



May/June 2013 Board Report

Bond website: www.pcc.edu/bond

Bond Program Update:

This report is a combined May/June report and is leading us into summer term work. While life at the campuses is a little quieter during the summer term the Bond Program work load is ramping up to take advantage of fewer students and staff being on our campuses. There is a great deal of preparation that happens during the “regular” academic year that leads us up to this fast-paced summer work. It is always a fun time to see the changes that transform our campuses, buildings, and grounds over such a short period of time and then welcome back the bulk of our students and faculty to see the incredible changes that transpired while they were gone.

New building construction is moving quickly at our campuses so if you are curious but do not have the time to drive all over our large district visit the Bond website, www.pcc.edu/bond and check out the view from the web cams placed at each campus.

PCC staff met with the owners of the Scappoose airport site envisioned as a possible site for PCC’s Columbia County Center that we will be seeking to identify alternate possible locations, due to the expected lengthy Court of Appeals process for resolving the urban growth boundary decision. This search will also explore alternative sites for a potential regional public service training center.

PCC staff provided testimony and other information to legislators in support of our Health Professions Center proposal for the state capital construction program. Our project was well-received, and may be favorably viewed because we have the ability to provide the required match. We do, though, remain near the bottom of the list and it is uncertain if that will change.

PCC has been invited by the City of Portland to be an active player in advance planning conversations that will update the Inner Southeast/Central East Side portion of the City’s comprehensive plan. This will have particular relevance to PCC due to our CLIMB location and the ultimate creation of a vibrant community around the future Clinton Street light rail station.

District Wide Projects:

At Rock Creek, there are two outstanding items for completion of the Generator and VoIP projects. A safety railing and ladder need to be installed for the Building 6 mezzanine to provide safe access to the electrical and mechanical equipment. In

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In addition, the hazmat container needs a new location on the campus. We are working with Fortis Construction, FMS, and the campus to resolve both issues.

The new UPS and fire suppression system has been installed in the Data Center at Sylvania. The new cooling units were installed at the end of May. Data Center completion is scheduled for the end of June. A new telecom room is being built at the southwest section of the CC building to accommodate campus administration, food services, dining area, and swing spaces.

TSS has completed data and phone connections as well as computer setups for the Sylvania campus administration, information desk, and Technology Services moves. Data locations have been identified to accommodate remodeling and swing spaces in the CC building's Cedar and Spruce rooms and the AM building. Howard S. Wright (HSWCC) began cabling work in May.

We worked with GBD Architects, Interface Engineering, and HSWCC to identify new fiber to the ST and AM buildings, moving the AM telecom room and upgrading the AM building to Category 6.

At the Southeast Center, we provided a check sheet for Walsh that identifies requirements for TSS to install the telecom room equipment, computers, phones, and podiums in the new library and student commons buildings. A meeting will happen soon to discuss the requirements and timeline for TSS fit-up.

At Cascade Campus, we are working with Integra to identify the route and bandwidth needs for surveillance cameras for the new surface parking lots.

THA Architects, along with TSS, FMS, and Glumac, had the first review of the Cascade generator study. Most campus buildings will require upsized generators. An evaluation will be done on the generators we replaced at Rock Creek and Sylvania to see if they can be reused.

Bond staff met with THA Architects and Sparling to discuss the Distributed Antenna System (DAS) that is being installed in the underground parking garage. This system allows Public Safety radio access to emergency services while in the garage. A follow-up meeting is scheduled for further clarification regarding the system and the installation locations.

Work on the Media Control Center continues. A group visited OPB to view the video production and distribution system in use there. Our team was impressed with the functionality of the system including the ability to incorporate diverse products into a single system.

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It was determined that we need to upgrade the Interactive Video Classrooms (IVC) at all 4 campuses during this coming summer in order for the rooms to be fully functional for fall term. We worked with our media consultant to identify the equipment needed for the IVC on each campus. An invitation to bid was sent out at the end of May.

The podium survey document is complete and available for distribution. Results are being incorporated into the digital podium planning. New digital podium products have been ordered for evaluation. Bond staff and Media Services are working to develop some prototypes for digital podiums, to facilitate feedback from future users.

We had our first debrief session for the Cascade Campus electronic security project. Lessons learned include better communication within the team and with our contractors regarding standards and clarification of roles and responsibilities. An initial meeting was held to discuss how to proceed with additional camera and access control needs throughout the college. Public Safety presented their goals for safety and security for the college and each campus. Areas to clarify include consistency among the campuses, video implications on network bandwidth, and doors that could change functional use. The group will meet again in June to assess door counts and network traffic/bandwidth concerns.

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, and upgrades to the existing storm water detention pond, and dust collection system for Building Construction Technology in Building 2.

Building 7 construction continues with exterior steel framing for the walls and the parapet. Installation of the glass curtain wall has begun. The construction team continues to work with the Bond team and the building occupants as different parts of the existing building corridors will need to be closed to complete the flooring work. If you have walked the original main corridors of Building 7 they are very noisy and can be difficult to navigate. With the exposed aggregate stones, it is not a smooth surface. When the corridor work is complete the new surface will be smooth, less noisy, and easier to walk on.

The renovation work to the existing multi-stall restrooms in Building 7 started on May 20. They will receive a much needed facelift for better ADA accessibility and more

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efficient, sustainable, and water saving plumbing fixtures. This work will be completed by the end of summer.

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 the same number of parking spaces on campus.

In the fall of 2012, a storm water master plan was completed for the Rock Creek Campus as required by Clean Water Services. The first project under the master plan will be upgrading the existing storm water pond to accommodate the new buildings and meet current code requirements. The preliminary design has been completed and is being priced by Fortis Construction. The work is anticipated to start in August 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 will occur over the summer and will be ready for the fall term. This is a long awaited improvement for students and faculty that work in this area and will make for a better classroom environment.

The design development phase for Building 5 continues. A very productive work session was held with Food Service and the Bookstore to fine tune the layout for the respective areas. We will continue to work with the other building stakeholders to fine tune their areas as well. The building includes the new food service kitchen and servery, dining, information desk, new bookstore, student activity offices and meeting rooms, Social Science and Health Division space, general purpose classrooms, casual study areas, physical education classroom, and a food science lab.

Rock Creek Campus Conceptual Look Ahead

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

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Southeast Campus:

This May, the concrete roof slab on the student commons building was cured and roofing is scheduled to restart when the weather permits. Walsh Construction crews are currently installing the exterior metal panels and brick veneer on all three elevations, while also working on drywall on the first floor and mechanical, electrical, and plumbing rough-in on the second and third floors. Moisture testing for the roofing was done the last week of May.

Crews with Inline Construction have completed post-tensioning on the third floor slab of the learning commons building and will be erecting the third floor steel and roof components through early June. They also began mechanical, electrical, and plumbing rough-in on the first floor in May.

In May, O'Neill crews finished the exterior walls for the food service addition to Mt. Tabor Hall and are now framing the roof. PCC Food Service will shut down operations at its Crossroads Café on June 14, when crews will then start demolishing the current kitchen space. The new expanded kitchen and servery will be ready for Food Service to move back in September 3.

The remodel of the 1911 German American Society building is in the bidding phase, as O'Neill Electric led a building walk-through on May 20 for potential subcontractors. Construction is expected to begin in early July, and to be completed and open for staff in summer 2014. To prepare a construction staging area, crews will fence off the staff parking lot in front of the German American Society building on July 3.

The ASPCC and the Green Team at Southeast are coordinating with SRG, the design/architect firm for Bond improvements, along with the PCC Sustainability Coordinator, to design a campus learning garden at Southeast. The garden will be modeled on lessons learned with the gardens at Rock Creek and Sylvania campuses. The proposed location of the future garden is on the west side of the German American Society building. The site plans were presented at an open forum in May and will incorporate sitting areas, herb spiral garden, raised garden beds, small amphitheater area, an open-air pagoda area for classes, and a locked garden toolshed.

Walsh Construction and the Bond Program are working together to host three construction site tours in June for students, faculty, and staff at Southeast. They will host more tours in the fall.

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Southeast Campus Conceptual Look Ahead

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

Cascade Campus:

Hoffman Construction moved into the renovated Paragon Building in May. The 3,700 square foot building has been transformed from its earlier unusable state to an attractive, functional space that enhances the community. It now has a new storefront with large windows and a double door on Killingsworth. Meeting space is located in the front of the building and visible work space located to the back with direct access to the construction site.

The final section of the garage deck was poured in May and shear walls for the new academic building are now under construction. The project continues on schedule. Pacificmark, Hoffman’s MWESB partner, held its first pre-bid meeting for the new student center and had a good turnout. Bids for the student center are due later this month.

The two new surface parking lots are expected to begin construction the first week of June and be ready in time for fall term. These will provide an additional 50 parking spaces. The underground parking garage will bring in another 209 parking spaces and will open during fall term.

The security upgrades to the existing buildings are nearly complete. The cameras are in use by Public Safety, with a noticeable difference in coverage and resolution.



Cascade Campus Conceptual Look Ahead

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

Sylvania Campus:

GBD Architects has completed the final construction documents for the first phase of the CC Remodel. This phase addresses the southeast corner of the building and affects the Financial Aid, Business Office, Registration, Orientation Center, Teaching Learning Center (TLC), and START Lab. In order for this work to happen, two groups need to be relocated; the Women’s Resource Center and the Multicultural Center. Howard S. Wright (HSWCC) began building out temporary spaces for both groups in late May. These two groups will temporarily occupy the Cedar and Spruce rooms in the CC building for the duration of the CC Phase I and Phase II work. The CC construction is anticipated to begin in mid-June and be complete in late spring 2014. The remodel of the Sylvania campus administration space, which began in February, is now complete.

Construction of the new North Elevator in the CC building began in June and is expected to be complete by November 2013.

GBD Architects is finalizing design on the AM and SS buildings. These two buildings will be under renovation construction this summer. The SS building 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.

The architect has begun planning and design for site improvement work in the parking lots on the east side of campus. Work will include new planters and retaining walls for storm water mitigation. A primary focus of the design is based upon creating safe access/egress for students and staff to/from the parking lot to the campus buildings.

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Sylvania Campus Conceptual Look Ahead

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

Swan Island:

Removal and remediation of the existing fueling tanks and equipment at Swan Island Trades Education Center has begun. At the end of May, the existing 20,000 gallon underground gasoline tank was removed from the property. The 12,000 gallon ethanol tank will be decommissioned and made ready for transport, and the motor oil tank and fuel lines will be drained and prepared for haul-off. All of this work will be coordinated by Northwest Envirosearch with oversight from PCC Safety and Risk Management and Bond Program personnel. With the gasoline, ethanol, and motor oil fueling systems all decommissioned, PCC Central Distribution Services will then coordinate removal of the equipment from the property. Sale of the compressed natural gas equipment is also in process as PCC continues to investigate options for a fair market price on the fueling system.

The project construction documents are in the final phases of development. The last on site reviews for architectural, mechanical, electrical, plumbing, and civil design scopes have taken place. Findings from these reviews as well as stakeholder requested revisions are being compiled into the drawings and specifications at this time. The final construction documents are scheduled to be complete by the end of May. When completed, the 100 percent Construction Documents will be issued with the invitation to bid for construction services. The documents will be concurrently submitted to the City for design review and permit.

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The RFP selection process for construction services has narrowed the search to three qualified firms. The next step in the process will be the invitation to bid. Each qualified contractor will receive a complete set of drawings and specifications to develop a proposal. The proposal shall include detailed information on project schedule, construction phasing, and a hard bid price. Bid proposals for construction services will be due the last week of June. Each proposal will be reviewed and evaluated by the project selection committee before the preferred general contractor is submitted for board approval.

Swan Island Conceptual Look Ahead

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

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Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	56,176,166	13,105,549	23.3%
Rock Creek	61,465,765	9,139,644	14.9%
Southeast	46,779,499	16,625,909	35.5%
Sylvania	57,930,254	18,742,137	32.4%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,304,109	99.9%
Swan Island Trades Center	7,226,546	3,351,313	46.4%
Willow Creek	35,700,000	35,669,903	99.9%
Multi-site Initiatives	131,350,184	54,248,365	41.3%
Total	\$ 423,113,962	\$ 177,270,276	41.9%

updated 06/05/13

2008 Bond Program Campus Spending Vs. Budget
Through 05.31.13

