,213,756	47,165,035	95.8%
Sylvania	65,014,585	35,311,862	54.3%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,326,862	100.1%
Swan Island Trades Center	8,534,448	7,653,388	89.7%
Willow Creek	37,200,000	35,694,068	96.0%
Multi-site Initiatives	146,587,592	61,832,340	42.2%
Total	\$ 455,119,157	\$ 278,333,876	61.2%

updated 08/01/14

