



March 2014 Board Report

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

### **Bond Program Update:**

Winter term is quickly coming to an end and as spring term approaches we have more buildings and areas opening for use for students and staff. This is going to be an exciting year and everyone will certainly be busy. Finishing up this month and ready for spring classes will be new student services area at Sylvania, new Library at SEC, and an addition to Building 7 at Rock Creek.

The Bond team continues to work on communication and stakeholder engagement. During the time of construction it is easy to lose sight of these and focus wholly on the construction of the projects and all the complexities and challenges that come with the work. It is important that we not lose ground on all the wonderful work that took place during the planning/design phase of the work. As an example of our engagement, a community meeting was held at Cascade on March 4 to talk with local residents and businesses, and campus and district staff about a vision for improvements on Killingsworth. Some of these improvements might be simply adding some color into the stairwell in MAHB that faces Killingsworth or how we bring the life of what's going on in the building out to the street. It was wonderful conversation and the community appreciated the continued dialogue.

A retail provider has been chosen for the SEC Library retail space. The space will be a café/coffee shop that will be open to the community and people on the campus. We are currently reviewing the terms for the lease and have a target opening date of June 2014.

Washington County Community Involvement Committee (CIC), related to the early-stage Springville widening design effort, has not met since January and has not scheduled a next meeting. They are looking at what the best long-term solution is for PCC's entrance at Rock Creek with a traffic signal and a change in the traffic patterns that would happen with a signal. These conversations between staff and the County are taking place outside of the CIC meetings.



### **District Wide Projects:**

**Sylvania:** The new telecom room in the CC building Phase I was set up for the Disability Services and Veterans Services move. Computers have been ordered for the new CC building Answer Center, Orientation Center, and Welcome Desk. Planning was done with the user groups to prepare for the move into CC Phase I this spring. Work has begun with the design team on the location and pathway for the new telecom room in Phase II of the CC building renovations.

Construction in the Technology Classroom Building (TCB) Media Services continues. Regular meetings with the AV integrator are ongoing to refine equipment and connections. The project is expected to be complete prior to the start of spring term. Staff expects to move into the space during spring break.

**Southeast:** Work continues on the Library. Telecom room patching was completed, and wireless access points were installed. In the four Library classrooms, podium installation is underway and new speaker locations and projector mounting kits were identified. Computers were set up in temporary locations for Library staff to use, until final moves occur. In the 1911 building, new AV infrastructure was proposed for the two new conference rooms.

**Cascade:** Several plan revisions were made to the Cascade emergency generator project documents. We are currently looking at ways to reduce cost and purchases of new equipment. The re-use of a current generator is one possible option.

The enclosure for the electronic equipment is complete for the surface parking lots. Rails, UPS and a switch are installed in the enclosure. Connection to our service provider is currently on hold.

**Rock Creek:** Work is finishing up in the Building 7 addition. The new telecom room is fully functional. All outlet locations in the new classrooms and centers are active as specified. Computers and printers were set up for the Women's Resource Center, Multicultural Center, and Teaching Learning Center. Bond and Student Learning staff met to review their technological moves needs. Meetings and discussion regarding the moving and resizing IDF-1 in Building 2 are underway. The goal is to incorporate this work with the Building 2 remodel this summer.

**Swan Island:** The new TW Telecom vault at Swan Island was lowered to accommodate the new landscape at Swan Island. We worked with the design team and the contractor to identify pathway needs for the classroom podiums, and the location and layout for the telecom room.



### **Campus Updates:**

#### Rock Creek:

Building 7 will open for spring term classes at the end of March. The seven new classrooms will be put to instant use supporting science, technology, and various other courses. The staff members in the Women's Resource Center, Multicultural Center, Teaching Learning Center, and Student Learning Center have each moved into their new spaces and are preparing for the flurry of activity expected for spring term. The new centers are equipped with the latest touch-screen audiovisual media devices, including Smart Boards and Mondo Pad (another form of interactive board) monitors with future technological ambitions under departmental review and planning. The project team is finalizing the Building 7 LEED submittal for which a LEED Silver certification is anticipated.

The construction of Building 1 has passed the 50 percent completion milestone. Faison Construction is managing the project, their first on campus. Faison has partnered with Fortis Construction as the MWESB general contractor for Rock Creek projects. Faison Construction is looking to deliver their first project on time and on budget. Substantial completion of the building is expected in early May 2014. Once complete, the building will house Public Safety and Facilities Management Services staff and each group's respective resources for all of Rock Creek Campus.

The remodel of Building 2 for the BATCP (Business, Applied Technical & College Prep) division staff is currently under design development. The project includes demolition and remodel of the former Student Learning Center on the second floor of the building to create workstations for over 100 full and part-time staff members as well as three new classrooms. Other upgrades to Building 2, which are likely to take place as a component of this project, include: acoustical remediation of several noisy classrooms on the second floor and seismic upgrades to the structure. Construction documents are expected to go to Washington County for permit in mid-April. Demolition is anticipated two months later in mid-June. This project has a "fast-tracked" schedule of less than three months, with staff moving into the remodeled space prior to fall term.

Construction documents for the Building 5 remodel and expansion have been submitted to Washington County for review. The project team anticipates an eight week review period which will allow construction to begin in early to mid-June. All told, the project will add or upgrade 62,000 square feet of building area. The scope includes a net add of five classrooms and labs, a new bookstore, kitchen and cafeteria, a new division staff office of roughly 8,500 square feet, new food services, and numerous student centers and offices. The project is expected to take around 18 months to complete and will open

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for winter term 2016. This building will provide a new central hub for student activity on campus when finished.

Rock Creek Campus Conceptual Look Ahead

2014					
Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.
Building 7 East Addition					
Substantial Completion					
Building 5 Renovations					
Construction Documents		Construction			
Building 1					
Construction					
Building 2					
Design Develop.	Construction Docs.	Construction			

Southeast Campus:

The Library is in the final stages of completion, with contractor punchlist items being addressed. Furniture, Fixture, and Equipment (FF&E) are being installed on all three floors and TSS is activating data ports prior to delivery and installation of computer equipment. Commissioning of all building systems is approximately 75 percent complete. Exterior landscaping continues.

Interior framing for Administration Hall (formerly the 1911 building) is complete and mechanical, electrical, and plumbing rough-in continues. The exterior windows are on site and are scheduled for installation following the Building Inspector’s approval of cover inspection. The single story wings, scheduled for deconstruction, have been removed and site work has begun, including underground utilities.

The Phase II remodel work has begun in Mt. Tabor. The first section includes the former Bookstore that will become a new conference room/classroom, and the former Student Services/Business office, that will become an expanded Public Safety office, Women’s Resource Center, Multicultural Center, Student Life space, and new ASPCC office area.

Bond staff continues to work on FF&E punchlist items for the Student Commons. Commissioning and FMS staff training is continuing for the building.

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Southeast Campus Conceptual Look Ahead

2014					
Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.
Student Commons <i>Winter Term Open</i>					
Library <i>Const. Substantial Compl.</i>					
German American Society - 1911 Building <i>Construction</i>					
Mt. Tabor Remodel <i>Construction</i>					

Cascade Campus:

The new academic building is now considered 60 percent complete. Much of the current work is focused on the interior with sheetrock, taping, painting, and mechanical rough-in. The ceiling grid and tile installation have started. Plans for the child development center exterior play area, as well as building signage are now out for bid, with work to begin in the next few months.

Exterior work continues on the Student Center. The waterproofing is essentially complete and the brick veneer and curtain wall are now going in.

Plans are complete for the ten-classroom remodel in the Technology Education building and were released for bid in early March. The project is tracking to begin in mid-June when the major equipment associated with the Facilities Maintenance Technology program moves to Swan Island.

The new surface parking lots #6 and #7 are now open, bringing on 51 new parking spaces. During fall term, a campus parking count was conducted per the requirements of the campus Transportation Demand Management Plan. This plan was submitted to the City of Portland, as well as the Humboldt Neighborhood Association, and agreed to a 30 percent reduction over the next 10 years in the number of PCC related cars parking on neighborhood streets. Cascade surpassed the 3 percent reduction goal for this year.



Cascade Campus Conceptual Look Ahead

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

Sylvania Campus:

All construction in the lower CC Mall is complete and the college is using the space as designed. Disability Services and Veterans Services have moved into their respective locations in the south end of the CC building, and are 100 percent operational. CC building Phase I work is scheduled to be complete in mid-March, and includes the remodel of the southeast corner of the CC building. The remodeled departments include: Financial Aid, Business Office, Registration, and the Orientation and Answer Center spaces. We are planning to move into the new space at the end of April 2014.

In the ST building, the contractor has begun remodel work on the 3<sup>rd</sup> floor EET labs and will continue individual remodel of those rooms throughout the year. Contractors have also begun remodel on the 2<sup>nd</sup> floor of the ST building for the Math Department, which will move from the ground floor this summer. The area the Math Department is vacating will be converted into three classrooms.

Construction Documents for the CT building 1<sup>st</sup> and 2<sup>nd</sup> floors are complete. Construction will begin in summer of 2014, and will include seismic upgrades and remodeling of several existing classrooms on the 1<sup>st</sup> floor, as well as remodeling staff/faculty spaces on the 2<sup>nd</sup> floor.



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Sylvania Campus Conceptual Look Ahead

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

Swan Island:

Construction is proceeding on schedule at the Swan Island Center. The general contractor managing construction operations, JE Dunn, is doing an excellent job managing a challenging project. Unforeseen conditions at the existing building have presented many issues which are being addressed by the contractor and project team.

Rough framing for the new addition is in place and roofing is anticipated by mid-March. Rough plumbing and fire sprinkler installation has begun in this area. Work on windows and exterior skin began at the beginning of March, along with rough electrical. Work on rough electrical, HVAC and plumbing in the existing building is complete. The existing roof on the original building has been demo'd and the base waterproof membrane is in place. Roof completion will proceed as weather allows and move directly to the new addition as it is ready. Work continues on schedule on civil and site work, with underground installations of electrical and plumbing complete and site concrete installation begun. Design is nearly complete on signage and FF&E packages, and procurement will begin shortly. A contractor has been chosen to handle the complex move logistics and scheduling is currently underway.

The project team continues to explore opportunities for MWESB participation. The project is expected to meet or exceed the 20 percent MWESB goal consistent with all PCC construction projects. Several groups have toured the site, including Oregon Tradeswomen, Inc. in February and the Building Equity Group in March.

Swan Island Conceptual Look Ahead

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

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**Financial Update:**

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	57,760,077	30,896,247	53.5%
Rock Creek	63,426,331	18,653,540	29.4%
Southeast	48,120,756	41,513,823	86.3%
Sylvania	62,297,685	29,764,134	47.8%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,318,777	100.0%
Swan Island Trades Center	8,134,448	5,102,198	62.7%
Willow Creek	35,700,000	35,676,795	99.9%
Multi-site Initiatives	146,587,592	58,911,585	40.2%
<b>Total</b>	<b>\$ 448,512,437</b>	<b>\$ 246,920,445</b>	<b>55.1%</b>

updated 03/03/14

**2008 Bond Program Campus Spending Vs. Budget Through 02.28.14**

