



September 2013 Board Report

Bond website: www.pcc.edu/bond

Bond Program Updates:

With September comes the realization that construction/renovation work needs to be winding down so the spaces can be ready for classes on September 23. Once the contractors are done Bond and other college staff have a great deal of work to do before the students arrive for their classes. Summer work is always a push, 2 ½ months is a short time to squeeze in the amount of work that has to be done and if anything disrupts the carefully put together schedule then a new plan has to be figured out. That new plan is not more time but how we all work together to complete the project on time. There are issues that are out of our control that can complicate a project, such as this summer a pipe broke in the AM building, which meant redoing some of the work that had already been completed. Or the carpet manufacturer calls and says the carpet will be late and we cannot do anything to finish up the rooms until the carpet is installed.

This is all a day in the life of working on construction projects and those of us that work in this environment just take a deep breath and get to work on figuring out how to complete the work on time. The Bond team has great partners to work with in our design teams, contractors, and college operational staff. We all do what we need to do so that our students come back to wonderful new spaces that are set up and ready for them on the first day.

As part of helping our students navigate the Sylvania Campus during this major construction phase Bond staff will be on-site the first two days of classes to hand out maps, answer questions, and give directions on the best way to get from one end of the campus to the other. We are working with the "blue shirt" student welcome table staff to coordinate our efforts. The Bond team is the "green shirts".

As you will see in the financial information below as of September 3, 2013, we had spent almost \$200M of our Bond dollars. We are actually over the \$200M mark now, which means all the first issue of bond money has been spent. It took us a little longer than planned, however, the stakeholder engagement process was/is a valuable part of the work we do and putting in the time upfront has lead and will continue to lead us to better projects for the college.



District Wide Projects:

At Rock Creek Campus, Fortis Construction was given the green light to order the railing and ladder for the mezzanine in Building 6. This is the last piece of work to complete the VoIP and Generator project.

At Sylvania Campus, the data center project is nearing completion. Equipment has been migrated to the new electrical service and the new UPS is up and running. The new generator has successfully provided backup power during testing and power outages. The old UPS room is being converted into an office.

The new telecom room on the west side of the CC Building is complete. Campus Administration, Food Service, the dining area, and the three conference rooms in the dining area will be migrated to the new telecom room in September. The entire southwest quadrant of the CC has also been upgraded to Category 6 cabling.

The new AM Building BDF is complete. The remodeled classrooms and office area, as well as the rest of the AM Building, have been upgraded to Category 6 cabling and will be moved to the new BDF in September.

Work on the Media Control Center continues. We met with the architect to discuss the remodel plan for the Media Control area. We expect to begin construction later in the fall. We had two vendor presentations on media storage devices and selected one to include in the upcoming request for proposal (RFP). The AV consultant will provide us a draft of our media equipment requirements in mid-September.

Media equipment has been installed in all of the interactive video classrooms (IVC). The contractor is working on programming the equipment to our specifications. Completion is expected by start of Fall term.

Digital podiums are being installed in 16 classrooms at Sylvania and Rock Creek. The work will be completed before the start of fall term.



Campus Updates:

Rock Creek:

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

Building 7 construction continues with the removal of the temporary wall which separates the existing building and the new addition. The drywall is mostly complete on the ground floor and has moved to the second floor. The radiant ceiling panels will start to be installed in late September. The grinding of the existing exposed aggregate floor in the main corridor has been in process and will be complete by fall term.

In working with the design team and the contractor to identify the best pathway for routing data cable up to and on the second floor of the Building 7 addition the new two-story addition will share one telecom room on the first floor. This will alleviate us from having to install a separate telecom room on each floor.

The second phase of renovation work to the existing multi-stall restrooms in Building 7 was completed in early August. 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.

In preparation for the Building 5 work next spring, when Parking Lot B (lot in front of Bldg. 5) will be eliminated, re-stripping of the existing parking lots A and C will occur to make up for those lost spaces. The re-stripping work will be complete by fall term.

The last of the permits and coordination is almost complete. The existing storm water pond will be upgraded to accommodate the new buildings and meet current code requirements. The work 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 began with the demolition of the old dust collection. The fabrication is underway for the new system and will be installed right before fall term begins, with the goal of completion by the start of school.

The design development phase of the Building 5 addition was completed. Fortis will provide an updated cost estimate. PCC will review the drawings for conformance to

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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. This meeting provided an opportunity for our neighbors to comment on our plans prior to our land use submittal to Washington County in September. We had low attendance, however, the neighbor who attended was pleased with our project and did not have any concerns. She said if others were concerned, they would have attended.

Rock Creek Campus Conceptual Look Ahead

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

Southeast Campus:

In September Walsh Construction crews will finish the exterior metal panel siding on the west elevation and glazing systems for the entire student commons building. Inside the building, contractors are working on interior finishes on all three floors including ceiling systems, lighting, floor coverings/finishes, painting, and ceramic tile. Interior work is scheduled to be completed by mid-November so that crews can begin moving furniture into the building. The student commons is presently on schedule to open to students for winter term 2014.

To prepare for building occupancy, DayCPM is facilitating initial training for FMS personnel on new mechanical systems in the buildings. With Southeast Center leadership Bond staff is collaborating on FF&E (furniture, fixtures, and equipment) planning and developing installation and move-in schedules for the building. Walsh is on schedule to turn the building over to TSS by the first of October with furnishings to follow in November. In order to bring more light into the spaces on the third floor several large skylights were included as part of the design. This makes a wonderful space, however, it complicates the audio/visual layout for the classrooms and special long throw projectors had to be ordered because the only place to install the projectors was on the back wall of the room.

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Crews have begun site work along SE 82nd Avenue (in front of the student commons) and the new interior campus courtyard, with completion expected by mid-November. This involves placing curbs, walkways, planters, and seating areas; soil; installing lighting; and planting trees, shrubs, and greases.

For the learning commons, Inline crews have completed the brick veneer, the roofing system, and the underground storm water system, and will begin installing drywall on the first floor and placing wall framing on the second and third floors and working on mechanical, electrical, and plumbing work on all three floors. The building, including the new library, is on schedule to open its door for spring term 2014.

The Food Service expansion and remodel in Mt. Tabor Hall is completed and is ready for operations at the beginning of fall term.

This month, crews finished the Division Street driveway reopening vehicular and pedestrian access from Division Street just in time for this fall term. Landscaping is underway on the west side of Mt. Tabor Hall with planting scheduled in late September.

O'Neill crews are moving forward with interior demolition of the 1911 building and the project team is developing a schedule for the remodel phases that will follow.

Southeast Campus Conceptual Look Ahead

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

Cascade Campus:

The underground parking garage is nearly complete. The concrete walls in the garage and ramp leading down to it are now and complete and mechanical and electrical rough in is underway as are the stairwells leading to the new academic building and student center. The ceiling will be painted white for greater light reflectivity and interior

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wayfinding will be installed in the coming month. Exterior signage is now under review with the City of Portland.

The concrete slab was poured for the second and third floors of the new academic building. Mechanical and electrical rough in has started and framing of the exterior walls will soon begin.

With Hoffman’s assistance, Pacificmark is leading the work for the new Student Center. They have now co-located with Hoffman in the Project Learning Center and will soon have all subs contracted for the job. Steel erection is nearly complete on the student center.

Cascade Campus Conceptual Look Ahead

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

Sylvania Campus:

Construction continues on the first phase of the CC building remodel, in the southeast corner of the building, resulting in the remodel of the Financial Aid, Business Office, Registration, Orientation Center, TLC, and START Lab. This phase of the CC building construction is anticipated to be complete late spring 2014. Construction of the new North Elevator at the CC building is expected to be complete by December 2013.

The AM and SS buildings have also been under construction over the summer. In SS the project focused on renovated spaces from ABE/GED and those are now complete with furniture and audio/visual installed and ready for fall term. Four computer classrooms were renovated as part of the AM work that began this summer. The classrooms are complete and ready for fall term classes. Other areas of the AM will not be complete until the end of the calendar year.

The design team is wrapping up the 100 percent construction drawings for the remaining phases of the ST building first, second, and third floors. This work will be



finalized and bid out over the coming months with construction not expected to begin until early 2014, following the completion of the CC building phase I.

Sylvania Campus Conceptual Look Ahead

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

Swan Island:

The construction services contract for the Swan Island Trades Education Center project has been awarded to JE Dunn Construction. Construction mobilization is expected to begin the third week of September. JE Dunn has elected to utilize the existing building for an on-site office to reduce utility and operational costs as the project is completed. The first scopes of work to take place will include selective demolition of the existing building and excavation for the new addition building footprint.

The contract drawings are awaiting City of Portland confirmation on the project team’s plan review answers. Waterleaf Architecture has been working closely with the city plan reviewers throughout the review process to provide design clarifications in a timely manner. This active oversight has been helpful in negating long delays in document review. The building permit is expected by the first week of September, which will provide sufficient time for contractor mobilization.

The automotive vehicle lifts and related maintenance equipment is to be removed from the property the first week of September. This will allow for the PCC Automotive program to utilize the donated equipment for fall term of this year. The remaining auto lifts will be donated to local high school programs that will correspondingly begin using the equipment immediately. All other auto and fuel storage equipment has been removed from the site with the exception of the ethanol storage tank. After reviewing the feasibility of re-purposing this unit for backup diesel fueling at Rock Creek campus, the college has elected to sell the 12,000 gallon ethanol tank and utilize more appropriately sized units for backup fueling instead.

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Swan Island Conceptual Look Ahead

2013		2014			
Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.
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	56,176,166	18,517,122	33.0%
Rock Creek	61,465,765	12,453,330	20.3%
Southeast	46,779,499	26,576,674	56.8%
Sylvania	57,930,254	20,323,523	35.1%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,308,620	100.0%
Swan Island Trades Center	7,226,546	3,471,701	48.0%
Willow Creek	35,700,000	35,676,152	99.9%
Multi-site Initiatives	131,350,184	55,863,414	42.5%
Total	\$ 423,113,962	\$ 199,273,881	47.1%

updated 09/03/13

2008 Bond Program Campus Spending Vs. Budget
Through 08.31.13

