

March 2013 Board Report

Bond website: www.pcc.edu/bond

Bond Program Update:

Construction continues in full swing at all the campuses. The relatively mild winter weather has helped our projects and we have not had any delays. We hope the spring will be as accommodating.

All the upfront stakeholder engagement with the communities around the campuses has been a success with very few complaints about the work's impact on our neighbors.. The few that have come in have been addressed quickly and issues resolved to the satisfaction of the community, which allows the work to continue.

The PCC portion of the Willow Creek retail work is complete and the space is ready for the tenant to do his portion of the work. After some months of negotiating the lease has been completed and signed. Early spring term is the expected opening date for the new tenant.

Monitoring of the completion schedule for all the campus projects currently under construction is a high priority. Our current schedule shows staggered end dates, which is important so that we do not over-commit our College, which can legitimately prevent the buildings from opening well per the schedule. To alleviate some of these concerns we are working with TSS to come up with a plan to bring in more assistance with building openings.

The Land Conservation and Development Commission (LCDC) issued its written ruling approving the Scappoose Urban Growth Boundary expansion. The matter is now in the appeal period, which closes on 21 March. Appeals, if submitted, go to the Oregon Court of Appeals.

District Wide Projects:

Digital Conversion, which is the replacement of outdated media components in the classrooms with digital components, is underway. A faculty survey is being conducted regarding use of podiums and other technology in the classroom to receive feedback on existing podiums and what else might assist the faculty in their classroom instruction. Once we receive the results, we will use them to inform the next phase of Digital Conversion.

The Media Control Center proposal is under review with our consultant. The project will also include small remodel work in Media Control. We are coordinating the remodel work with FMS and Distance Learning.

At Rock Creek, all of the remaining UPS' have arrived on campus. TSS and Fortis Construction will move equipment and add racks to the telecom rooms to accommodate the new UPS', which will be installed in this month and the final generator testing is scheduled during spring break.

At Sylvania, the data center operators moved into their new office space as part of the redesign of the data center. Renovation has started for the new UPS room and a new fire suppression system will be installed in the data center. We are meeting with FMS, TSS, vendors, and contractors to establish the notification process in the event of a data center emergency.

We completed two successful shutdowns on the Sylvania Campus to relocate and install the 350kw generator and the new electrical service to the CC building. A new telecom room will be built on the west side of the CC to accommodate the southwest corner of the building. We will also build out additional storage space for the campus.

At Southeast Center, we completed the installation and cutover of the Integra line for phone and data services. We are still waiting for a date from Century Link to move the fire/life-safety lines.

The computer needs for the new library at Southeast are under discussion with verification of the number of existing computers that will be moved over, and the number of additional computers needed. We are also beginning to specify the telecom room equipment for the new library, as well as the student commons building.

Campus Updates:

Rock Creek:

Building 2 interior renovations continue for Auto Collision Repair Technology. The paint booth and mixing room installation is in the final stages awaiting the last of the permits from Washington County approvals. Design for the upgrades to the dust collection system in Building Construction Technology will be complete by early March, followed by pricing by Fortis Construction.

We are starting to see more visible progress of the construction work for the East Addition to Building 7. The slab was poured, the steel delivered and the erection of the steel frame is underway. An exterior mock-up has been constructed on site with the steel framing, concrete slab, glazing system, and brick. The mock-up tests the performance of the exterior systems to be sure all of the details are worked out and waterproof. Some of the Building Construction Technology students helped with the forming and pouring of the concrete slab for the mock-up. Fortis construction provided safety instruction and oversight for the students.

An important component for the Building 5 addition planning included a series of outreach sessions which were held on campus for the PCC community on February 11, 12, and 13. Over 90 members of the campus community provided input and comments to the Bond design team regarding the exterior of the building, as well as the floor plans and layout of functions inside the building. The Monday evening session included mostly students. The Tuesday and Wednesday sessions included a mix of students, faculty, and staff. Where possible, the campus input was integrated into the final schematic design drawings which concluded at the end of February.

Rock Creek Campus Conceptual Look Ahead

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

Southeast Campus:

At Southeast, the first of the two new buildings – student commons – is getting its third floor next month. In March, Walsh Construction began to form the third floor with concrete placement. Once that is done, they will form the columns and shear walls to support the top floor. Interior framing and rough-in for the first two floors began in early March.

The learning commons/library building along SE Division is moving along just as quickly; construction is three months behind the student commons, which is the plan. In February, Inline Construction placed the first floor columns and shear walls. They are currently working on the underground rough-in for the first floor – scheduled to finish by March 21.

Site clean-up to remove suspected hazardous material continued at the Legin site and was completed March 15.

The City of Portland is expected to approve building permits for Mt. Tabor remodels and the kitchen addition by mid-March. Based on that schedule, the kitchen project will begin shortly thereafter and be completed by the end of August – just in time for fall term 2013.

The project team is working on construction documents for the 1911 building (former German American Society building) and is expected to have them wrapped up by mid-April.

In late February, crews installed the sanitary sewer line from the construction site to SE Division Street. This required in-street work on February 25, and night work from February 25-27. PCC staff visited neighbors and businesses adjacent to Division Street to let them know that one to two traffic lanes would be closed during the in-street work and night work could potentially result in loud noise and bright construction lights. Neighbors and business community responded positively and continue to be interested and supportive of PCC's plans to expand educational opportunities at Southeast. There were no problems reported as a result of this work.

To support the SE/ELC Visioning process initiated by President Howard, several neighbors, a couple of business owners, and representatives from Warner Pacific were invited and attended the Visioning Session on February 22 at the Slavic Church. The expansion and transformation of Southeast into a comprehensive campus was a key topic of discussion at this event that drew more than 225 SE/ELC campus stakeholders.

Bond staff participated in the ASPCC-sponsored “Hoagies with Howard” Q&A event in late February – joining a panel comprised of the campus president, division deans, and Academic Advising. Many of the questions posed by students and faculty addressed bond construction, transformation of Southeast to a full-service campus, and parking issues.

Bond Program staffed a table at the college’s annual Asian New Year’s event on Monday, February 18. More than 40 people stopped by to ask questions and pick up information and a campus site plan. More than 375 attended this year’s event, hosted at Warner Pacific.

To leverage hands-on educational opportunities for PCC students, the Bond Program is partnering with Community Education and Walsh Construction to pilot a new photography class at Southeast this spring term. The class will focus on documenting Southeast’s transition from a center to a comprehensive campus through student photography. Entitled “Building Stories: Photographing PCC Construction,” students will develop and refine photographic composition skills in the context of a dynamic construction site at Southeast. The PCC Bond Program and Southeast Center will work with the students to publish their work (print and web) and potentially display their works in the new buildings.

Southeast Campus Conceptual Look Ahead

		2013			2014	
Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.	
Student Commons & Tabor Renovations						
<i>Construction</i>						
Learning Commons						
<i>Construction</i>						
German American Society - 1911 Building						
<i>Construction Documents</i>		<i>Permitting</i>	<i>Construction</i>			

Cascade Campus:

Excavation work was deemed complete in February on Cascade’s new underground parking garage. The shoring was completed and partially waterproofed and footings were installed in preparation for the first slab pour that took place in late February. The dry weather is helping to keep the project on schedule. The 68,570 square foot garage will have 210 parking spaces and serve as the foundation (literally) for the new student center and academic building.

Two new surface parking lots are ready for construction. These lots are located adjacent to the Telephone Exchange building on the 1000 block of N. Killingsworth Street, and will accommodate 50 cars. Hoffman Construction has contracted with Raimore Construction, an MWESB firm, to do the work. The project is expected to begin in late March and take six weeks to complete.

The Paragon Building at 815 N. Killingsworth Street now has sound framing and will soon have new walls and storefront. Once complete by late April, Hoffman Construction will move their construction office to the Paragon while the subcontractors will have office space in the Kanjaya Building across the street.

Hoffman Construction awarded the contract for the addition of security cameras and access control to exterior doors at the Cascade Campus. Crews are literally working day and night to complete the security upgrades to the existing buildings. Hoffman, TSS, Public Safety, and sub-contractors worked throughout the month of February to install all of the video cameras. The exterior door controls will be completed in March. Card readers will be added to the primary building doors and additional security cameras will be installed. Work is on schedule and is expected to be complete by early April 2013.

Cascade Campus Conceptual Look Ahead

		2013			2014	
Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	J/F	
New Academic Building						
Permitting	Construction					
Student Center						
Permitting	Construction					
Parking Garage						
Construction						

Sylvania Campus:

The architects have begun working on Construction Documents for the first phase of the College Center (CC) renovation, and 50% CD's are expected to be submitted to PCC for review in late March. This first phase consists primarily in the SE corner of the CC building and affects the Financial Aid, Business Office, Registration, Orientation Center, TLC, and START Lab. Construction is anticipated to begin in early summer 2013. The remodel of the Sylvania Campus Administration space began in February and will be complete by May. With design complete on the CC North Elevator, the general contractor has begun the procurement on long lead items such as the elevator cab and

steel shop drawings. The CC North Elevator construction is expected to begin in April and be complete by August.

The contractor is on schedule to complete the ground floor renovation that will be the home of Campus Technology Services (CTS). The project is scheduled to be complete in May.

The Plaza Access Lane (PAL) work is almost complete, they are working on landscaping, handrails, and sidewalks. It will be available for public usage in late March 2013.

Sylvania Campus Conceptual Look Ahead

	2013					2014
	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
CC Building <i>Construction</i>						
CC North Elevator <i>Construction</i>						
AM Storage Building <i>Const.</i>						
HT Building/CTS Relocation <i>Construction</i>						
CC Data Center <i>Construction</i>						

Swan Island:

The Swan Island Phase Trades and Industry renovation project is moving forward with design development. The 60% DD drawings were released in February by Waterleaf Architecture for PCC stakeholder review and comment. Stakeholder comments will be incorporated into the 100 percent construction documents, which are expected to be complete in late May. Part one of a two part construction services RFP was released to bid in mid-February. The PCC selection committee will evaluate potential bidder proposals and select bidders to be included in part two of the RFP process in early April. Part two of the RFP will be the invitation to bid (ITB). The ITB and 100 percent construction documents will be distributed to qualified general contractors by the end of May. The part two bid and review process is scheduled to conclude in August 2013, at which time the construction services contract will be awarded to the successful general contractor.

Construction of the Swan Island project is scheduled to begin in fall 2013 and take approximately nine months to complete. The first leg of the construction project will



include selective demolition of the existing State of Oregon Motor Pool offices and car wash facility. Additionally, inherited compressed natural gas tanks and ethanol fuel station will be decommissioned and/or removed from the property as required. Following demolition, remodeling of the existing building will begin concurrently with new construction of the additional building wing. This roughly 10,000 square foot addition will house the majority of PCC’s trades and industry classrooms and labs. The trades and industry classes, which are currently offered at the Technology Education Building at Cascade, will move to Swan Island in time for fall term 2014. The new building will provide the trades and industry program with all of the same resources and equipment currently used at Cascade Campus.

The Swan Island property also provides great opportunity for PCC to interface with industrial and manufacturing businesses in the area. In an effort to foster this relationship, select PCC staff members have joined the Swan Island Business Association (SIBA). The Bond Program will also be meeting with SIBA at the group’s upcoming meeting in April to provide an update on project progress. Additionally, PCC is working with the City Transportation Management Association (TMA). The college is looking to partner with both the City and TMA for transit and other options to and from the Swan Island Center in lieu of running additional PCC shuttle service lines.

Swan Island Conceptual Look Ahead

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

Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	55,709,424	7,092,164	12.7%
Rock Creek	61,051,765	6,532,111	10.7%
Southeast	46,629,499	8,397,439	18.0%
Sylvania	57,700,254	16,349,568	28.3%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,304,721	12,267,592	99.7%
Swan Island Trades Center	6,276,546	3,327,403	53.0%
Willow Creek	35,700,000	35,498,249	99.4%
Multi-site Initiatives	106,377,585	49,702,488	46.7%
Total	\$ 395,922,439	\$ 153,250,360	38.7%

updated 03/01/13

2008 Bond Program Campus Spending Vs. Budget Through 02.28.13

