



July/August 2013 Board Report

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

### **Bond Program Update:**

July and August are busy months for the Bond Program. During June many temporary moves took place for the summer work to begin and before impacted faculty and staff left for the summer. This requires a great deal of communication and collaboration between the Bond, TSS, FMS, and campus staff. Some of the temporary moves are not so “temporary” as departments can be relocated up to 2 years before their new space will be completed because their final new home is in a different part of the building. Once these moves are completed and staff are settled in then the contractors swarm in full force to start the work. From mid-June until the beginning of September is a flurry of activity to complete as much as possible before Fall Term begins. Some projects, as you will read, are longer term and will continue on into the academic year, taking as long as 9 months.

All of this work is disruptive to the campuses. While they are anxious for their newly remodeled spaces, they still need to operate and meet student needs. Campus and Bond staff work closely together during the planning to make sure our impact to our mission of serving and educating students is minimized. That means we need to not take on too much renovation or new building work at once.

Planning is underway to make sure we will be ready for Fall Term startup for those spaces that are scheduled to be ready. Schedules are monitored closely over the summer months to make sure construction is complete, furniture ordered, TSS equipment ordered and installation scheduled, and move logistics are communicated.

In the June report we shared that PCC was invited to participate in the Inner SE/Central East Side planning. At this point we have attended the two planning meetings, attended a walking tour of the station areas and will be attending a three day charette in late August. Besides PCC representation the other attendees are local community members who live within the planning area, developers, local business, and OMSI.



### **District Wide Projects:**

At Rock Creek, the VoIP and Generator projects are nearing completion. The hazmat container has been relocated to the Building Construction Technology (BCT) yard on the west side of campus. An interim solution to access the equipment on the Building 6 mezzanine railing has been installed. A permanent railing solution is on order. The antennas for the wireless connection from the barn to the kennel will be completed this month, which will give them better data access as they have had limited access over the years.

At Sylvania, fire suppression and alarm testing were completed in July as part of commissioning for the Data Center. TSS, FMS, and our contractors are working out the issues that are related to the soft shutdown process and the new UPS. TSS has started migrating equipment racks to the new electrical system in the Data Center.

The new telecom room for the southwest quadrant of the CC building is currently being built out. Howard S. Wright Construction expects to complete the work in mid-August. TSS will then move equipment and connections into the new room.

In the AM building, the contractor is installing a new cable tray, conduits, and Category 6 cabling throughout the building. They are also building out a new telecom room. We anticipate moving into the new telecom room in late August. We worked with the project team to finalize the number of data connections in the remodeled classrooms.

At Southeast Campus, we met with Walsh Construction to discuss the timeline for TSS to start the fit-up of the telecom rooms in the student commons. Timeline developed has the fit-up work beginning in October. We included the podium installations in all classrooms and computer setups in the timeline.

We met with the contractor to determine owner/contractor furnished equipment for the student commons, as well as ordered cabling and equipment for installation. We are still evaluating projector options for the third floor due to the skylights in the center of the room, which is where the projectors would typically be installed.

Work on electronic security continues. We had a debrief meeting for the pilot electronic security work at Cascade Campus. Both staff and contractors had many positive comments regarding team collaboration and communication. The pilot will be used as a model for continuing the electronic security work throughout the College. Lessons learned will be applied to upcoming electronic security work.

The Media Control Center upgrade is underway. The media team is developing a process for creation, storage, and sharing of materials. We are also evaluating software tools to

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facilitate the development process. We have narrowed down the options for storage products. We plan to meet with the architect in August to discuss options for space reconfiguration. RFPs are anticipated this fall for new equipment and remodeling.

Electrical work has been complete in all the Interactive Video Classrooms (IVC). The contractor is installing the IVC equipment at Rock Creek. Each week through August, another campus IVC will be upgraded. In collaboration with network services the correct switch for the IVC podiums was determined.

Podiums, projectors, computers, and screens were ordered for 16 locations at Rock Creek and Sylvania to install into existing rooms that currently do not have podium technology. Electrical rough-in work will be done to accommodate the new podiums.

In an effort to streamline temporary move processes when remodeling buildings and permanent moves following construction, we met with the college DOI/DOS committee to share a new comprehensive move packet; discuss a pilot program underway at Sylvania Campus that involves shared campus/bond responsibility and the use of department identified move liaisons; and identify best practices for communicating with faculty and staff regarding move preparation.

### **Campus Updates:**

Rock Creek:

Summer projects for Rock Creek include the continuation of the Building 7 addition, re-striping of parking lots A and C, upgrades to the existing stormwater detention pond, and upgrades to the dust collection system for Building Construction Technology in Building 2.

Building 7 construction continues with interior framing, mechanical, electrical, and plumbing installations. The drywall has started on the ground floor and will move to the second floor. The glass curtain wall installation is 95 percent complete.

The first phase of renovation work to the existing multi-stall restrooms in Building 7 was completed in early July. The second phase of renovation of the restrooms will be complete by the first week of August. The restrooms are receiving a much needed facelift for better ADA accessibility and more efficient plumbing fixtures. The reviews by students, faculty, and staff have been favorable. The custodians are very happy with the upgrade making it easier to clean the bathrooms.

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In preparation for the Building 5 work next spring, when Parking Lot B will be eliminated, re-striping of the existing parking lots A and C will occur to make up for those lost spaces. The goal is to keep at a minimum the same number of spaces on campus.

The existing storm water pond will be upgraded to accommodate the new buildings and meet current code requirements; work will begin in August 2013 and will be completed by November 2013. This pond currently handles all of the storm water for the campus.

The dust collection system in the Building Construction Technology area in Building 2 will be upgraded to meet current indoor air quality standards. This project is awaiting final permits and will start in August, with the goal of completion by the start of fall term.

The design development phase of Building 5 addition will be completed in early August. Fortis will price the drawings and PCC will review the drawings for conformance to standards. Before proceeding with construction documents, the team will confirm the project remains on budget.

On August 13, the Bond team hosted a neighborhood review meeting for the building 5 addition. The meeting provided an opportunity for our neighbors to comment on our plans prior to our land use submittal to Washington County in September.

Washington County held the first open house for the planning of the NW Springville Road improvement project. The transportation plan includes widening the road to five lanes. The current planning effort is funded through 50 percent design. It is anticipated that the construction of the road widening from 185<sup>th</sup> Avenue to the college campus will occur by 2016.

Rock Creek Campus Conceptual Look Ahead

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

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### Southeast Campus:

This summer, Walsh Construction is putting the “exterior skin” on the student commons with the installation of glass windows and walls, metal siding, and brick veneer. Crews continue with mechanical, electrical, and plumbing rough-in on the third floor, along with drywall finishing. They are scheduled to start interior painting once the drywall work is completed.

For the learning commons, Inline Commercial Construction has completed exterior metal framing for all three floors and is now placing the exterior brick veneer and metal siding. Inside the building, crews are working on the mechanical, electrical, and plumbing rough-in on all three floors. Roofers have begun working on the high roof, with the lower roof to follow. As planned, construction on the learning commons is about three months behind the student commons.

The Food Service expansion and remodel in Mt. Tabor Hall is on schedule. O’Neill Electric Inc. has completed the roofing and is currently working on interior finishes, including painting, ceiling systems, and floor covering. Crews are scheduled to install equipment and casework the second week of August.

This July, O’Neill started building demolition in the 1911 German American Society building and will begin remodel construction in late August. The project will be complete by July 2014.

Crews are on schedule to re-open the newly realigned campus entry on SE Division Street in time for the beginning of fall term, 2013. Until then, students and staff will continue to access the campus through SE 82<sup>nd</sup> Avenue.

The Portland Bureau of Transportation will most likely approve PCC’s application for off-site work this August – at which time crews will begin street improvements along SE Division Street, SE 77<sup>th</sup> Avenue, SE Sherman Street, and SE 80<sup>th</sup> Avenue.

Southeast Center’s only border with the local Montavilla neighborhood is along SE 80<sup>th</sup> Avenue. As such, planned street improvements along SE 80<sup>th</sup> will significantly impact the neighborhood and the campus. The road is currently unimproved and overgrown with trees, shrubs, and grass; it lacks street lighting, attracts criminal activity, and provides a key pedestrian and bicycle entrance for PCC students from the neighborhood. In consultation with nearby neighbors, the Bureau of Transportation, the Mayor’s office (former Mayor Sam Adams) and Southeast Center more than a year ago, Bond staff modified the City’s required “half street” improvement standards to address campus and neighborhood safety concerns, vandalism and parking issues, and potential speeding on

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a newly paved SE 80<sup>th</sup> Avenue with speed humps. PCC will be replacing the existing chain link fence with a new five foot fence along SE 80<sup>th</sup> that will provide a well-marked and welcoming pedestrian entrance on PCC’s property. We will be looking into campus and pedestrian wayfinding for this new and improved entrance. In August, bond staff will reach out to homeowners living adjacent to SE 80<sup>th</sup> to share the anticipated construction timeline and planned improvements for SE 80<sup>th</sup> Avenue.

On July 31, new PCC President Jeremy Brown toured the construction sites at Southeast Center with campus managers and representatives from SRG Partnership, Walsh, Inline, and PCC District staff. Following the tour, the campus hosted a reception in the Community Hall (in the 1911 building) and showcased student photography from the “Building Stories: Documenting Southeast’s Transformation through Student Photography” community education class. The class started in spring 2013, and will conclude once construction is completed for this bond cycle.

Bond staff continues to work with Kidder Matthews to identify and meet with potential clients for the retail space in the student commons and learning commons. Target retail uses include coffee shops, cafes, personal service salons, and medical clinics.

Southeast Campus Conceptual Look Ahead

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

Cascade Campus:

Cascade had an impromptu “topping off” celebration in July for the new academic building. Dr. Gatewood, fellow Cascadians, and Humboldt neighbors were invited to sign the last steel beam before it was put in place on the third floor above the main entry. A Christmas tree was then put on the beam to honor the ironworkers’ tradition recognizing that no harm was caused to any of the workers during this phase of construction. The concrete slab was poured for the upper floors of the building in late July.

The shear walls are nearly complete for the Student Center and steel erection will soon begin.

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The ramp into the underground parking garage was poured in July, and Concrete Masonry Unit (CMU) installed for the mechanical rooms and stairwells. Prepping the paint began in July, with paint going into August.

The old Paragon building is now complete and being called "Cascade Campus Construction Project Learning Center." Hoffman Construction, along with their partner, Pacific Mark, has moved into the building and conducts all Cascade-related business from this office. A project learning center will be located in the front of the building. Bond staff has been working with Dao Architecture, Hoffman, and THA to prepare the interior space with project information, photographs, renderings, site models, slide shows, and other materials for community viewing and use. The renovated building and new meeting space is a welcome addition to the neighborhood.

The official final community Bond Advisory Committee (BAC) meeting took place in the space on July 24. The group liked the new space and asked questions about how the community might use it. We debriefed with the committee at the end of the meeting and everyone felt that the committee was a benefit to all that participated and they appreciated PCC following through with commitments made.

To commemorate the "uprising" of the two new buildings over the underground parking facility the Bond program is collaborating with the annual Cascade Campus National Night Out event. This year's August 6 event, included signing of a steel beam that will be embedded in the new student center, local food carts, games, prizes, information and demonstrations. The event featured live local bands, tours, and music, and the kick-off of a new N. Killingsworth Passport Program that supports participating businesses near the campus.

**Cascade Campus Conceptual Look Ahead**

	2013			2014		
	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June
New Academic Building						
<i>Construction</i>						
Student Center						
<i>Construction</i>						
Parking Garage						
<i>Construction</i>						

Sylvania Campus:

Construction continues on the first phase (southeast corner) of the CC building remodel, for the remodel of the Financial Aid, Business Office, Admissions/Registration,

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Orientation Center, Teaching Learning Center (TLC), and START Lab. The CC building construction is anticipated to be complete sometime in late spring 2014. Construction of the new North Elevator at the CC building is underway and is expected to be complete by November 2013.

The AM and SS buildings are also under renovation this summer. The SS project is primarily focused on the ABE/GED space on the first floor and should take no longer than eight weeks to complete. The AM renovation takes place on the first and second floors and will take six to eight months to complete.

Pre-construction activities are ongoing as the general contractor prepares to perform an upgrade to the existing HT building HVAC system. Work includes fabricating equipment platforms and finalizing shop drawings in anticipation for a three week shut down in early August of HVAC for the east half of the building. This work is expected to be completed for the start of fall term 2013.

As part of the 2008 Bond Program, stormwater management upgrade was included for all campuses. Sylvania has some challenges in this area with all the paved surfaces that are on significant slopes and when it rains heavily the water cascades down quickly. At this time there are no water quality bioswales to "clean" the water before it flows into outfall A on the south side of campus. Another concern is the amount of water that hits outfall A all at one time, which has caused degradation of the outfall and surrounding area. A committee comprised of Bond staff, design professionals, and engineers are looking at these issues more closely and will make a recommendation on where best to spend the dollars allocated for these projects.

Bond, campus, and HSW staffs have been working to improve way finding and information in and around the CC building remodeling. The significant interruption in regular access patterns is calling for new, consistent directional signage both inside the building, at key entry points and from the parking lots. New signs and way finding measures are in production and will be in place for the fall term.

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Sylvania Campus Conceptual Look Ahead

	2013			2014		
	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June
CC Building						
<i>Construction</i>						
CC North Elevator						
<i>Construction</i>						
AM Building						
<i>Construction</i>						
SS ABE/GED						
<i>Construction</i>						
HT HVAC Upgrade						
<i>Construction</i>						

Swan Island:

Contractor bids were received in the beginning of July, for construction services at the Swan Island Trades Education Center. Following receipt of bid documents from the three pre-qualified firms, PCC issued intent to award to the selected bidder. The project team consisting of Bond, FMS, design team, and the general contractor has been working on value engineering options to reduce the overall project cost to meet the allocated project budget.

The project design documents are currently under review at the City of Portland. The building permit is expected to be issued in early August. This should allow construction to begin the first week of September as expected. Any value engineering will have concluded prior to the August Board meeting. The recommended general contractor will be submitted for Board approval at that time.

The hold over compressed natural gas equipment at the property has been auctioned off for \$80,000 by PCC Central Distribution Services and removed from the property by the purchaser. A new natural gas service will be provided to the building, eliminating any commercial fueling services from the property. Metallic waste items, including old equipment, appliances, and furniture has been removed from the building and project site for scrap metal recycling. The auto lifts and related equipment to be used by the PCC Automotive program and affiliated high school automotive programs were relocated at the end of July.

A mailing to all Swan Island businesses with an introduction of project staff, information about the project and schedule as well as the college's CLIMB Center was distributed at the beginning of August.

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Swan Island Conceptual Look Ahead

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

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Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	56,176,166	16,780,107	29.9%
Rock Creek	61,465,765	11,119,982	18.1%
Southeast	46,779,499	22,638,732	48.4%
Sylvania	57,930,254	19,444,831	33.6%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,307,503	100.0%
Swan Island Trades Center	7,226,546	3,466,476	48.0%
Willow Creek	35,700,000	35,676,152	99.9%
Multi-site Initiatives	131,350,184	55,397,850	42.2%
<b>Total</b>	<b>\$ 423,113,962</b>	<b>\$ 190,914,980</b>	<b>45.1%</b>

updated 08/02/13

2008 Bond Program Campus Spending Vs. Budget Through 07.31.13

