



May 2014 Board Report

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

### **Bond Program Update:**

Spring term is coming to a close and Bond staff and our contractors are gearing up for the busy summer construction season. Summer term is our busiest season as it provides the most access to existing spaces that are not available the rest of the academic year without creating "swing space" to move classes and staff into.

As you will read in the individual sections we are ramping up for the demolition of Building 5 at Rock Creek, completing and moving into the first new building at Cascade, extensive renovation work at Sylvania, finishing and occupying the newly renovated 1911 at SEC, and completing the Swan Island Trades Center. While faculty and staff are not necessarily excited about the prospect of packing and moving they are thrilled to be moving into their new spaces which they have spent a great deal of time working with Bond staff on planning.

The voters passed the Bond in November 2008 so we are about 5 ½ years into the program and as of the end of April have spent almost 60% of the money. Several of the large projects are complete or near completion. It is anticipated that the bond work may not be completely finished until the end of 2017, which seems like a long time; however, there are projects that cannot be completed until other projects are done first such as back-fill renovations at Rock Creek that require B5 to be complete and moving of programs from existing buildings to the new building; then we have to renovate those existing spaces. Sylvania renovation work is complicated because we do not have empty spaces to move classes or staff into while we renovate their spaces so we have to create space and stagger the work. It is undecided where we will build the new Columbia County Center; therefore we have not started design work yet. Conversations are moving forward on what the residents of Columbia County would like to see from an academic planning perspective at the new center.

We have received the approval with conditions for the land use application for Rock Creek B5. The application was submitted to Washington County in November 2013. The County had 120 days to respond to the application; however, they did not meet that timeframe and we just received the response May 9, 2014. Staff and consultants are evaluating the approval to decide whether we want to file an appeal, which has to be filed by May 21, 2014. This will affect whether we receive our building permit in May to begin work in mid-June as planned.



### **District Wide Projects:**

**Sylvania:** The CC Building Answer Center is complete. New computers were set up in the area, including self-serve kiosks. Phones and computers for Student Accounts, Enrollment, and Financial Aid were set up in their new location. Data and power locations for the digital signage displays were identified with the contractor. In the new Media Control Center, the AV integrator finished installing the Harmonic equipment in the control room. Staff training is underway for the new space, while punchlist items are completed.

**Southeast:** Work on the remodeling of the 1911 building continues. We are working with the contractor on the correct labeling, pathway supports, and telecom room layout and requirements for the building. Telecom room equipment was installed in early May.

The VoIP/Generator project build-out is underway. We met with PAE to review the drawings for the upgrades to Mt. Tabor and Mt. Scott. The 30-day generator metering is complete and we have capacity to support the additional telecom room loads.

**Cascade:** We met with the architect, contractor, and consultant to review the temporary telecom room in the underground parking. The decision was made to move half of the camera and phone connections to each of the BDFs in the Student Commons and Administration Building. The contractor will identify pathways for moving the connections. The Distributed Antennae System, which is used for emergency radio communication, will remain in the underground room.

In early May, the UPS' were delivered to the academic building. Hoffman Construction installed them, and TSS installed their network equipment. In the Student Center, the audio equipment on the 2<sup>nd</sup> floor was reviewed. We have suggested that the head-end equipment be relocated to a more accessible location.

**Rock Creek:** Participated in the bid walks for Building 2, providing direction and identifying pathway for moving the telecom room to level 2. In Building 1, network equipment was installed in early May, and work on the cutsheet has begun.

**Swan Island:** We have reviewed the podium, screen, and projector locations in the Swan Island Trades Center classrooms. Projector and screen locations, coordination, and structural support are under review with the contractor. Telecom room rack and equipment location was clarified with the contractor and architect. TW Telecom and CenturyLink will install and terminate their equipment in mid-May. We have requested IP addresses, network access, and phone lines for the building systems and fire alarm.



### **Campus Updates:**

#### Rock Creek:

Building 1 received certificate of occupancy from Washington County on April 30, a week ahead of schedule. The project team is finishing punchlist activities on both the interior and exterior of the building through May. Faison Construction handed the keys over to PCC to begin moving materials and equipment into the space the week of May 12. Public Safety and FMS are preparing for the move from Building 5, scheduled for the first week of June. The new building will provide more space for equipment staging and repair, material storage on the 2<sup>nd</sup> floor, and direct access for services and response vehicles. The new occupants will be up and running at Building 1 for summer term.

The PCC Board of Directors awarded the construction services GMP contract of \$21.8M to Fortis Construction at the April meeting. Due to the uncertainty of the land use application we are uncertain about when we will receive the building permit. The current schedule calls for Fortis to begin selective demolition of the existing building following the spring term classes on June 16, 2014. In preparation for this work a project fence will be placed to delineate the campus footprint of Building 5 construction activity from campus thoroughfares. The project fence will go up on June 1; however, access to the building for classes will be maintained through the end of spring term. Again, all of this is speculative with the unknown land use application process.

The campus will also be losing access to sixty-nine parking spaces on June 1; at which time Tri-Met and PCC will begin their new pick-up and drop-off route. This is to accommodate the new building footprint, which extends to cover what is currently Parking Lot B. New parking and transportation routing configurations will be communicated to students, faculty, and campus visitors via campus alerts, newsletters, and on-site signage. Rock Creek campus has formed a sub-committee with representatives from Parking & Transportation, Bond Program, and Community Relations to ensure a smooth transition during this 18-month period of planned disruption.

The Rock Creek Building 2 remodel construction project has been submitted for permit with Washington County. The scope of work includes the comprehensive remodel of the former Student Learning Center to become the BATCP (Business, Applied Technical & College Prep.) division office, a new IDF room and potentially some acoustical upgrades to several existing classrooms on Level 2. This remodel is expected to start in late June, when the building permit is received and finish in early September. Staff will move into the new division office in mid- to late September, and classrooms will be ready for fall term classes. The construction work will be performed by Faison Construction under the MWESB partnership with Fortis Construction.

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Rock Creek Campus Conceptual Look Ahead

	2014					2015
	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
Building 7 East Addition						
<i>Comp.</i>						
Building 5 Renovations						
<i>Construction Documents</i>		<i>Construction</i>	<i>Construction</i>	<i>Construction</i>	<i>Construction</i>	<i>Construction</i>
Building 1						
<i>Construction</i>						
Building 2						
<i>D.D.</i>	<i>Construction Docs.</i>	<i>Construction</i>	<i>Construction</i>			

Southeast Campus:

Work on the 1911 building continues. Exterior architectural work on the south porch is nearing completion, and exterior painting of the windows is in progress. Interior finishes are progressing on all floors of the building. Concrete sidewalks are being placed and the parking lot asphalt paving was completed in early May. Landscape irrigation is in progress.

All punchlist items are being finalized for the Student Commons building. The Library punchlist corrections continue and commissioning of the building systems and lighting controls is nearing completion.

Mt. Tabor interior remodels for the faculty, ASPCC, and Public Safety spaces, as well as the former bookstore, continue with drywall installation and finishing. Delays in the arrival of new hollow metal frames has set the schedule back approximately 3 weeks; however, this delay will not impact the move and occupancy schedules of term-based functions.

The PBOT off-site work continues with street trees being placed on Division Street and Sherman Street. The final concrete curbs and sidewalks on 80<sup>th</sup> are scheduled for completion in early May, with paving to follow.

The U-Haul site is currently in for a building permit, and plans are under review by PCC. The permit is expected to take 12 weeks to secure and the project will be bid after the permit is issued.

Two schematic concept plans for a child care facility in the northwest section of the single story German American facility are being budget priced by the contractor. Pending



review of the pricing and approval to proceed, construction documents can be created, a schedule developed, permits issued, and the project started.

**Southeast Campus Conceptual Look Ahead**

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

Cascade Campus:

Art Cortez Construction, an MWESB contractor, was selected to remodel 10 classrooms in the east wing of the Carter TEB. Hoffman Construction will oversee and guide the work as needed when it begins July 1, 2014. The classrooms are scheduled to be complete in time for fall term. The Trades and Industry program will be moving to Swan Island in June opening up the TEB classrooms for general purpose use.

Interior work continues on both the new academic building and student center. In the academic building, the stairs are in and many of the lighting fixtures and paint is substantially complete with just a finishing coat remaining in most of the building. In the student center, Pacificmark, the MWESB contracting partner of Hoffman responsible for the building, is focusing on the kitchen with the larger equipment such as walk in coolers now installed and vent hoods soon to come. Waterproofing of the plaza is beginning as weather allows and installation of the steel-framed planting beds in ongoing.

Meetings to confirm furniture and office layout were held in April, with the users of the new buildings. Additionally, they were all given site tours to get a better feel for their new space.

Phase II work is now underway with scope confirmed for the Library and SSB remodels. Programming meetings will begin in earnest in May.



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Cascade Campus Conceptual Look Ahead

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

Sylvania Campus:

Construction is complete for the first phase of the CC building remodel, in the southeast corner of the building. Furniture was installed in early April, and the move was completed at the end of April. The offices in this newly remodeled area opened to the public on April 30. The area that is now vacated by Financial Aid, Business, and Registration will be converted into swing space for the CT and SS buildings staff, which will move into the space in July, and occupy the area for approximately 18 months while the contractor remodels their respective areas.

In the ST building, the contractor is continuing to remodel the 3<sup>rd</sup> floor EET labs. The remodel of the 2<sup>nd</sup> floor, which will house the Math Department, is 90% complete. The Math Department is scheduled to move to their new location in late May 2014.

Procurement continues for the upcoming work in the CT building this summer. Projects will include seismic upgrades and the remodeling of several classrooms and staff/faculty spaces. Construction activity on the 1<sup>st</sup> floor of the CT building will conclude this summer, while work on the 2<sup>nd</sup> floor will continue through November 2014.

There are a handful of smaller projects scheduled to begin this summer. They include renovation work in Library 123, SS building 202, and some minor site work at the Learning Garden.

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Sylvania Campus Conceptual Look Ahead

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

Swan Island Center:

Swan Island construction work continues at a rapid pace. The project is slated to be finished the beginning of June and we are on schedule. Several meetings have taken place with our moving company and the users to talk through the move process of dismantling and moving the large equipment in the current rooms at Cascade to their new home. This needs to happen by the end of June so that the program has time to install the equipment in the new labs and classrooms and get the building ready for Fall term classes. The vacated spaces at Cascade need to be renovated and ready for Fall term classes as well.

Swan Island Conceptual Look Ahead

2014					2015
Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.
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	57,956,897	35,573,386	61.4%
Rock Creek	64,126,331	20,538,078	32.0%
Southeast	49,213,756	44,441,218	90.3%
Sylvania	64,597,685	31,916,068	49.4%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,318,574	100.0%
Swan Island Trades Center	8,534,448	6,530,467	76.5%
Willow Creek	37,200,000	35,677,787	95.9%
Multi-site Initiatives	146,587,592	60,475,801	41.3%
<b>Total</b>	<b>\$ 454,702,257</b>	<b>\$ 261,554,728</b>	<b>57.5%</b>

updated 04/30/14

2008 Bond Program Campus Spending Vs. Budget Through 04.30.14

