

BORA

Portland Community College

Opportunity Center

OAC Meeting
September 14, 2020

AGENDA

Agenda	00:05
Exterior Design Update	00:45
Break	00:05
Moment of Reflection Guiding Principles	00:30
Project Update	00:30
Next Steps	00:05

00:45

Exterior Design Update

EXTERIOR STUDIES 07/20

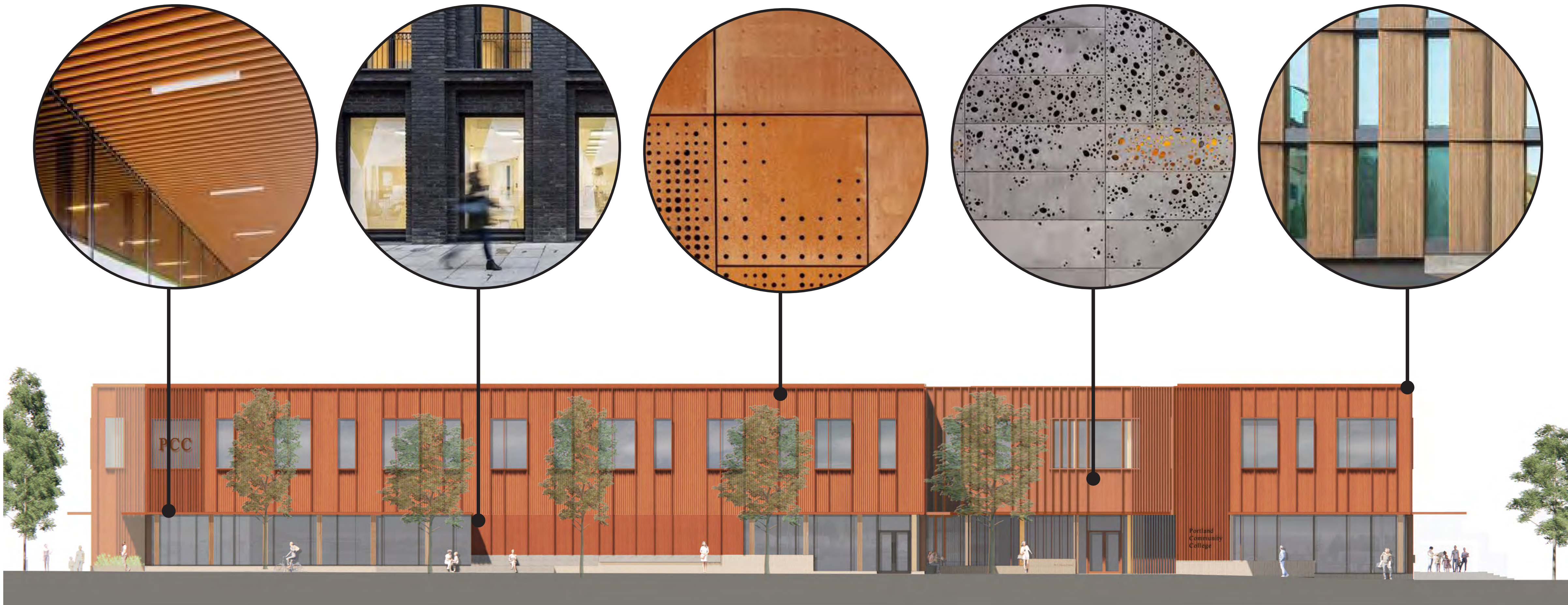
Wood on exterior
Peel away to
reveal interior

Rhythm+scale
Add windows
reveal activity

Textured/Smooth
Panel joints vs
expressed fins

Study building
entry -wood /
pattern or color

Revisit overall
color of the
building/ material

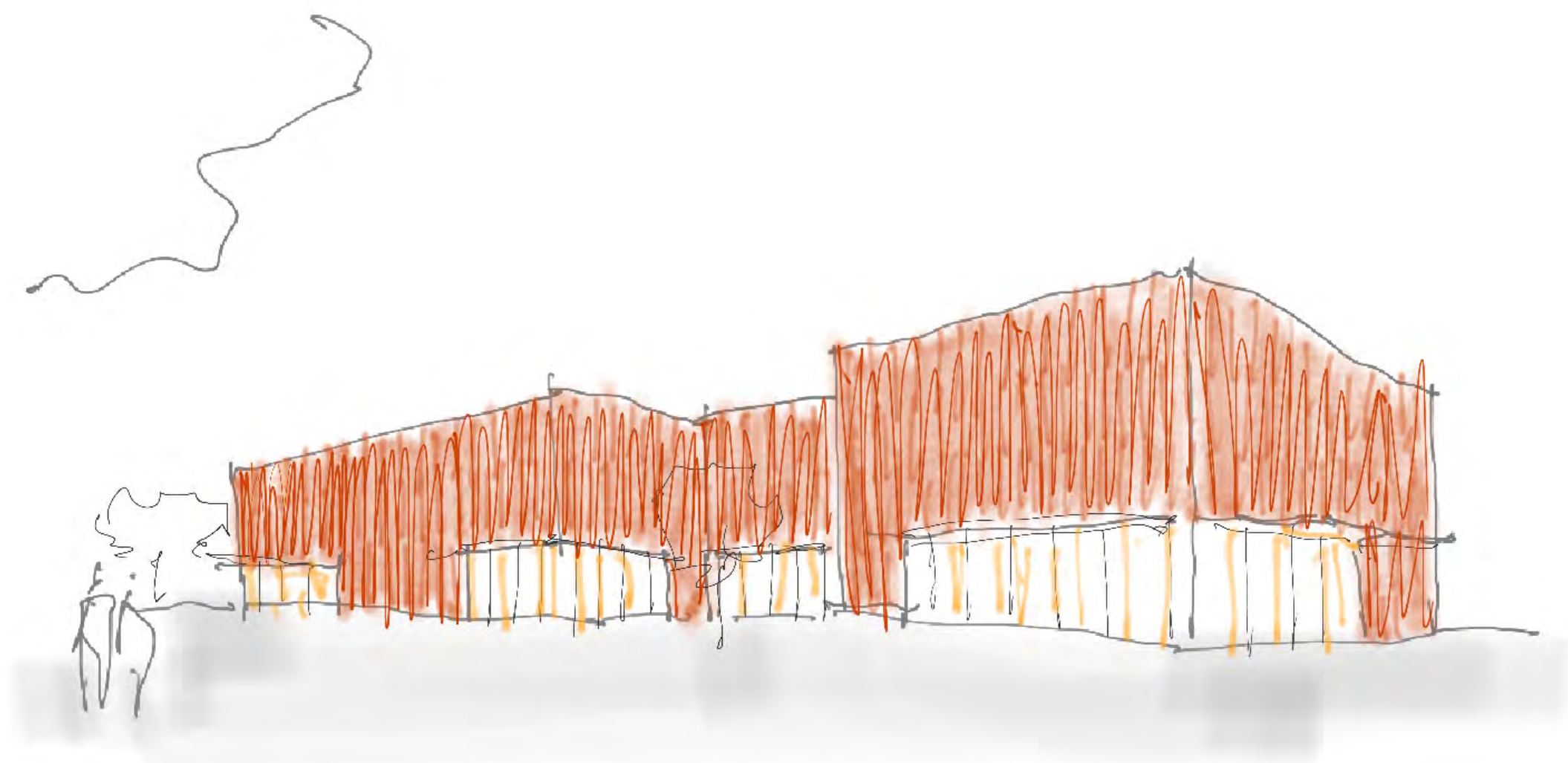


WOOD

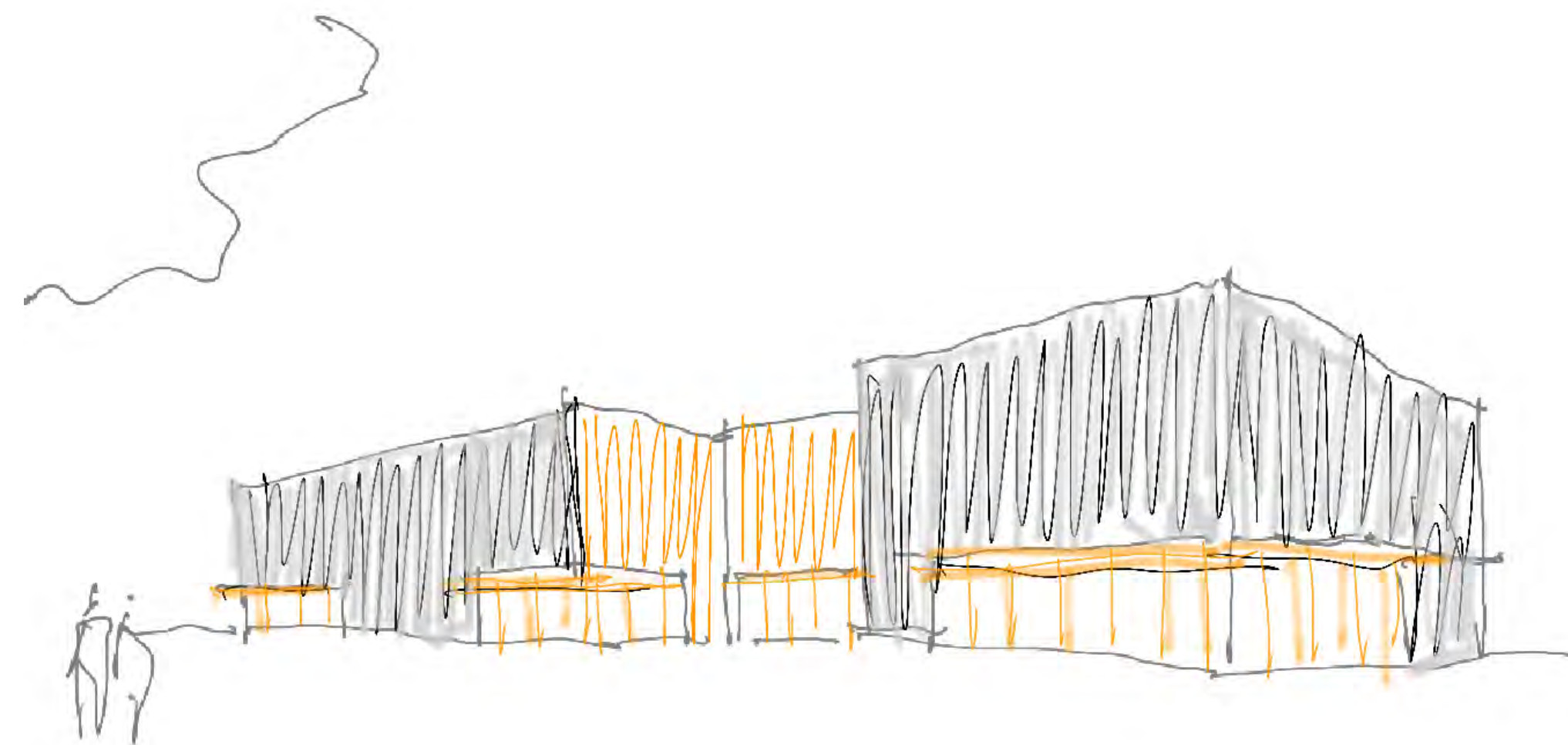


Building facade peels away to reveal wood at underside of canopies, allowing views into the mass timber interior





Monolithic



Dimensional

WOOD BARK/CORE



FORM STUDIES



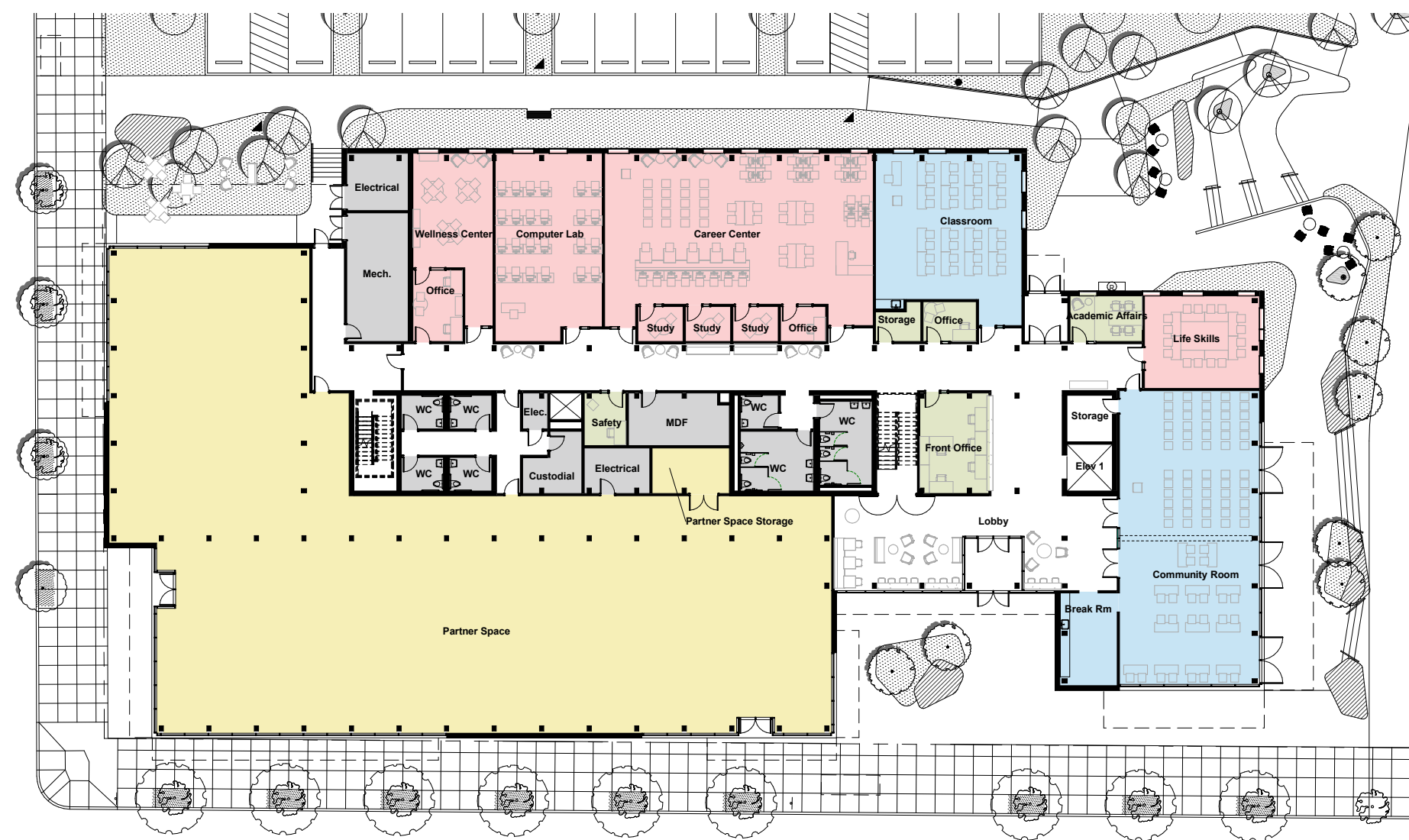
Better *but*



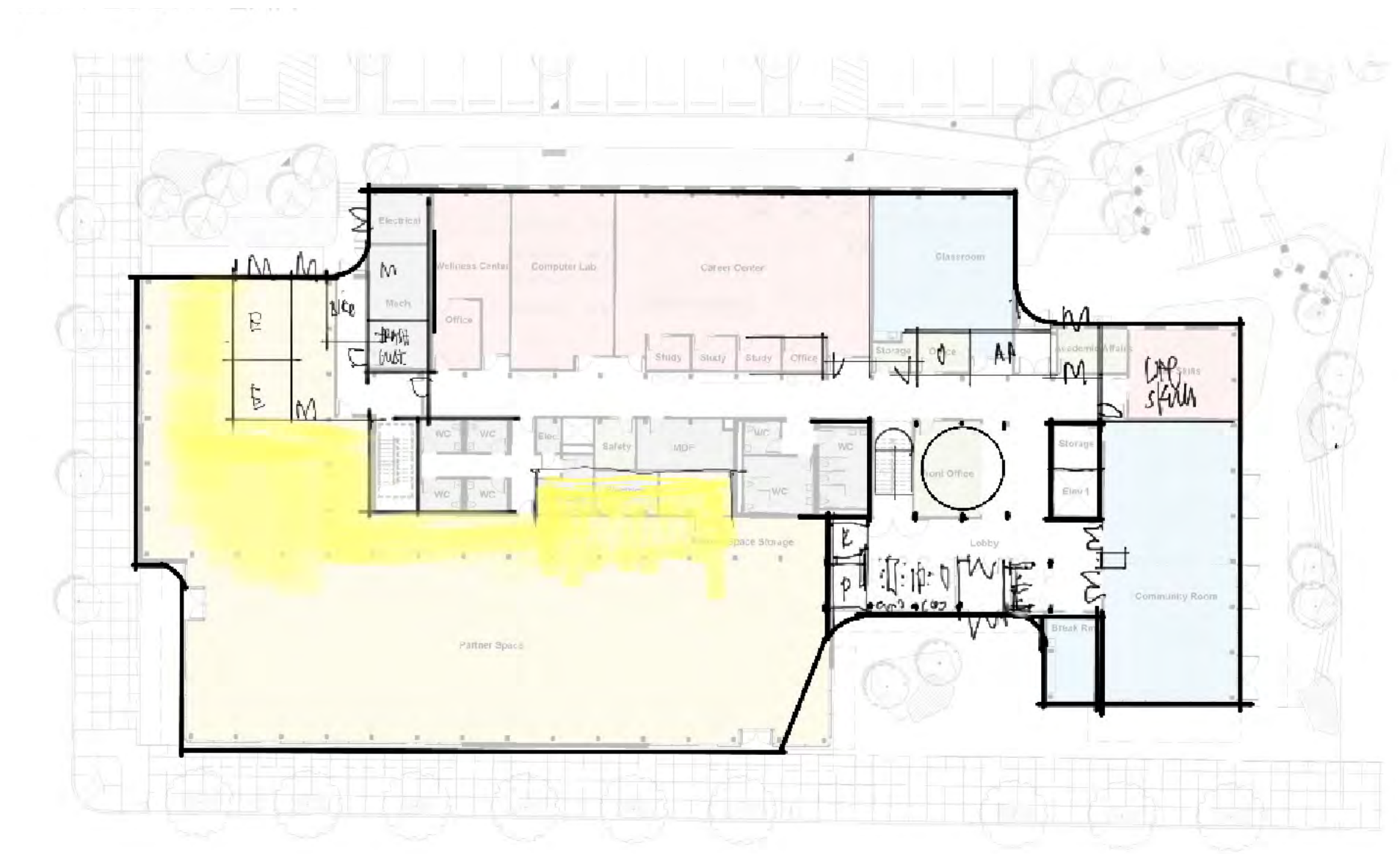
Unfold + Open



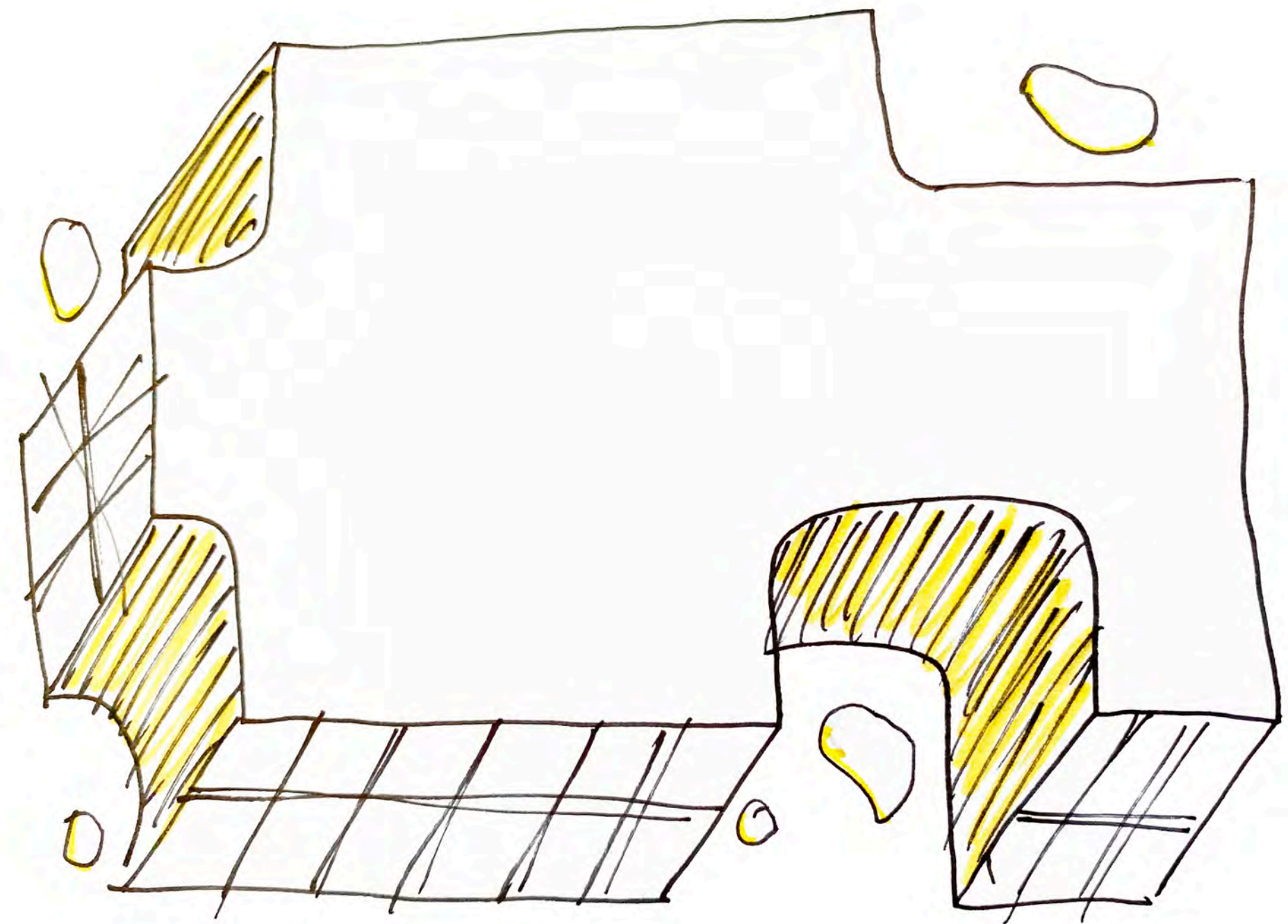
Softened Form



Orthogonal



Sculptural



Scoops!



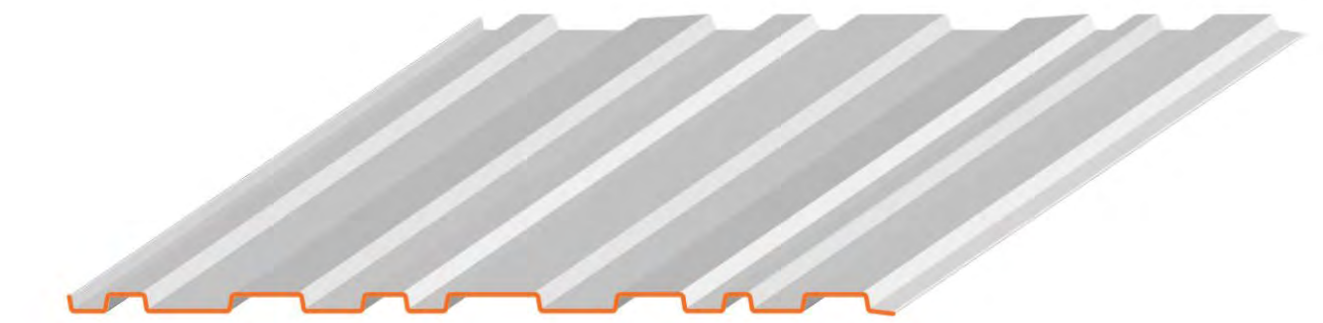
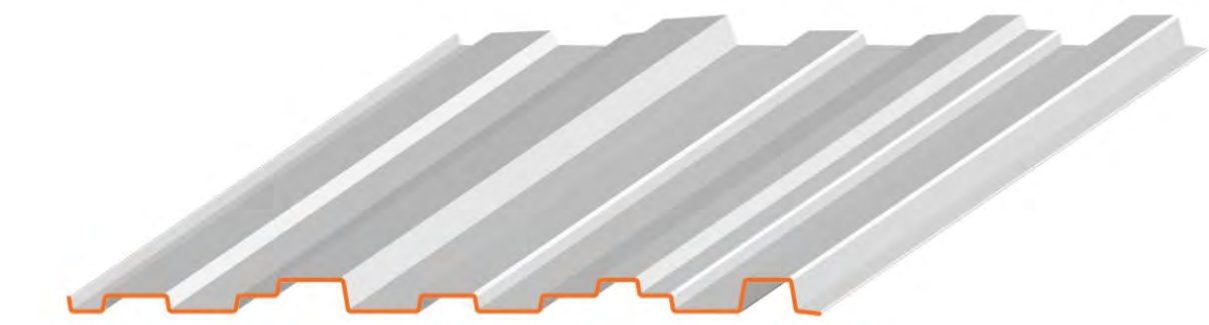
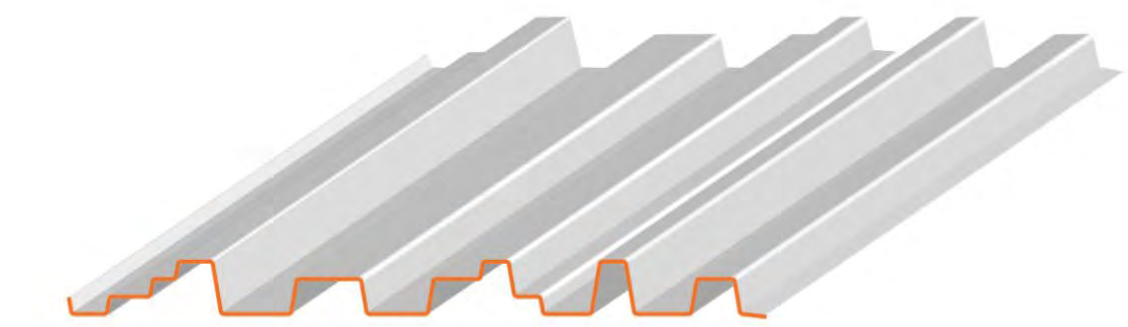
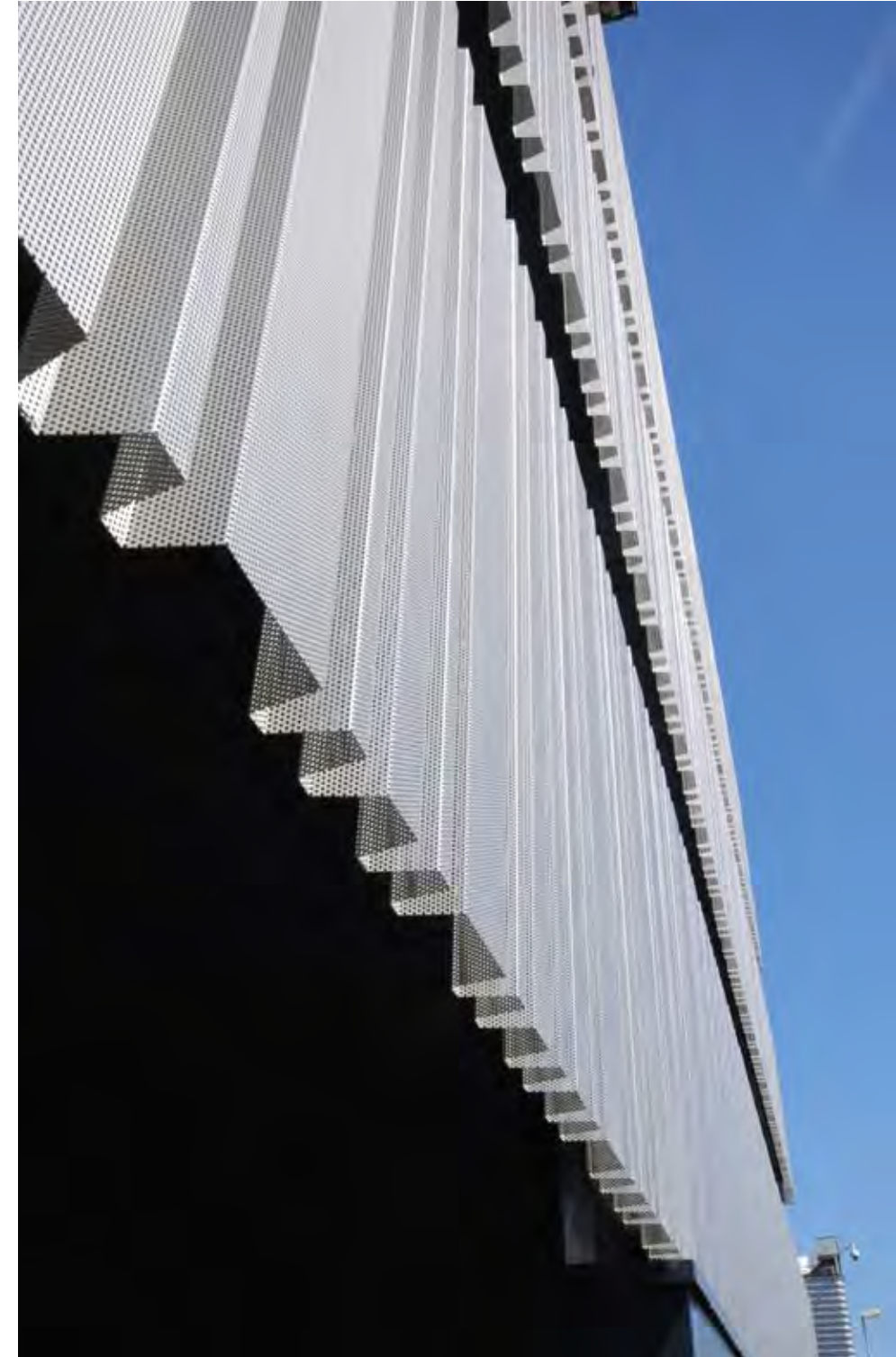








SHELL: TEXTURED METAL SKIN



CORE: HPL PHENOLIC EXTERIOR CLADDING



Parklex



- Real wood with no restaining, resealing, repainting.
- Resistant against mold and insect infestation.
- Protection against the elements: Permeability, solar and acoustic protection.
- Color stability against UV-ray damage.
- Easily adaptable to any kind of architectural requirement.



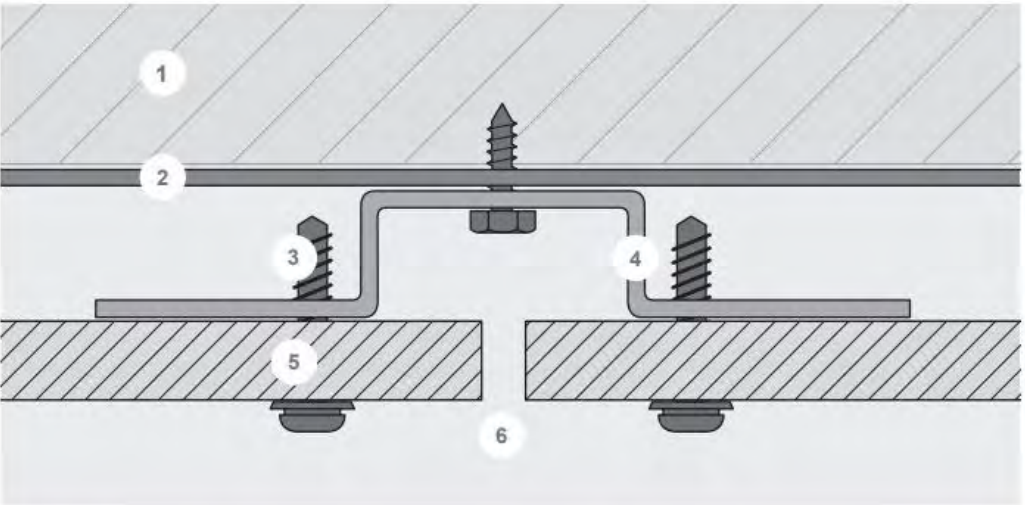
CORE: REINFORCED CONCRETE SIDING



Oko Skin



Assembly principle: screws on aluminium substructure



- 1 insulation
- 2 horizontal subgirt support
- 3 screw
- 4 hat channel subgirt
- 5 oko skin slat
- 6 open vertical joint

NEW | Concealed fastening with RPA Rieder Power Anchor

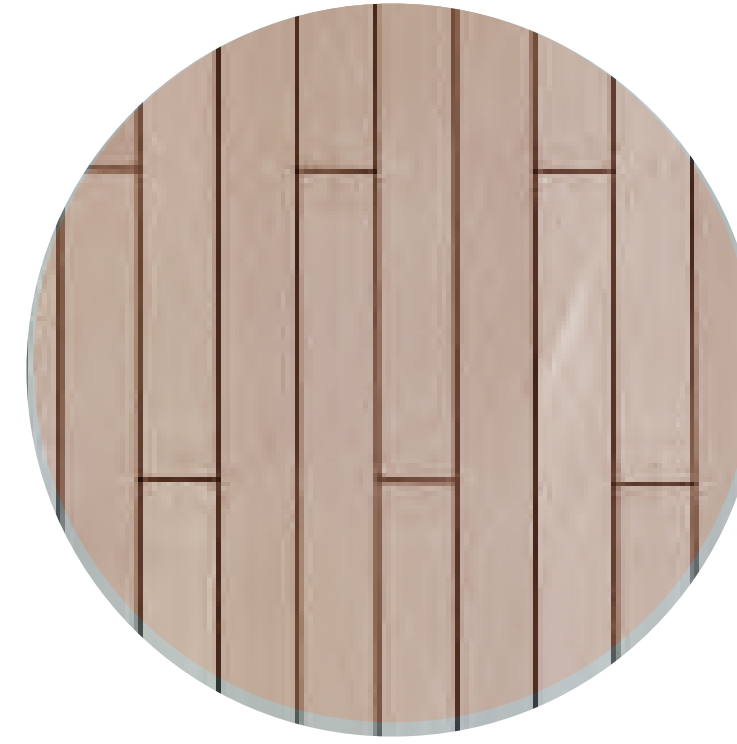
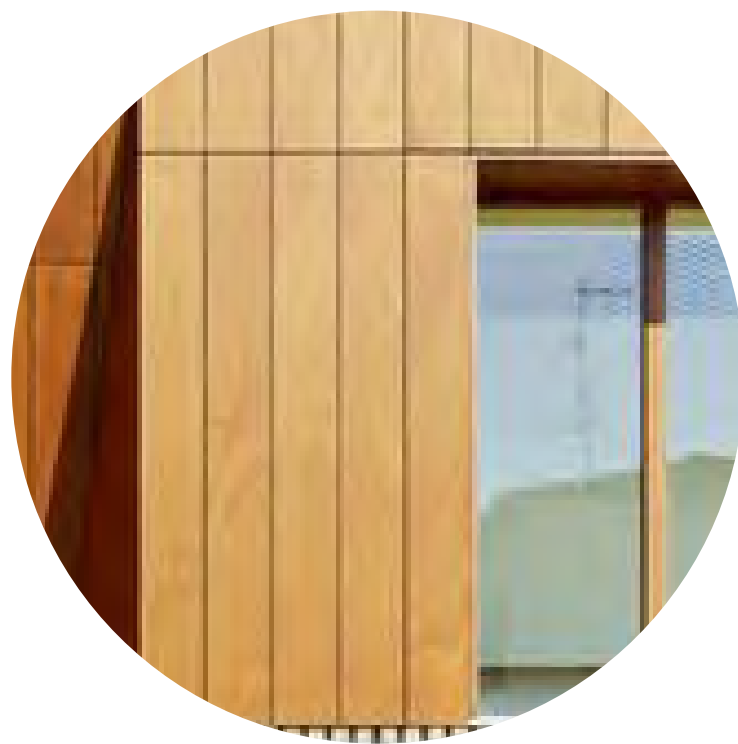


CORE: WOOD ALTERNATIVE COMPOSITE DECKING



Trex Decking + Cladding

MATERIAL CONCEPT OPTIONS













Light Metal / Parklex



Dark Metal / Oko Skin



Blue/Green Metal / Oko Skin



00:05

Break

00:30

Moment of Reflection

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.

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.

MOMENT OF REFLECTION

The Opportunity Center, the building and its site, **enlivens its neighborhood**

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.**

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.







Light Metal / Parklex



Dark Metal / Oko Skin



Blue/Green Metal / Oko Skin

LET'S SPIN THE WHEEL OF NAMES!



00:35

Project Updates

Next Steps

PROJECT UPDATE

Construction

MEP Trade Partner On-boarding Update

Schedule /Process: shortlist /Interviews /Scoring /Notice of intent /Award

Cost

Update on Exterior Design

Schedule Update

Pending: FF&E and move in timelines for PCC + Flushing for LEED

Outreach Updates

Survey





TRACKING

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 mid October with Mechanical Sub input once on board

Eliminate slab at partner space / Provide gravel only.

Next Action: PCC

NEXT STEPS

09/16 Lobby/Front Office Programming

09/18 CRT/DJ Efforts + Commitments (Linda, Rebecca, Krista (if available) + Bora, Colloqate, PLACE)

09/23 Universal Design Meeting

09/28 OAC: Design Focus - Interior Design

10/02 Staff Brunch + Learn

TBD October: DHS Participants, Living Cully, Neighborhood Meetings, 42nd Ave, PCC Board

Training

09/17 Design Justice Training

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

TBD Andersen Mass Timber Detail Optimization Workshop

10/19-29 CRT Training for Andersen

TBD DISC training

THANK YOU

Date 09.14.2020	By Becca Cavell	
Subject OAC Meeting Design Development Meeting 4	Project Name PCC Opportunity Center	Project Number 19016
Present Rebecca Ocken Dusty Hoerz Linda Degman Krista Philips John MacLean Gina Valencia Pam Hester Jeff Slinger 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	Bora File	

Minutes

1. EXTERIOR DESIGN UPDATE

- A. Jeanie noted that it has been a long time since the group last reviewed the exterior design of the building, and that recent prior discussion focused on materiality, texture, benches, rhythm.
- B. What was missing was larger gesture – how to reflect the Guiding Principles. Recent good work with Andersen and Colloqate has helped move the design forward
- C. Now, trying to move away from a sterile institutional space and create joy
- D. Prior “monolithic” design – one color – played down the various gestures; now, looking at material and/or color changes helps to emphasize moments of change in the massing and its details
- E. This strengthens the concept of an outer shell that is carved to reveal
- F. New proposal opens up / splays the courtyard, and curves the inner courtyard corners
- G. Ice cream scoop metaphor – playful, but speaks to the concept of carving into the building
- H. The courtyard creates a “third space” that is emphasized by the material change, reinforcing that this is the entrance and drawing visitors in.
- I. A similar approach is used at the intersection of 42nd and Killingsworth

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- J. Benches are reduced in quantity, focused below the canopies, and made of wood to support the idea of a welcoming entry
- K. Punched windows are brought to the first floor, to provide more views into the partners space and break down the façade on Killingsworth
- L. Benches offer places for folks to sit while they wait for buses
- M. Materials:
 - 1. Parklex is a wood veneer product that doesn't age/grey, and doesn't require maintenance in the way that wood does
 - a. Bora has begun talking to the company and it has anti-graffiti coatings etc
 - b. Dusty noted that he has used Partlex on another project and reports that it is aging well
 - c. Krista has also worked with Parklex in Alaska and it is performing well; it is a double-sided material which brings stability to the product. Cautions that Parklex is not a US-based manufacturer so lead times can be an issue
 - 2. Reinforced concrete siding such as Oko Skin might be an alternate material
 - 3. Composite decking such as Trex also doesn't grey over time – this might be a good product to use on the benches
- N. Colors:
 - 1. Studying the outer bark / inner wood concept – Bora has developed three color concepts – a lighter/warmer outer shell, a darker color, or even a mossy bark color.

2. DISCUSSION

- A. Linda asked if the options presented work within the budget?
 - 1. Jeanie: the team has simplified the approach with no fins now proposed
 - 2. Sam: we don't know yet and are digging into the budget question – team is working on this and within the budget parameters
- B. Gina noted that there is some similarity with another local projects:
<https://www.communitydevpartners.com/mamook-tokatee>
 - 1. Bryan asked if NAYA's involvement in the Community Development Partners project
 - 2. Per Rebecca, NAYA is involved in multiple development projects
 - 3. Rebecca suggests checking with NAYA to see how current the rendered project is
- C. Pam is less fond of the green option and likes both the others; she particularly likes the warm orange in the carved space
- D. Krista: likes warmth of the interior of the scoop; asks about canted wall and relationship to the structural grid
 - 1. Jeanie: this would require a beam / structural adjustment but seems manageable
 - 2. Scoop expression would be exterior only
- E. Jeanie: the team is also studying options for the front office to find ways to soften it also – the bigger picture is to develop a more relaxed form in general. There will be plan adjustments necessary to make all of this work.
- F. Krista: if we are going to soften up the exterior in this way it would be good to see it reflected on the interior as well
- G. Krista: agrees with Pam that the warmer color of the scoop, and likes the darker outer skin. Jeanie worries that it might feel a bit "Halloween". Suggests steering away from the white/lighter outer façade as she has seen several similar palettes
- H. Linda: please not grey like concrete grey
- I. Dusty asked how the design would work with the HF project
 - 1. Julie: HF's form is resolved at the end of SD, but the materials and colors are not. Suggests bringing the two teams together to discuss the entire Killingsworth elevation.
 - 2. Bora agrees – projects should complement one another, and also differentiate from one another
- J. Rebecca wonders if the Sideyard project influenced the color choices

1. Jeanie reminded the group that the earlier work with the Miro board suggested that the darker colors were not as much liked as the lighter colors
- K. Linda asked how much of the interior will be visible – the interior is “real” wood – and how this will feel?
 1. Jeanie – the interior will certainly look warmer
- L. Linda: emphasizes that PCC truly does not maintain its buildings. A light brick at Rock Creek looks dirty. What is the better choice to reflect this challenge?
- M. Rebecca likes the scoops and the softening, and the material choices, and the elimination of the vertical fins. It seems to interact with the street in a much better way. Linda concurs
- N. Rebecca is concerned about the punched openings at the first floor – recognizes these are in response to earlier comments; Dusty suggests the punch openings have a “bit of a correctional building” feel
 1. Rebecca is talking about the whole window
 2. Sam notes that punched windows
 3. Isaac notes that the window proportions haven’t been studied in detail since the overall building height was reduced – the team agrees that taking another look at the fenestration makes sense

3. MOMENT OF REFLECTION

- A. Jeanie introduced text from the Guiding Principles and participants were called upon to offer their thoughts about the design proposals in the context of these goals. The text:
 1. The Opportunity Center, the building and its site, enlivens its neighborhood. The project creates a humane, sustainable, safe urban place reflective and welcoming to its surrounding communities.
 2. The Opportunity Center serves as a beacon for PCC and its partners and adds to the physical and social fabric of NE Portland.
 3. 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.
- B. The groups was invited to review materials in a Miro board
- C. Discussion
 1. Dusty: as we collaboratively work on the exterior skin of the building, Dusty questions how the input from the community has influenced this, and whether additional outreach is needed
 - a. Rebecca: Living Cully is reconvening the focus groups from last year; plus, two neighborhood association meetings coming up, - these are a requirement for land use adjustments; and reconvening with DHS clients, and another staff Lunch and Learn is pending
 - b. Gina – haven’t discussed another publication of the newspaper yet; but 15,000 copies have been sent out; the survey has invited some participation
 2. Jeff: folks in the community should be drawn to this building; the scoops arrived since he last saw the project. AS a builder, they are hard to make. But as a design, he really appreciates them. CLT lends itself to a boxy design; Jeff is working to process how to build a radiused shape efficiently
 3. Pam: at the heart of what we want to create is a sense of welcome, a sense of potential, and of opportunity. The softening and the opening up work for her – the building draws you in. A glimpse of what might happen inside. A sense of opportunity. Colors are good; tends towards the lighter.
 4. Jeanie added Texas A&M images to the board [noting that the tall windows are two-story] as well as OSU Cascades
 5. Amy: De La Salle will be visible, slight view of the red brick gym

4. PROJECT UPDATE

- A. MEP Trade Partners:
 - 1. Selection committee has shortlisted, and interviews will be held on 9/21 and 9/22
 - 2. Great turn out and good team
 - 3. Isaac: the design team appreciated being able to bring its input to the process
- B. Cost update / exterior skin
 - 1. Jeanie shared two additional renderings showing the additional color around the window frame – could be a color change or actual wood – team will be working to develop the detail and the cost implications of this approach
- C. Schedule
 - 1. Team needs information from PCC on FF&E and move in timelines
 - 2. The demolition component requires more conversation
 - 3. Jeff: had a good HF discussion about sharing utilities; would like to have a follow up with the O'Neill Walsh team to look at site logistics.
 - a. Rebecca will work with Andersen to schedule this, and notes that the parking lot should be part of this discussion
- D. Survey Update
 - 1. Gina: about 36 folks have responded, and Colloqate has helped review the data. Only 18 folks have fully completed the survey. Some responses have confirmed Guiding Principles
- E. Tracking and Next Steps
 - 1. Jeanie shared a series of tracking items and a list of upcoming meeting
 - a. The Design Justice trainings scheduled for this Thursday may need to be rescheduled due to weather challenges in LA
- F. The Miro board will remain open for folks to add their comments.

ZOOM CHAT RECORD

I am so sorry but I seem to have failed to save the chat from this session despite trying to.

END OF MEETING NOTES