

BORA

Portland Community College

Opportunity Center

OAC Meeting
August 3, 2020

AGENDA

Agenda & Guiding Principles	00:05
Cost Estimate Report	00:20
Value Engineering / VA	00:20
Schedule Update	00:20
Visual Preference Survey	00:10
Outreach Update	00:10
Next Steps	00:05

PROJECT GUIDING PRINCIPLES

The new Opportunity Center embodies Portland Community College's mission to strengthening the futures for their students and communities by:

INCLUSIVE DESIGN PROCESS

The staff, clients, students, partners, community, are engaged throughout the design process, guided by the principles of Critical Race Theory and Design Justice. Developed to expand representation at the table and elevate under-represented voices, the transformative process reflects larger narratives of place rather than individual stories. This inclusive approach strives to create a sense of agency in the design process, creating stronger ownership and building connections in the greater community.

COMMUNITY PLACE

The Opportunity Center – the building and its site - enlivens its neighborhood, supporting Cully and Concordia's diverse array of residents and businesses. The project creates a humane, sustainable, safe urban place reflective and welcoming to its surrounding communities. The Opportunity Center serves as a beacon for PCC and its partners and adds to the physical and social fabric of NE Portland.

DESIGN FOR WELLBEING

The building is designed for wellbeing and belonging, with ample daylight and connections to nature and the outdoors. Designed using Trauma-Informed design principles, visitors and staff feel safe, grounded, and at ease. Avoiding the pitfalls of a sterile institutional image, it offers a unique sense of place, with a variety of spaces and a cohesive harmonious experience throughout. The Opportunity Center is a nurturing space, supporting personal and professional growth.

DESIGN FOR EQUITY AND JUSTICE

As an inclusive institution, the Opportunity Center is filled with positive and supportive space. The Opportunity Center strives to be a welcoming environment where all can feel valued, creative and inspired. The building recognizes and addresses past inequities and celebrates the diversity of its users, staff, and community – inclusive to families and children, and to people of all ages, gender identities, races, ethnicities, and abilities. Spaces are porous, accessible and easy to navigate, offering intuitive spatial organization and layering of spaces to give choices and variety from privacy to communal gatherings. The Opportunity Center will be a visible symbol of investment in the community without being a vehicle for displacement – it offers a sense of belonging and empowerment.

HIGHLY SUSTAINABLE

Aspiring to exceed its mandated LEED Silver certification, the Opportunity Center's sustainable performance is achieved by making the best and most sustainable choices balancing economic, social, and environmental targets for site and building. The building is an example and teaching tool for sustainable building design, demonstrating the effective use of mass timber in construction and strategies for carbon reduction. The Opportunity Center is designed to be resilient, and to support effective long-term maintenance.

PROJECT GUIDING PRINCIPLES

The new Opportunity Center embodies Portland Community College's mission to strengthening the futures for their students and communities by:

RESPONSIVE AND ADAPTABLE DESIGN

The Opportunity Center will be delivered on time and on budget, with flexible and adaptable spaces to serve the College well into the future. The building design will optimize PCC's investment for the long term – supporting physical change over time to accommodate a broad range of workspace and teaching uses. The Opportunity Center will reflect stewardship of its public investment.

TEAMWORK & COLLABORATION

The design team is inclusive of the architect, owner, general contractor, consultants and trade partners, who work together in a transparent way to bring value to the project and the community. The team will collaborate closely with the neighboring housing project. PCC's framework for decision-making will guide the team.

COST ESTIMATE REPORT

Andersen Cost Estimate	\$28,738,813
DCW Cost Estimate	\$29,136,541
Delta	\$ 397,728 / 1.38%
Reconciliation Process	
Andersen Reconciled Estimate	\$28,713,041
Construction Budget	\$25,600,000
Delta	\$3,113,041 / 12.16%

COST ALIGNMENT PROCESS

Construction Budget	\$25,600,000
100% SD Estimate / Overage	\$3,113,041 / 12.16%
Value Engineering / Value Add Log	

VA LOG

Search...																
ANDERSEN CONSTRUCTION																
File Automation Forms ☆ PCC Opportunity Center - VA Log																
Grid View Filter Arial 10 B I U S A																
			vParent	Row ID	Closed	Incor...	FINAL DECISION / DESIGN DIRECTION	Item Description / VE Progress Discussion	Team Comments	PCC Comments	Price / Design / Spec	Pricing Compl...	DIRECT COST	Recommended Path to Budget	Potential Alternate	Incorpor... into DD Set
1																
2			Summary	212	-	-	PCC									
3			Level 1	213	-	-	FT 00 - BIG IDEAS						-\$50,000	\$0		
4			Level 2	556	<input type="checkbox"/>	<input type="checkbox"/>	Accepted Items to Incorporate Into Design					<input type="checkbox"/>	\$0	\$0	<input type="checkbox"/>	<input type="checkbox"/>
5				214	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
6			Level 2	555	<input type="checkbox"/>	<input type="checkbox"/>	Outstanding / New Items for Review					<input type="checkbox"/>	-\$50,000	\$0	<input type="checkbox"/>	<input type="checkbox"/>
7				623	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	\$0	\$0	<input type="checkbox"/>	<input type="checkbox"/>
8																
9				606	<input type="checkbox"/>	<input type="checkbox"/>	Optimize geotechnical approach.	Increase soil bearing pressure and reduce amount of excavation/over-excavation required for footings				<input type="checkbox"/>	-\$50,000	\$0	<input type="checkbox"/>	<input type="checkbox"/>
10				625	<input type="checkbox"/>	<input type="checkbox"/>	Reduce height of the building by 30 inches (Level 1 floor-to-floor)					<input type="checkbox"/>		\$0	<input type="checkbox"/>	<input type="checkbox"/>
11			Level 2	228	<input type="checkbox"/>	<input type="checkbox"/>	Old / Rejected Items					<input type="checkbox"/>	\$0	\$0	<input type="checkbox"/>	<input type="checkbox"/>
12																
13			Level 1	250	-	-	FT 01 - STRUCTURE TARGET (Estimate publish date): \$(Enter Value)						-\$330,000	\$0		
14			Level 2	557	<input type="checkbox"/>	<input type="checkbox"/>	Accepted Items to Incorporate Into Design					<input type="checkbox"/>	\$0	\$0	<input type="checkbox"/>	<input type="checkbox"/>
15																
16			Level 2	262	<input type="checkbox"/>	<input type="checkbox"/>	Outstanding / New Items for Review					<input type="checkbox"/>	-\$330,000	\$0	<input type="checkbox"/>	<input type="checkbox"/>
17				637	<input type="checkbox"/>	<input type="checkbox"/>	Primary structure as steel ILO of Mass Timber		J/LBora: Account for ceilings, additional finishes, extra construction time? as part of this one			<input type="checkbox"/>	\$0	\$0	<input type="checkbox"/>	<input type="checkbox"/>
18				607	<input type="checkbox"/>	<input type="checkbox"/>	Eliminate carbon reducing admixture from concrete	Target reduction				<input type="checkbox"/>	\$0	\$0	<input type="checkbox"/>	<input type="checkbox"/>
19				615	<input type="checkbox"/>	<input type="checkbox"/>	Optimize cores, stem walls, concrete constructability to be as efficient as possible					<input type="checkbox"/>	-\$200,000	\$0	<input type="checkbox"/>	<input type="checkbox"/>
20				618	<input type="checkbox"/>	<input type="checkbox"/>	Cast in place concrete ILO board form at building base	\$5-8/sf				<input type="checkbox"/>	\$0	\$0	<input type="checkbox"/>	<input type="checkbox"/>
21				612	<input type="checkbox"/>	<input type="checkbox"/>	Eliminate FSC requirement for wood. Investigate other lower-carbon mass timber sources: WA business-as-usual (BAU) long harvest rotation; WA BAU short harvest rotation; OR BAU long harvest rotation.					<input type="checkbox"/>	-\$130,000	\$0	<input type="checkbox"/>	<input type="checkbox"/>

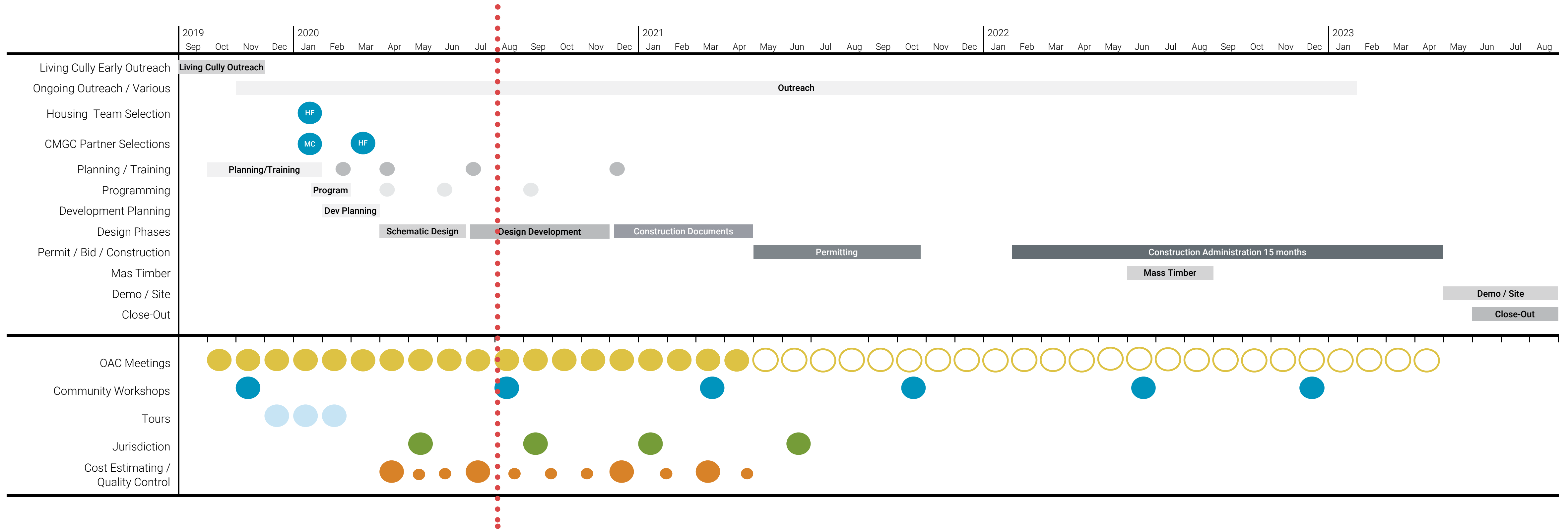
VA PROCESS AND TIMELINE

- VA Log is accessible by all parties
- "Functional Teams" will meet this week & next
- Andersen will develop estimates for each cost option
- PCC, Bora and Andersen to review options and establish a "Pathway to Budget"

Next Steps

- Partner Space study update - add to VA log?
- Steel Option study

SCHEDULE



SCHEDULE

- DD duration and cost estimating
- 75% DD set as basis of cost estimate - to be issued on October 23
 - Trade partners in three cycles - MEP first
- August 7 Mass Timber Tour
- Design Justice Trainings
 - Thursday August 27 & Thursday September 3
- Andersen's Timber Workshops - "Detailing Optimization" is next session
- Partner Space / Clinic Decision

OTHER

- Resiliency

BEECN site? <https://www.portlandoregon.gov/pbem/59630>

- Public Art
- QA/QC process
- Outreach Update
- DISC Training

THANK YOU

Date
08.03.2020

By
Becca Cavell

Subject
OAC Meeting
Design Development Meeting 1

Project Name
PCC Opportunity Center

Project Number
19016

Present

Linda Degman	Sherry Durfey	Isaac Adams
Rebecca Ocken	Jody Giffin	Elizabeth Chen
Krista Phillips	John MacLean	Jeff Slinger
Gina Valencia	Amy Donohue	
Pam Hester	Jeanie Lai	
Donna Bezio	Becca Cavell	

Distribution

Those invited / present Sam Stadler	Reed Oxsen Trudy Jacobs	Bora File
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Minutes

1. AGENDA REVIEW AND GUIDING PRINCIPLES

- A. After a quick agenda review, the group read through the Guiding principles. Becca asked if anyone had any comments or questions about the principles.

2. REPORT ON COST ESTIMATE:

- A. Two estimates received. Close together with a 1.38% variance
- B. There have been a series of team meetings with consultants and others to review the estimates and align costs.
- C. Anderson: published reconciled estimate last week \$28,713,041
- D. DCW: consultant team will issue their reconciled estimate today as part of a larger report
- E. Functional teams will be formed to focus on specific components of the building that will then be designed to a target value
 - 1. Structural
 - 2. Mechanical, Plumbing and Fire Protection
 - 3. Electrical, Lighting and LV
 - 4. Architectural
 - 5. Site and Civil
- F. Construction budget is \$25,600,000. We are over budget by 12.16% (\$3,113,041)

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- G. Andersen has developed a Value-Add log in an online Smartsheet with categories organized by Functional Team
 - 1. Includes items that may increase price but also recognizes value added along with cost added
 - 2. Will include study of steel versus wood structure
 - 3. Items will be reviewed with PCC to see what is accepted or rejected
 - H. Budget Alignment Process:
 - 1. Functional teams will meet to develop VA concepts; Andersen will price these. Andersen and the design team will make an initial recommendation to PCC on what to accept and reject.
 - 2. Functional teams include Bora, Andersen, and the consultants where applicable. PCC, is welcome to attend any and all meetings.
 - a. FMS involvement - limited knowledge of project but Jeff recommends involving them in Functional Teams to talk through standards etc. but have limited availability
 - 3. VA values will continue to be added until 8/14. Freeze over weekend to review Wednesday 8/19 9am-12pm
 - 4. PCC will start to vet items in the VA Log ASAP, to help streamline the process and avoid wasting time pricing components that PCC will not accept
 - 5. This is a "no bad ideas phase" – folks should propose anything even if it seems strange.
 - a. Priority: MEP
 - 6. Scheduling: need to give blocks of time for availability
 - 7. When is DD supposed to start?
 - a. Target date on NTP for DD was at least 2 weeks ago
 - 8. Will do same exercise after each phase of process
 - 9. Andersen will add "last responsible date" column in the log to identify when decisions are needed without schedule and fee ramifications
 - a. For example, changing decisions on mass timber and steel need more lead time for a change than for example, changing canopy dimensions
 - 10. Required participation at Cost Review meeting on 8/19. Rebecca, Linda, Krista; Optional: John, someone from FMS? Brad or Joe
- 3. TRADE PARTNERS**
- A. Andersen will distribute the draft RFP for MEP and Fire Protection trade partners on Tuesday
 - B. 6-week process to bring trade partners on including interviews and contracts signed – should be on board by end of September
 - C. 75% DD cost estimate set will be issued end of October and want trade partners as integral consultation for that set. Not the end of DD but better to get head start on cost estimate.
 - D. There will be 3 rounds of Trade Partner selection
 - 1. Phase 1: MEP Fire protection
 - 2. Phase 2: Façade
 - 3. Phase 3: Stairs and Elevators
- 4. SCHEDULE**
- A. Assumes mass timber and accommodates mass timber erection during driest months
 - B. 2 weeks behind currently due to cost alignment work
 - C. Trying to hold CD start date
 - D. What happens if late?
 - 1. 3-month buffer at present but can't count on that due to permit process during COVID
 - a. Recent PCC projects have permitted 2 weeks ahead of expectations
 - b. Had program coordinator that helped a lot but the Opportunity Center doesn't have one

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- c. Bora: Lincoln HS is being held up in permitting but it is a much more complex project.
 - 2. The 3-month buffer is based on optimizing installation of mass timber
- 5. **PARTNER SPACE**
 - A. OHSU meeting is next week
 - B. Bora notes that if the larger partners space option is selected there will be a significant impact to schedule.
- 6. **NEXT STEPS**
 - A. Mass timber
 - 1. Becca to send out a new email to clarify schedule for tour on Friday
 - 2. Andersen will provide a mass timber detailing workshop to be scheduled after tour and after VA when Mass Timber as a structural strategy will [hopefully] be confirmed.
 - B. DJ training is scheduled for August 27 and September 3 – four two-hour sessions. Andersen will attend.
 - C. Resiliency
 - 1. PCC has confirmed the project must meet code but there are no plans at present to go beyond code.
 - 2. Becca suggests that PCC consider this site as a BEECN project
 - a. Emergency earthquake communication
 - b. <https://www.portlandoregon.gov/pbem/59630>
 - c. The site would need to accommodate a small cart
 - d. People can gather in emergency and a trained volunteer crew would radio relay if cell towers down so people can find loved ones
 - e. Does PCC want to be a BEECN? Not one immediately near site.
 - f. Check with FMS who may have experience with it at Sylvania
 - g. Perhaps Home Forward can accommodate the cart?
 - D. Public art
 - 1. Rebecca is planning to put out an RFP for artists
 - a. Can this be limited to local artists? No. but usually mostly artists within state only apply with a few outliers.
 - 2. Krista has a similar process underway at Sylvania – group agrees to meet with John MacLean and to develop a process guided by previous RFPs
 - 3. Specialized rules depending on commissioned piece vs purchased piece
 - 4. PCC faculty to be made aware that they can apply
 - a. Payment process for PCC employees a bit different
 - E. QA/QC Process – opportunities to improve next time
 - 1. Bluebeam review process
 - a. Bora suggests a two-week review period where PCC team familiarizes themselves with the state of the project then open Bluebeam session after everyone knows the basis before page-turn session
 - b. Would like more input from FMS; but, that team is very busy with COVID and school opening
 - 2. Strategy suggestions:
 - a. Add an early page turn with as many people as possible, to introduce everyone to the project
 - b. PCC to schedule an internal discussion with PCC and FMS to talk about how important this review effort is and to specify which specific people we need for what - pinpoint areas of expertise with specific people
 - 3. Per PCC, the recent daylong session was productive but needed people to have a basis of knowledge first in order to improve feedback
 - F. Outreach

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1. The newspaper has been distributed:
 - a. Work with Living Cully and they suggested translating to Spanish, Somali, Vietnamese along with the survey
 - b. Responses from survey are beginning to trickle in. Gina will work with John to analyze raw data, and translate
 - c. Gina left some copies in businesses nearby; all info is also available on website
 - d. Newspaper directs construction Trade Partners to call Jeff Slinger
 - e. Gina has extra newspapers. **Send Gina your address to get one**
 - f. Gina to distribute to staff
 2. OAC meeting minutes are available online, and the newspaper directs people to those for transparency
 3. Second round of focus groups:
 - a. How to re-engage. Living Cully to help with recruitment
 - b. Invite those already engaged and also new people
- G. Visual preference survey:
1. Suggested by one individual at a recent Neighborhood Association meeting
 2. Rebecca had experience with that but doesn't recommend based on previous experience
 - a. Photos of preferences with ranking open to public.
 3. How to get input from community keeping in mind our phase in this project
 4. Can take this to focus groups and see how to tie in outreach in every phase. It isn't the intent for outreach participants to pick colors and materials but to have their POV integral to the process and let their usage and experience of the project define decision making

END OF MEETING NOTES