

BORA

Portland Community College

Opportunity Center

OAC Meeting
August 31, 2020

AGENDA

Agenda	00:05
Guiding Principles	00:05
Site Design Update Discussion Moment o f Reflection	00:55
Break	00:05
Project Update	00:40
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 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.

00:50

Site Design Update

COURTYARD CONCEPT PLAN



COURTYARD CONCEPT PLAN

NORTH COURTYARD



- | | | | |
|------------|-------------------|--------------------|---------------|
| 1 TERRACE | 4 STEEL SLIDE | 7 BARK PLAY AREA | 10 SLOPE WALK |
| 2 STEPS | 5 RAMP W/ RAILING | 8 NATIVE PLANTINGS | 11 SEAT WALL |
| 3 BOULDERS | 6 SAFETY SURFACE | 9 CONCRETE WALL-2' | 12 PORCH |

SOUTH COURTYARD



- | | |
|------------------|----------------------|
| 1 PATIO | 4 SHADE STRUCTURE |
| 2 ACTIVITY PLAZA | 5 HEDGE W/ ART PANEL |
| 3 BBQ COUNTER | 6 GARDEN ROOM |

SOUTH COURTYARD STUDY MODEL



SOUTH COURTYARD STUDY MODEL

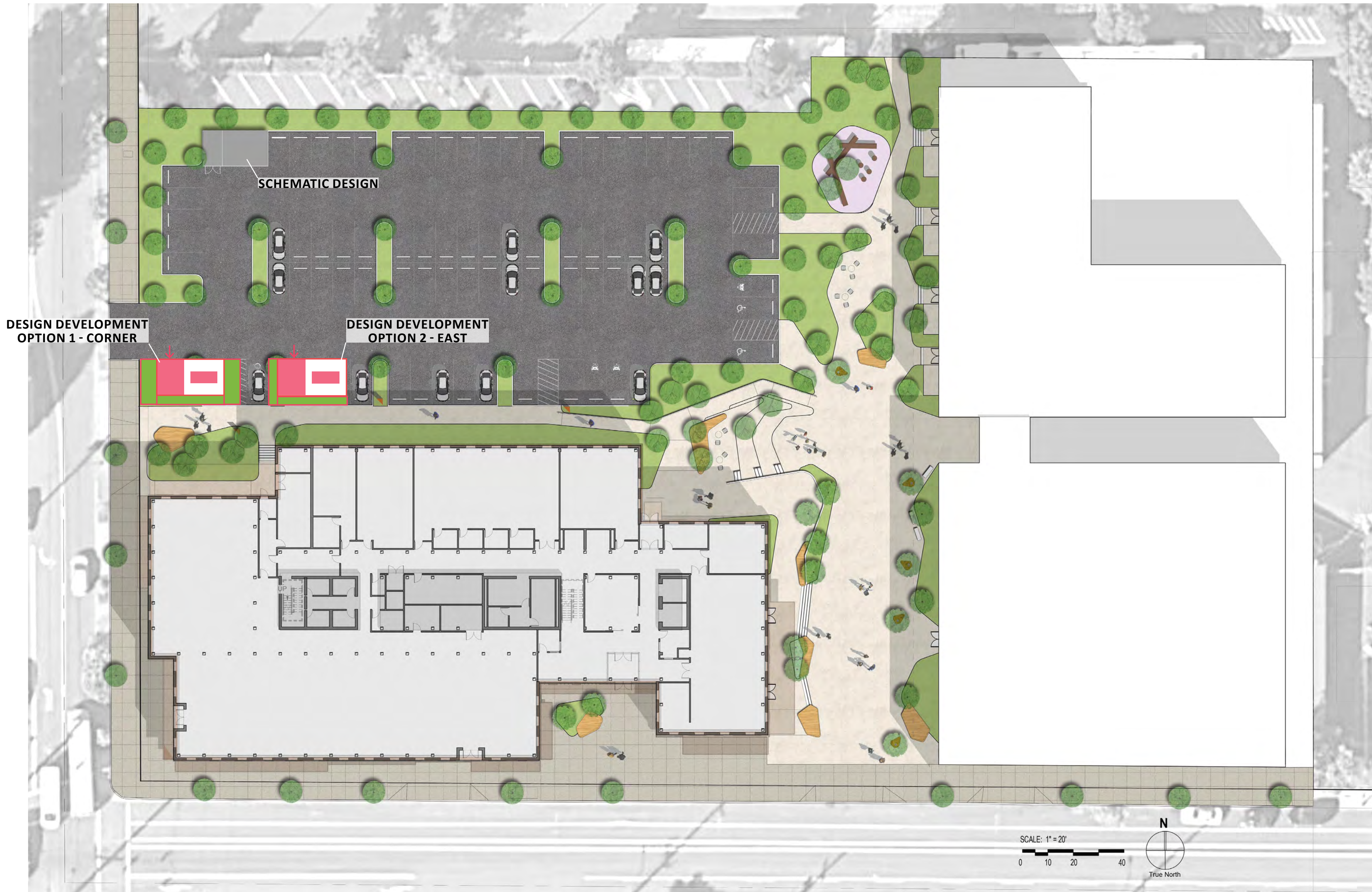


WEST PERIMETER STUDY MODEL



TRASH ENCLOSURE & BIKE RACK STUDY

TRASH ENCLOSURE STUDY - OVERVIEW



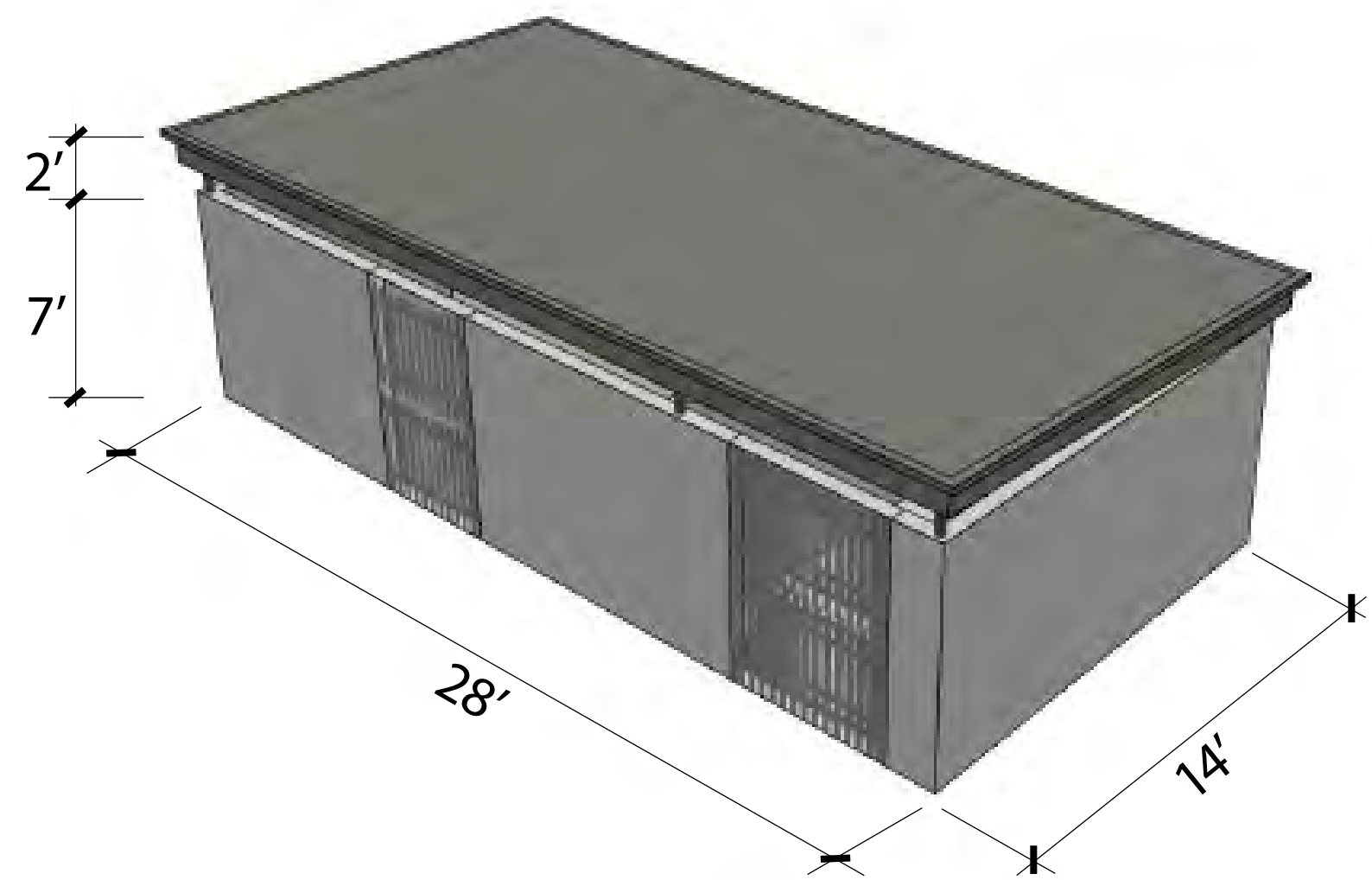
TRASH ENCLOSURE LOCATION OPTION 1 - CORNER



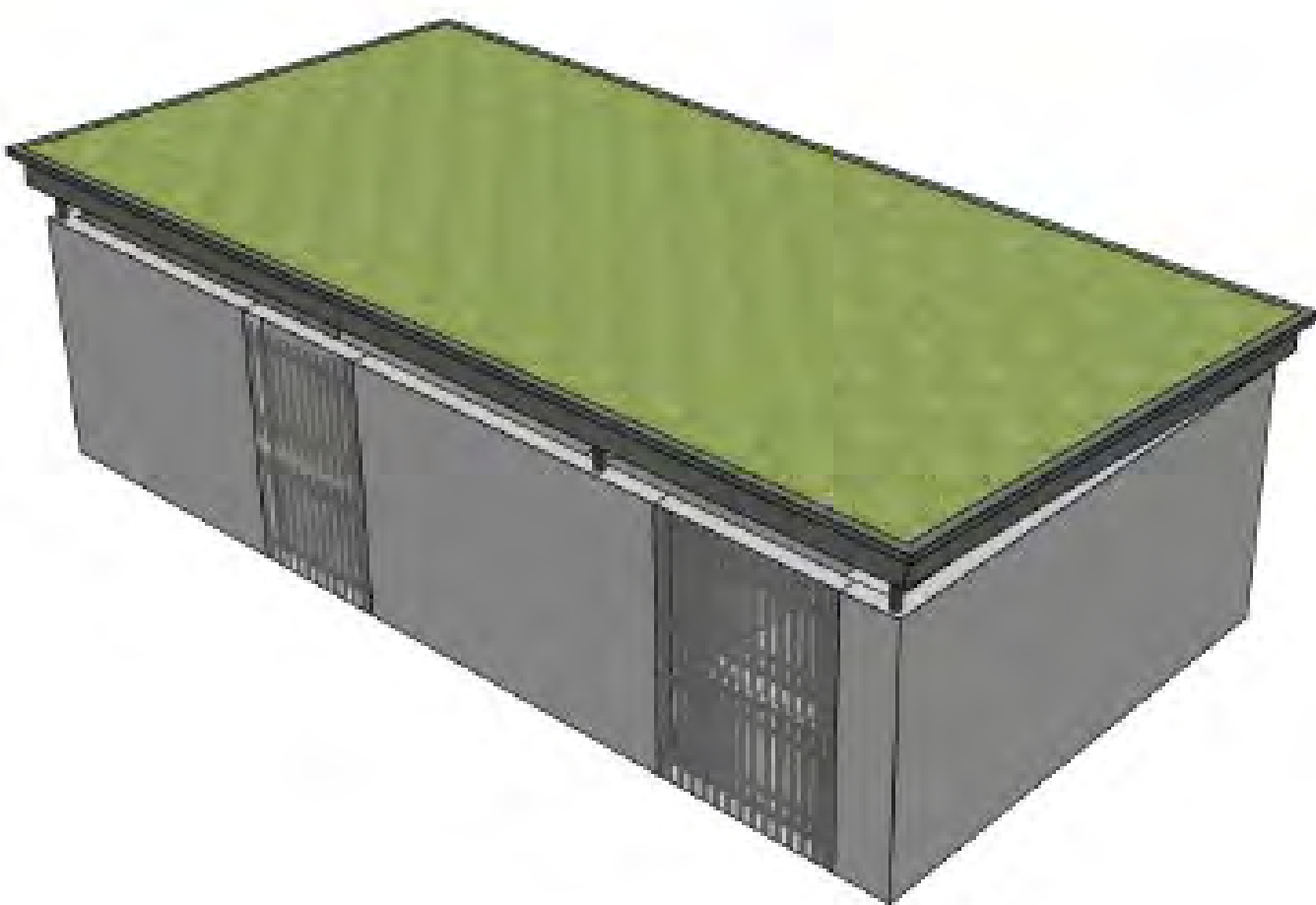
TRASH ENCLOSURE LOCATION OPTION 2 - EAST



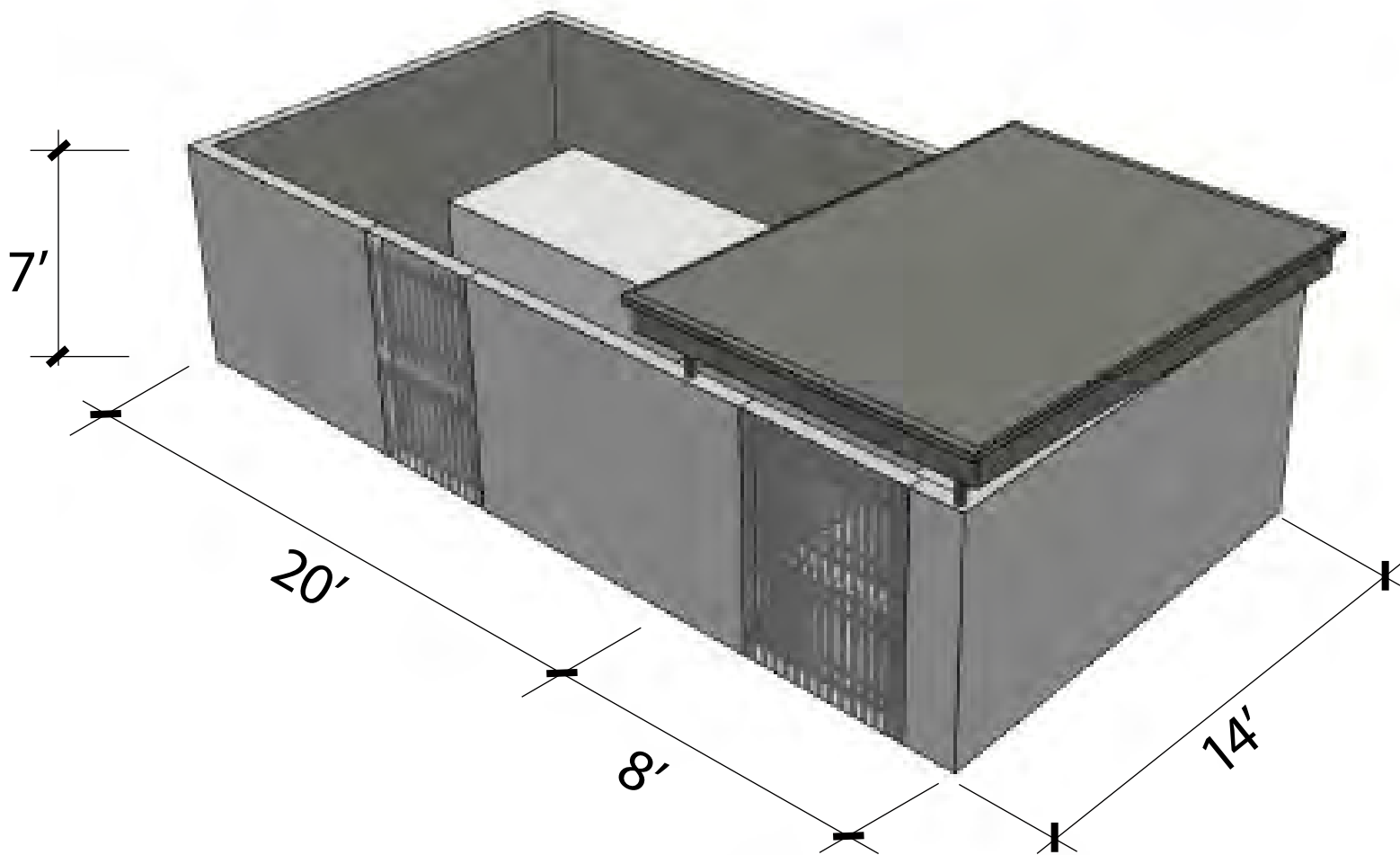
TRASH ENCLOSURE ROOF OPTIONS



A - FULL ROOF



A' - FULL GREEN ROOF



B - HALF ROOF

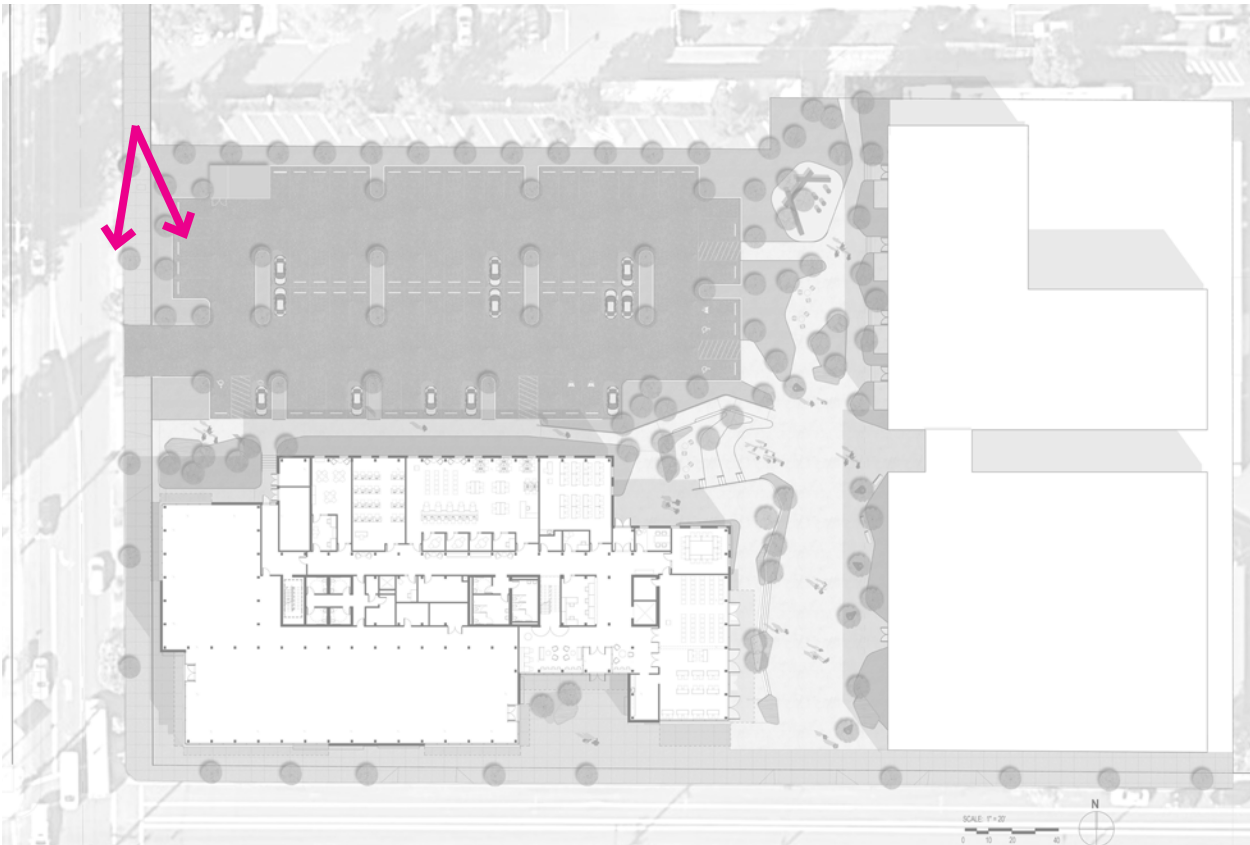
TRASH ENCLOSURE VIEWS - FROM SIDEWALK (FAR)



CORNER



EAST



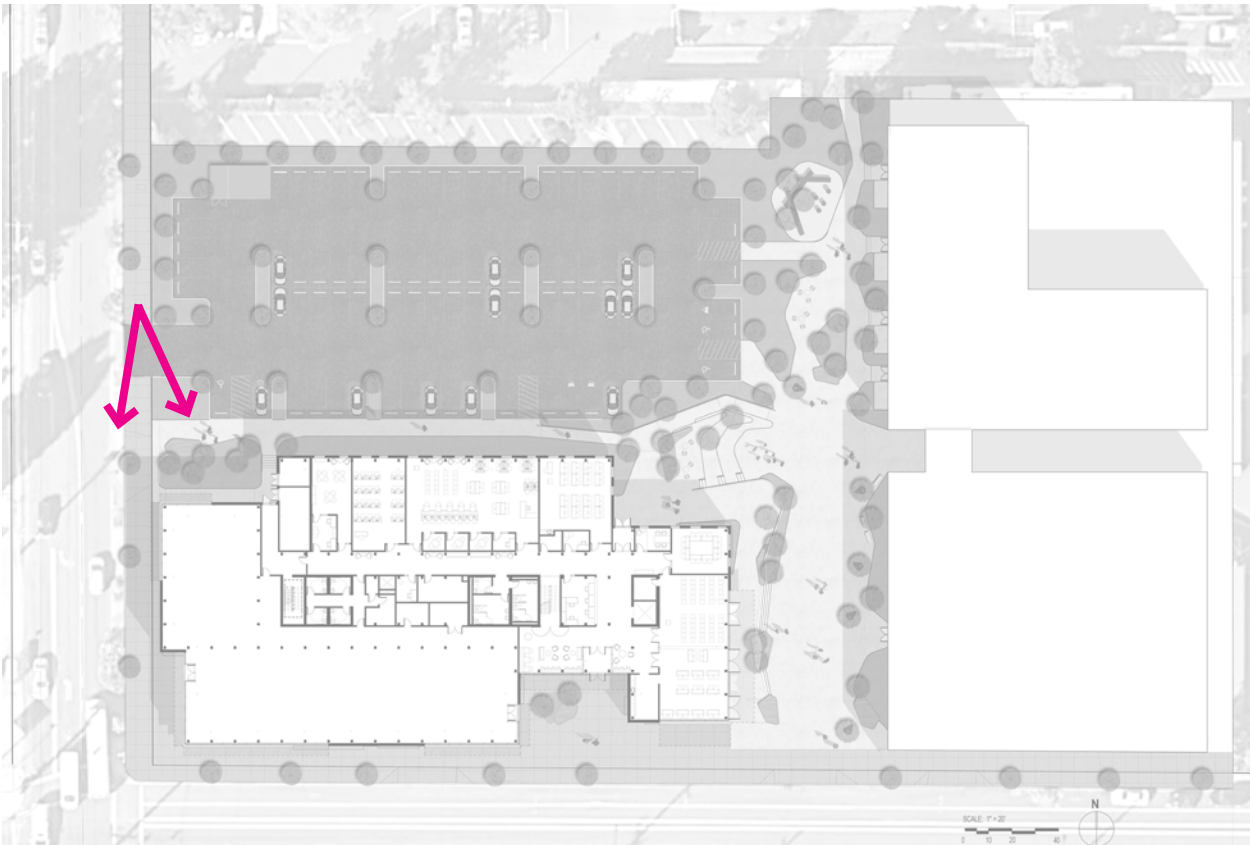
TRASH ENCLOSURE VIEWS - FROM SIDEWALK



CORNER



EAST



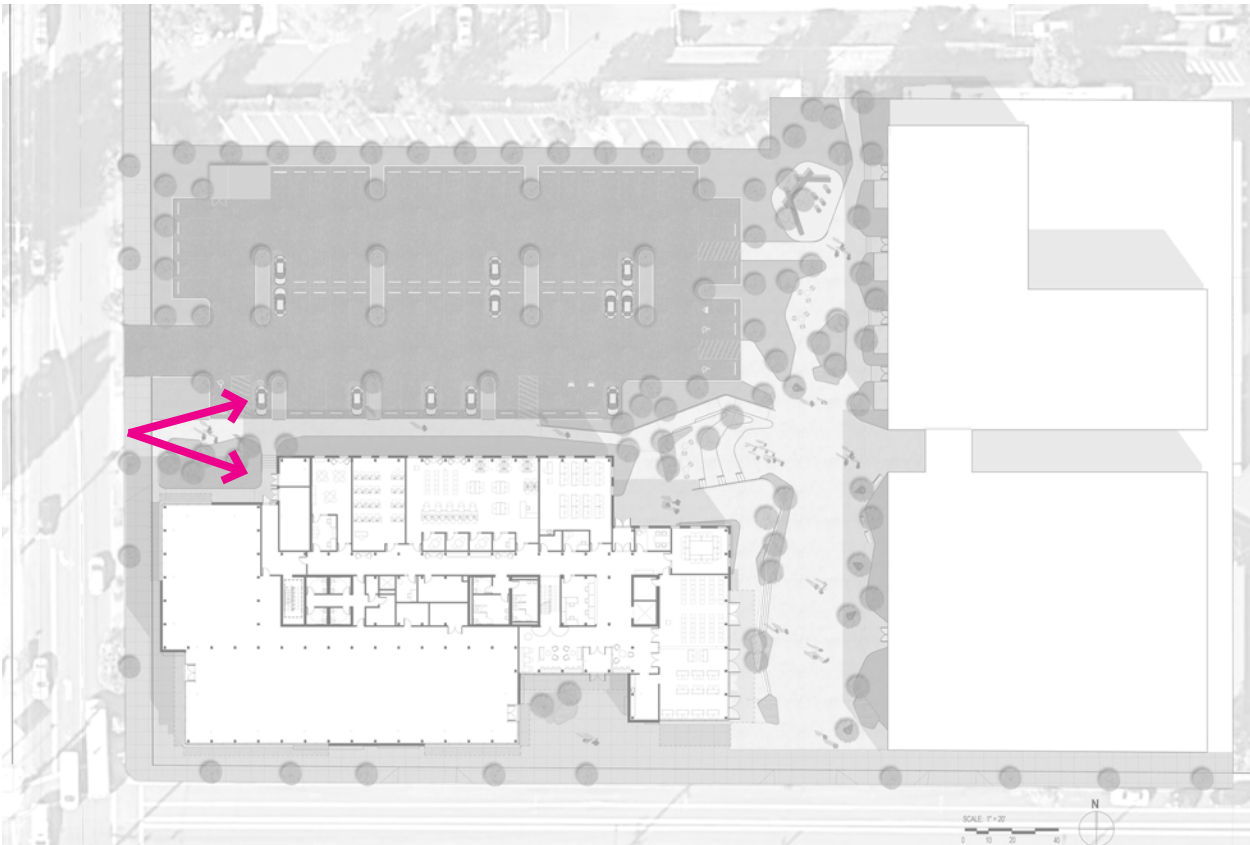
TRASH ENCLOSURE VIEWS - FROM ENTRANCE



CORNER



EAST



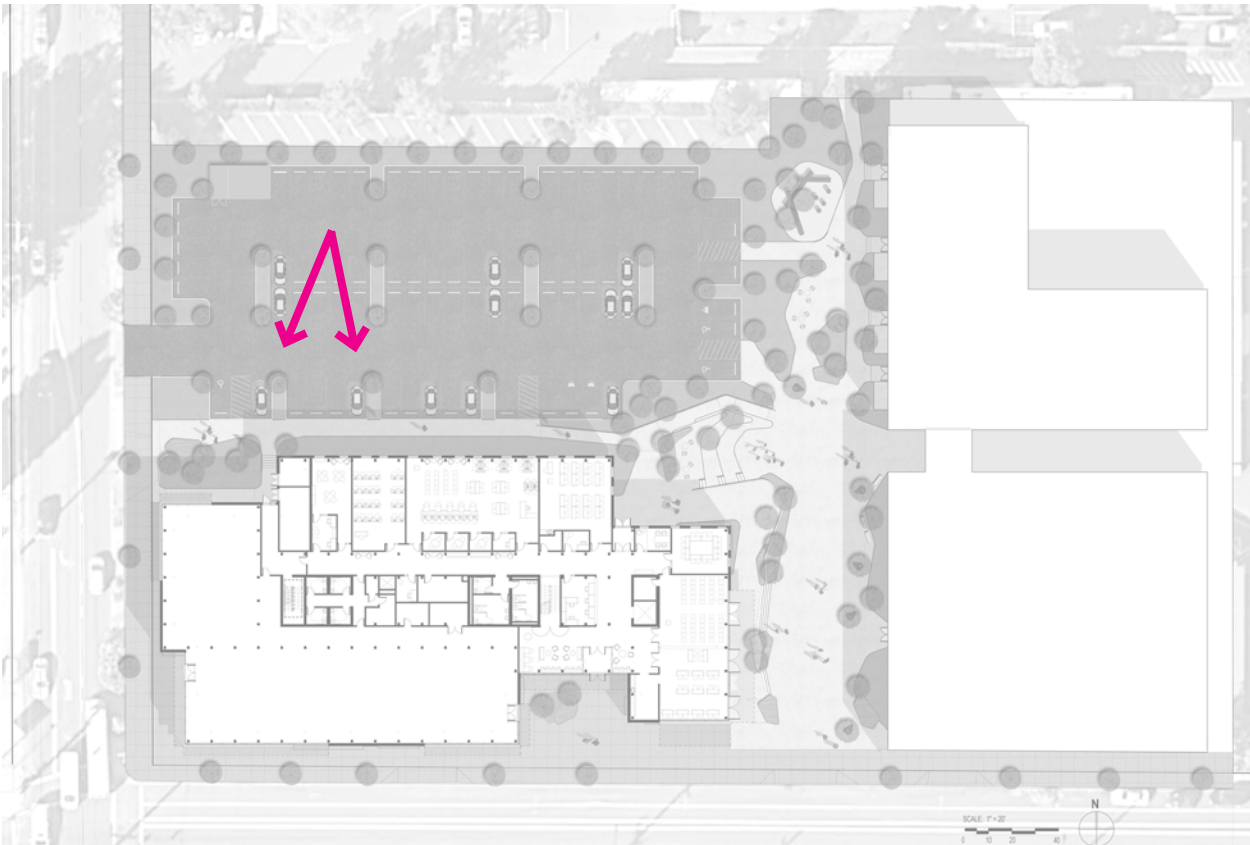
TRASH ENCLOSURE VIEWS - FROM PARKING LOT



CORNER



EAST



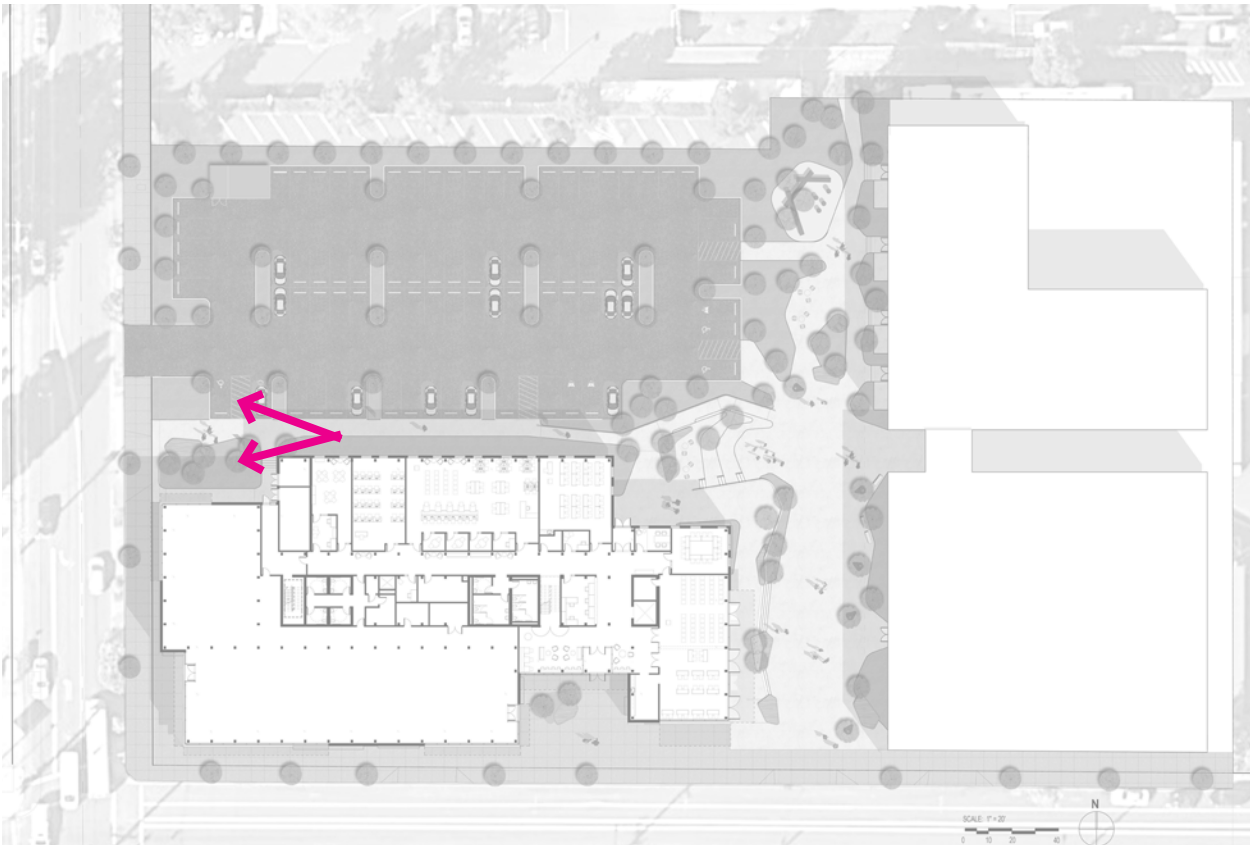
TRASH ENCLOSURE VIEWS - FROM EAST



CORNER



EAST



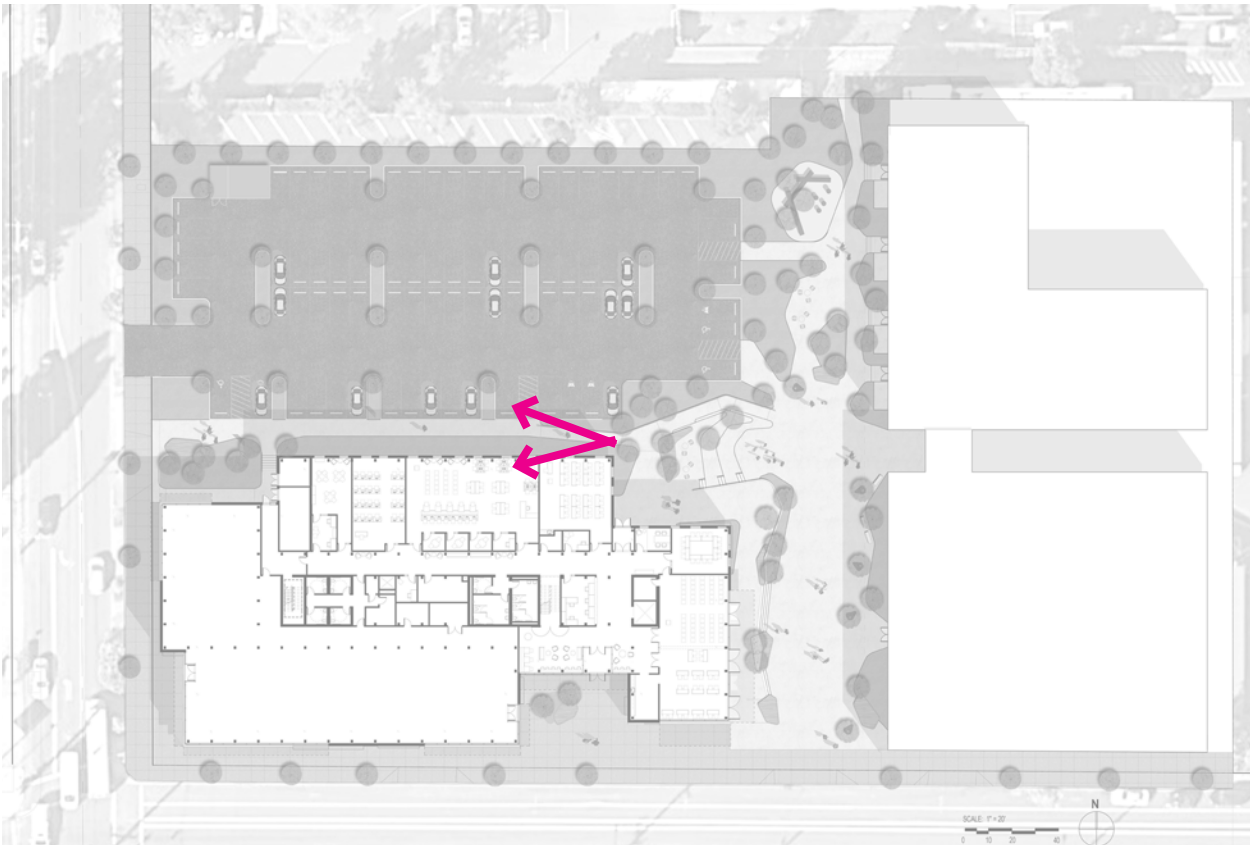
TRASH ENCLOSURE VIEWS - FROM EAST (FAR)



CORNER



EAST



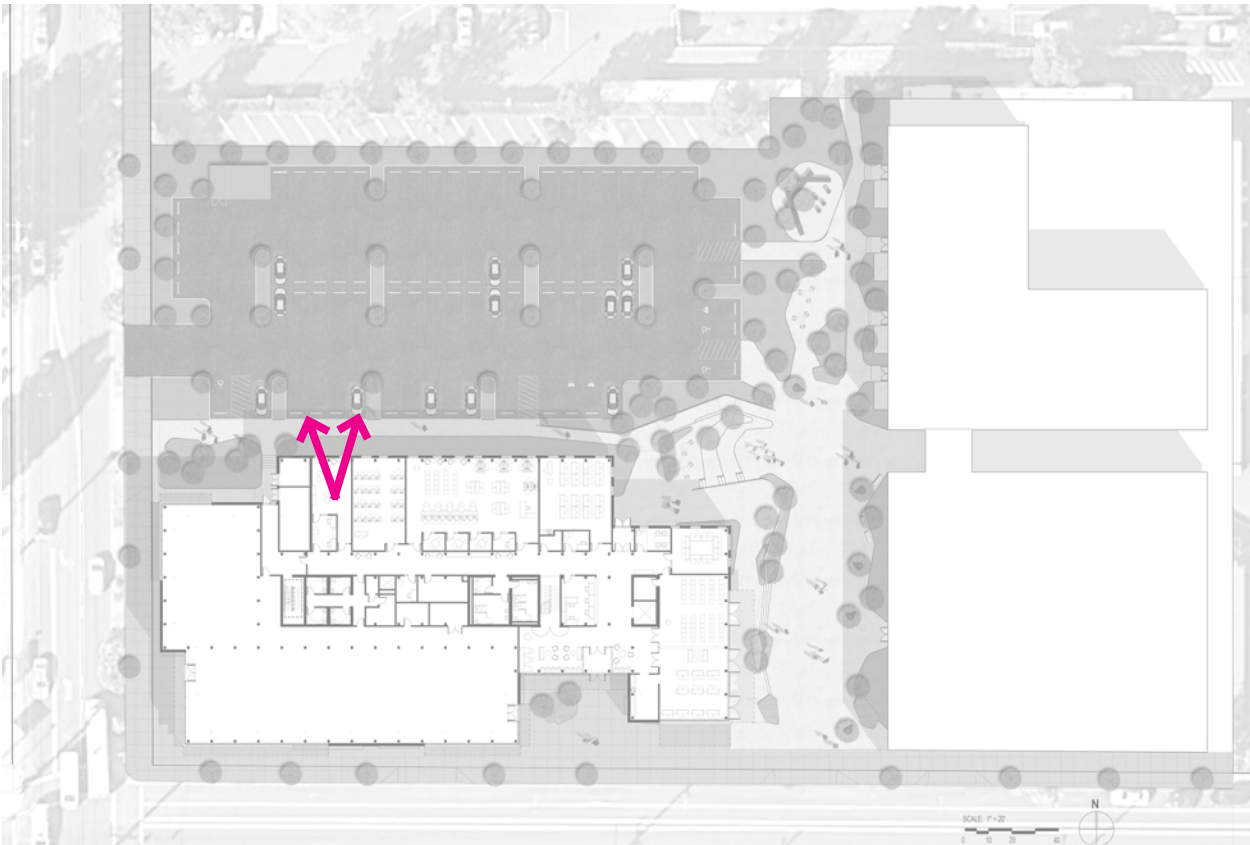
VIEWS FROM INDOOR



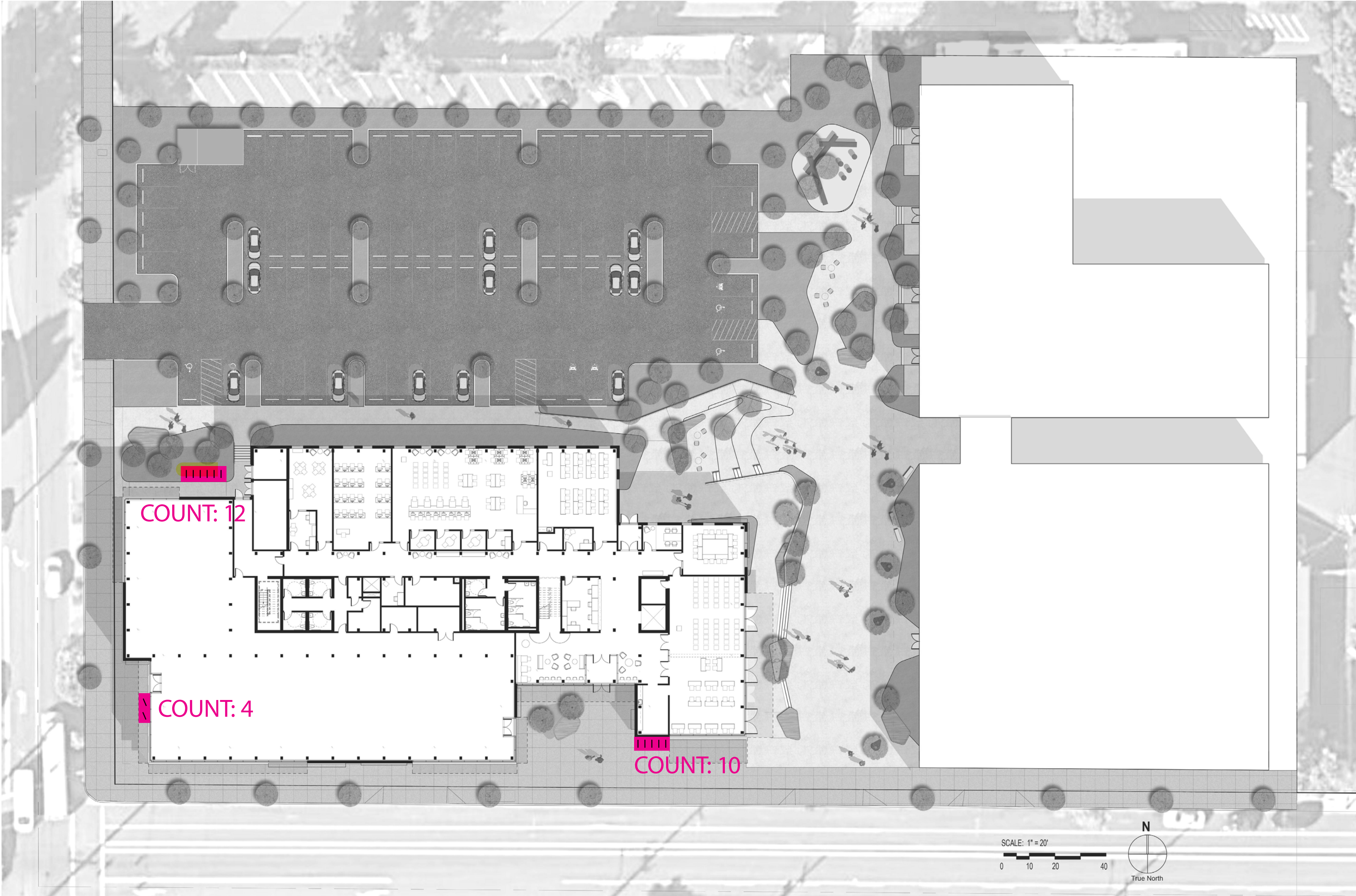
WITHOUT TRASH ENCLOSURE



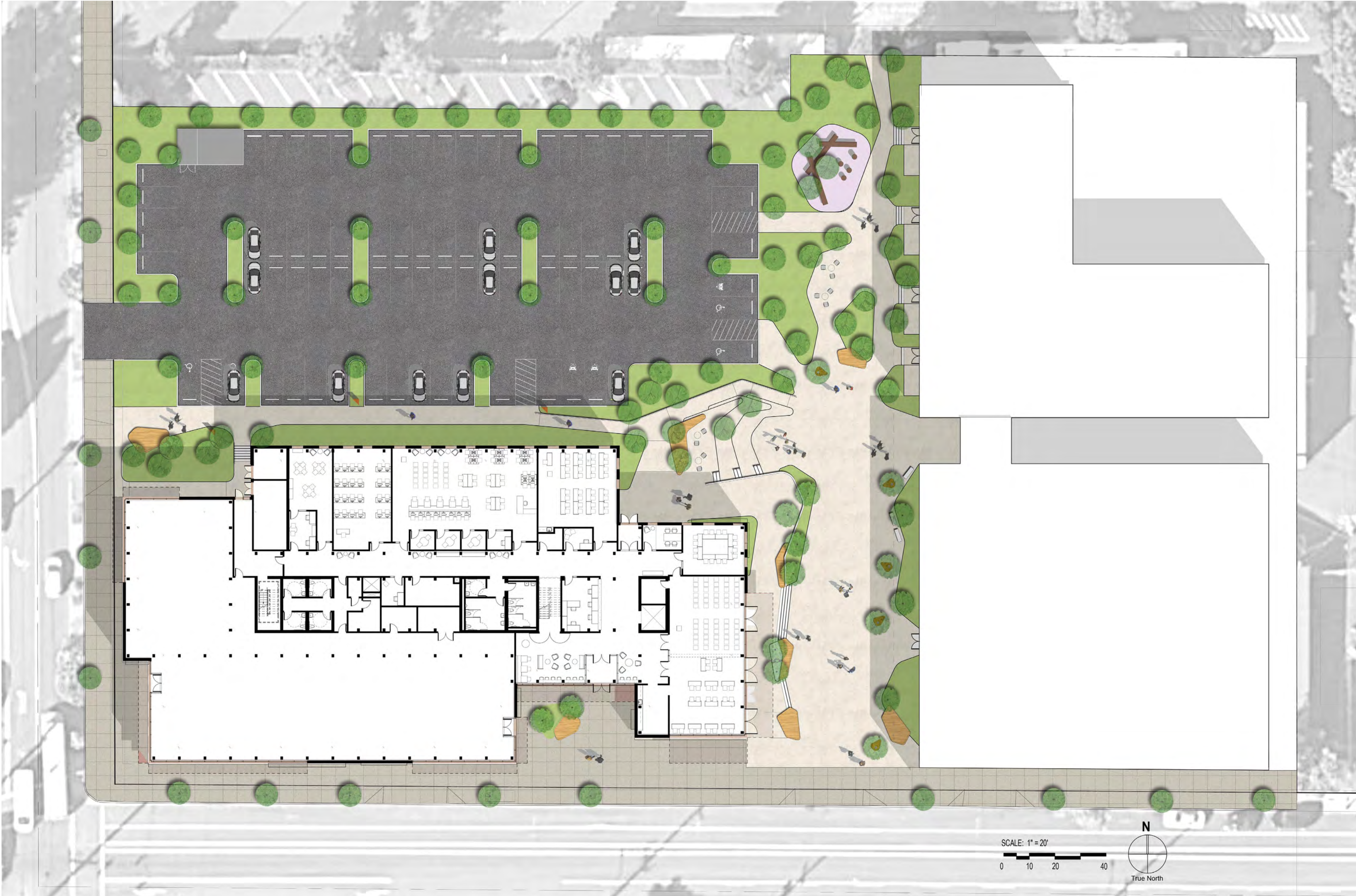
WITH TRASH ENCLOSURE (EAST LOCATION)



BIKE RACK SUGGESTED LOCATIONS



SITE PLAN



WALKTHROUGH

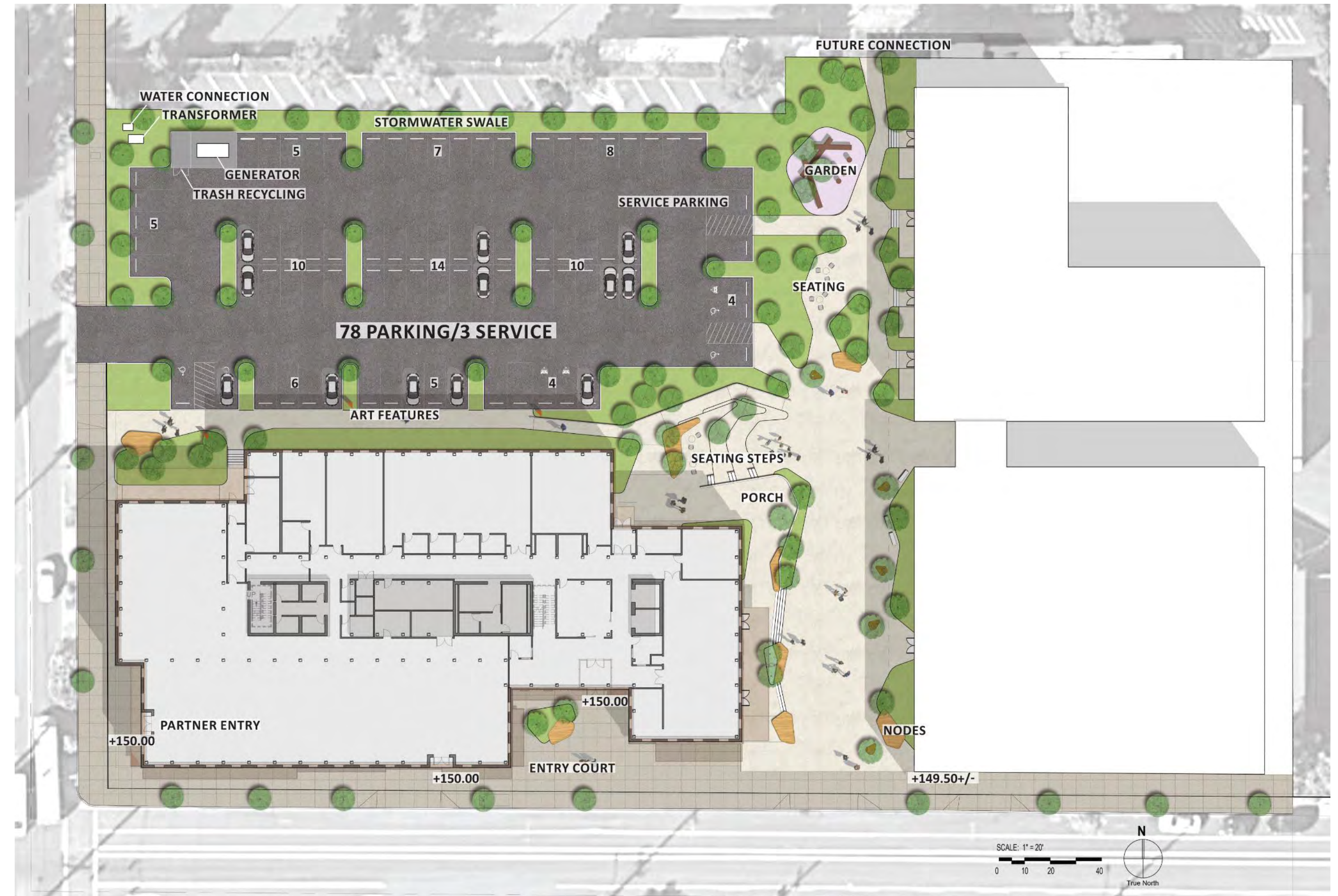
The current design of the building can be seen on this link:

https://youtu.be/gLLNEK_GBEO

MOMENT OF REFLECTION

An idea or activity this team can do to better engage with community during Covid

Have we provided site amenities to enliven, support, and attract a diversity of neighbors to the site?



00:05

Break

00:20

Project Updates

PROJECT UPDATE

Construction

Trade Partner RFP

Contract modifications for Trade Partners

Cost

Review reduced building height

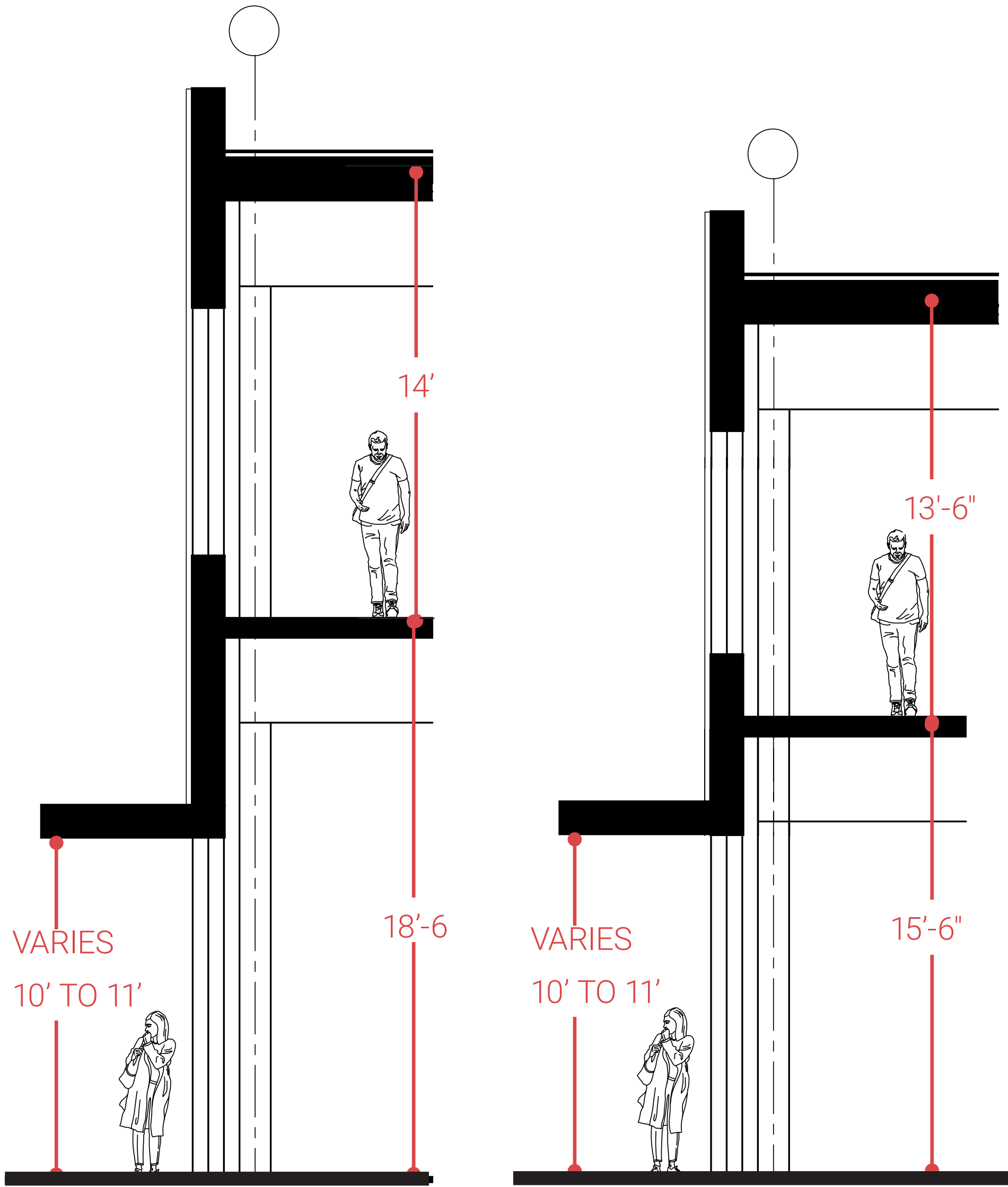
VA Log summary of 'under review' items

Schedule Update

Outreach Updates

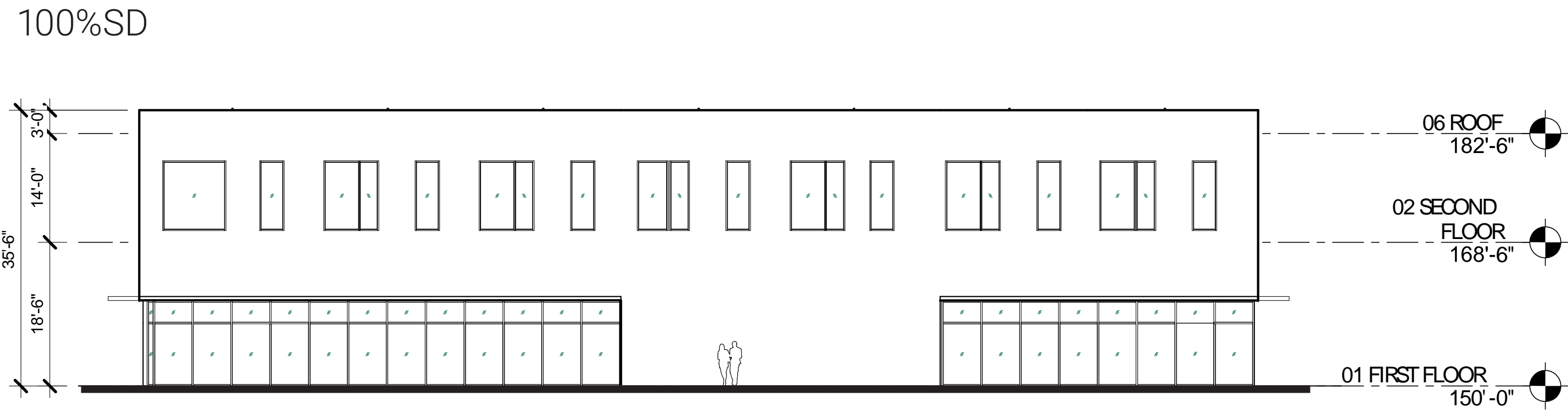
Survey

REDUCED BUILDING HEIGHT



Wall Section
100%SD

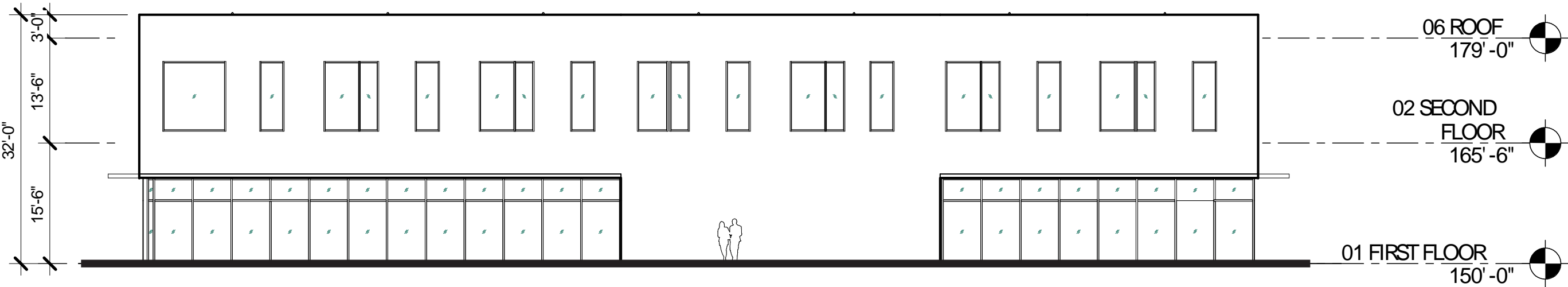
Wall Section
CURRENT



CURRENT

6" OFF LEVEL 2

36" OFF LEVEL 1



VA LOG UNDER REVIEW

Fiberglass windows. Keep entry doors and frame as aluminum.

Next Action: Design team to set up Cascadia Window presentation with PCC

Mass Notification System/ Blue Light Security Kiosk/ Extended Wifi / Energy Dashboard/
Aluminum feeders for 100A/ Lighting control/ Wireless control

Next Action: Set up meeting to discuss with Debra Jarcho

Sound masking system / Operable window actuators specs

Next Action: Bora to research and provide specs/info for review

Mechanical system options VRF vs Hydronic

Next Action: Decision needed by end of September with Mechanical Sub input once on board

Eliminate slab at partner space / Provide gravel only.

Next Action: PCC

SCHEDULE

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PCC Metro Center | Overall Project Schedule

Monday, August 31, 2020



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PCC Metro Center | Overall Project Schedule
Monday, August 31, 2020



NEXT STEPS

08/31 Program FF+E Information Gathering

09/14 OAC: Design Focus - Exterior Design

09/16 Lobby/Front Office Programming

09/23 Universal Design Meeting

10/02 Staff Brunch + Learn

Training

09/03, 09/17 Design Justice Training

09/24 Architect's Newspaper The Future of Mass Timber

TBD CRT Training for Andersen

TBD DISC training

THANK YOU

Date 08/31/2020	By Becca Cavell	
Subject OAC Meeting Design Development Meeting 3	Project Name PCC Opportunity Center	Project Number 19016
Present Rebecca Ocken Douglas "Dusty" Hoerz Linda Helm John MacLean Donna Bezio Gina Valencia Sherry Durfey Pam Hester Sam Stadler	Trudy Jacobs Bryan Lee Elizabeth Chen John Ludlam Jody Giffin Amy Donohue Jeanie Lai Isaac Adams Amy Maras	Sarah Oeftering Emily Hayden Julie Livingston Caitlin Ranson
Distribution Those invited / present	Sam Stadler	Bora File

Minutes

1. INTRODUCTION

- A. Rebecca introduced Dusty Hoerz to the team; Dusty is joining PCC as a project manager and will be leading the work through CDs, with Rebecca remaining involved through DD
 1. Dusty briefly described his recent work building hotels around the country
- B. The OAC participants each introduced themselves
- C. Jeanie reviewed the agenda, noting that Guiding Principles are included for reference and will form the basis of the "moment of reflection" later in the session

2. SITE DESIGN UPDATE

- A. Courtyard concept plans for the Home Forward project were shared
 1. Courtyard scale is defined by trees, in a similar way to the PCC site
 2. The project is in schematic design
 3. A porch concept is being developed on the west side of the HF project in a similar way to the approach at the Opportunity Center
 4. The entire HF frontage south of its entry is commercial rather than housing
 5. The front entry to HF is evolving – not yet certain how it will manifest, but its location is established.

6. The three residences to the north of the entry each has a small front stoop about 6 x 10 feet, 18 inches to 36 inches above adjacent grade. These units have "front doors" as well as interior hall doors.

B. Trash & generator enclosure options

1. There are significant cost savings associated with moving this back towards the building. PLACE proposed two options:
2. Option 1 places the enclosure to the west, adjacent to 42nd Ave
 - a. Possible conflict with traffic accessing the site
 - b. May block visual connections to the Partner space
3. Option 2 locates the enclosure a little further east
 - a. Fewer conflicts with vehicles accessing the site
 - b. Not the first site element encountered when entering the site
4. Roof options: full, full green, or half roof (minimum code requirement) – Jeanie notes that there will be views from upper windows that will allow occupants to overlook the roof
5. Bus stop location is significant, as is access to the gates for the enclosure
6. Relationship to partner space is also important
7. View from the interior of the Opportunity Center – the Wellness Center will look out directly to Option 2, and this view will depend on your position in the room as well as your seated or standing condition.

C. Bike Parking

1. Charlie shared a series of possible locations for bike parking
2. The 12 spaces shown to the north west are the optimum location for staff bike parking – this is a good location for the required secured bike parking in either a locked box or a secured enclosure – or, these could possibly be incorporated into the Trash/Generator enclosure.
3. The two other locations support public access for the partner space and the Opportunity Center.
4. The HF project has a bike room accessed from its east property line.

3. DISCUSSION

A. Enclosure:

1. Pam prefers Option 2. The sense of enclosure and visual connection to greenery might be better than looking at parked vehicles
2. Could be a great location for site art, still with foliage
3. Linda: concern about maintenance of a green wall; Donna concurs that maintenance might be challenging; Charlie noted this would probably be a supported vine or a hedge.
4. Donna agrees that views out to trees in the parking area are also beneficial
5. Amy noted benefit of Option 2 re: access to the Partner Space
6. Generators are tested monthly or bimonthly, usually on weekends.
7. Jeanie recommends a full roof
8. Sam reminded the team that there is a transformer at the NW corner of the site as well; PLACE notes that this is also assumed to have moved
9. Sam confirmed that the ROM savings to move the enclosure is \$50K
10. Dusty asked about fuel tank access and filling locations – the team hasn't addressed this yet per Isaac. Dusty noted that there will be clearance requirements.
11. Linda agreed that Option 2 could accommodate a green wall and/or an art wall on its south side – Rebecca is coordinating with grounds/maintenance to understand its feelings around a vertical green wall.
12. Rebecca suggested moving the enclosure to a third location that mediates the locations shown in Options 1 and 2.
13. Team will continue to study location options for the structure.

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- B. Bike parking will consist of short and long term spaces, and secured parking. The final count depends on the classification of the building as office or classroom.
 - 1. Bike boxes could be located at the SW corner of the parking lot
 - 2. PCC had a grant and number of lockers were purchased – these seem to be working well; Rebecca will review. Charlie recalls that lockers cost around \$2K per unit.
 - 3. Team will propose locations for all site element, including maximizing parking spaces. PCC is hoping for 80 spaces.

4. MOMENT OF REFLECTION

- A. Using the Guiding Principles, Jeanie asked the group to consider two topics: an idea or activity this team can do to better engage with community during Covid?, and: have we provided site amenities to enliven, support, and attract a diversity of neighbors to the site?
- B. *Design for Wellbeing*: Rebecca noted that the building will benefit from CLT, and wonders how the site itself is reflecting this value:
 - 1. Rebecca wonders about the trash enclosure location
 - 2. Pam: the outlook from the building and the Community Room's connection to the outside
- C. *Community Place*
 - 1. Jeanie – Bora's Faubion School project is very attractive to local families with its playground. Are we achieving that here?
 - 2. Trudy – having the play area north on the site seems to make a place of respite
 - 3. Trudy – would you consider a projection space on the building – maybe on the east façade – to support projection?
 - a. Julie: If the PCC building can figure out the mechanics of a projector, the HF building will study providing a big exterior wall that functions as a screen.
 - 4. Jeanie: could the Pods be developed with community input. Pam, Gina and Rebecca are fully supportive of this approach.
 - 5. Gina noted that in these COVID days, empty spaces seem scary. Graffiti everywhere. Having the element of seeing children and different generations also allows for safety. Dog walking, talking, chatting, playing – a community.
- D. Wheel of Names: Bora will use this randomizer at the next OAC, when this moment of reflection will be repeated with a new topic-related question.

5. PROJECT UPDATE

- A. Trade Partner RFP
 - 1. Reed and /or Jeff have more information
 - 2. Lots of MEP interest
 - 3. 9/4 is the due date for the submittals
 - 4. There will be a shortlist scoring process, with the list published on 9/11
 - 5. Interviews are planned 9/14-18, and engineering team will be called on for its input
 - 6. Notice of intent to award with trades on board by 9/28
- B. Contract modifications for Trade Partners
- C. Cost
 - 1. Building height reduction – Jeanie shared section and elevation diagrams showing the reduction in height of 36 inches from the first floor and 6 inches from the second floor
 - 2. The team feels that the building is improved with this change
 - 3. Value: \$100K per 12 inches reduction
 - 4. Jeanie reviewed a series of key areas of saving that we identified in the VA process
 - 1. Fiberglass windows. Keep entry doors and frame as aluminum. Next Action: Design team to set up Cascadia Window presentation with PCC
 - 2. Mass Notification System/ Blue Light Security Kiosk/ Extended Wi-Fi / Energy Dashboard/ Aluminum feeders for 100A/ Lighting control/ Wireless control. Next Action: Bora to find a time to meet / discuss with Debra Jarcho

3. Sound masking system / Operable window actuators specs - Next Action: Bora to research and provide specs/info for review
4. Mechanical system options VRF vs Hydronic - Next Action: Decision needed by mid-October with Mechanical Sub input once on board
5. Eliminate slab at partner space / Provide gravel only. Next Action: PCC to recommend preferred strategy
5. Schedule
 1. Becca shared two variations of a design and construction schedule
 - a. PCC would like the project complete with 95% of all funds spent by end of April 2023. This is an IRS mandate for the Bond per John MacLean
 - b. The next cost estimate will be based on an 80% DD set to be issued around Thanksgiving; Andersen and DCW will both provide estimates, and the reconciliation and VA effort will take through the end of January.
 - c. A four-month DD effort is relatively compressed; a four-month CD effort is too short – Bora believes it will need to work into June to complete the drawings.
 - d. The permit process at the City of Portland used to take 6 months but may be longer due to COVID. Dusty asked about other permits – there isn't a master schedule for permits at present. The Public Works permit will be the longest.
 - e. Andersen will be looking closely at its construction schedule before the next OAC. Sam noted that the most recent schedule has 18 months to complete, starting in January 2021 and ending in June 2023.
 - f. John noted that PCC will allow early release of retainage for subs whose work is complete well before project completion.
6. Outreach
 1. Gina reported that the Newspaper has garnered positive feedback; the survey has received 30 responses, with some thoughtful commentary; the OAC materials have been posted to the PCC website; Concordia News will hopefully be including a piece about the Metro Center in its forthcoming issue.
7. Other:
 - 08/31 Program FF+E Information Gathering
 - 09/14 OAC: Design Focus - Exterior Design
 - 09/16 Lobby/Front Office Programming
 - 09/23 Universal Design Meeting
 - 10/02 Staff Brunch + Learn
 - Training:
 - o 09/03 and 09/17 Design Justice Training
 - o 09/24 Architect's Newspaper workshop – "The Future of Mass Timber"
 - o TBD CRT Training for Andersen, provided by Amara Perez
 - o TBD DISC training, provided by Andersen
 - o Andersen will host a Timber workshop in the next two weeks
8. Fly-through
 1. Jeanie shared an updated animated flythrough of the design, with the lower floors.
 2. Gina is keen to share on the PCC website

6. NEXT STEPS

- A. Design team to continue to study optimum location for trash enclosure/ generator, and to study all site structure locations. PCC would like 80 parking spaces.
- B. PCC to share its secured bike parking product with Bora
- C. Andersen to update construction schedule and to consider 95% expenditures question
- D. Bora to set up a time to brief Dusty on the project and its background

7. ZOOM CHAT RECORD

- From dusty to Everyone: 01:35 PM How often does the Generator need to be run for testing. Sound Level?
- From Linda Degman to Everyone: 01:37 PM I believe they test them monthly.
- From dusty to Everyone: 01:41 PM Fuel tank location and filling access?
- From Donna Bezio to Everyone: 01:52 PM If trash is in location 1, it seems like there would be more parking spaces ?
- From Linda Degman to Everyone: 01:57 PM I have to jump off at 2:00 for about 15-20 minutes to join another meeting but I will be back.
- From Isaac Adams to Everyone: 02:08 PM Great idea, Jeanie
- From Julie Livingston to Everyone: 02:10 PM Movies: If the PCC building can figure out the mechanics of a projector, the HF building will study providing a big exterior wall that functions as a screen.
- From Amy Donohue (she/her) to Everyone: 02:11 PM Love that idea, Julie!
- From dusty to Everyone: 02:17 PM Two questions: #1 Is there access to the North end of the open space? #2 Can the parking lot entry be moved to the north at the original location of the trash & Generator enclosure?
- From Linda Degman to Everyone: 02:22 PM I'm here, I was only gone for about 10 minutes
- From Pam Hester to Everyone: 02:30 PM I have to join another meeting now. See you all soon.
- From Emily Hayden - Bora (she/her) to Everyone: 02:31 PM The walkthrough video is also saved in Sharepoint so you can access it in the same place as the meeting notes
- From Rebecca Ocken to Everyone: 02:43 PM I have to leave a few minutes early today. Thanks

END OF MEETING NOTES