

# BORA

Portland Community College

## PMWTC Project

OAC Meeting

November 09, 2020

# AGENDA

Agenda

00:05

Design Update  
Site Lighting Concept  
Floor Plan Updates  
Exterior Update

00:45

Break

00:10

Project Update

00:30

Next Steps

00:05

00:45

# Design Update



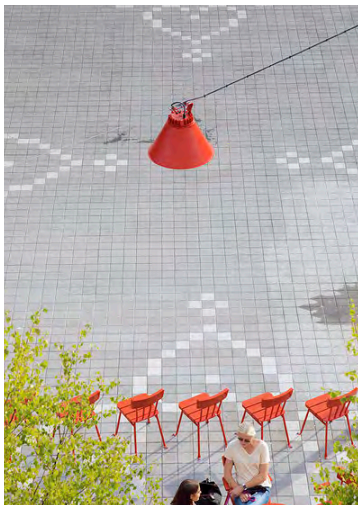
# SITE LIGHTING CONCEPT



Downlights at building canopy



Festoon Lighting (Catenary)



Pedestrian Pole



Seating Steps



Parking Pole





EXTERIOR DESIGN



A

WIDTH



B

FINISH



C

DIRECTION





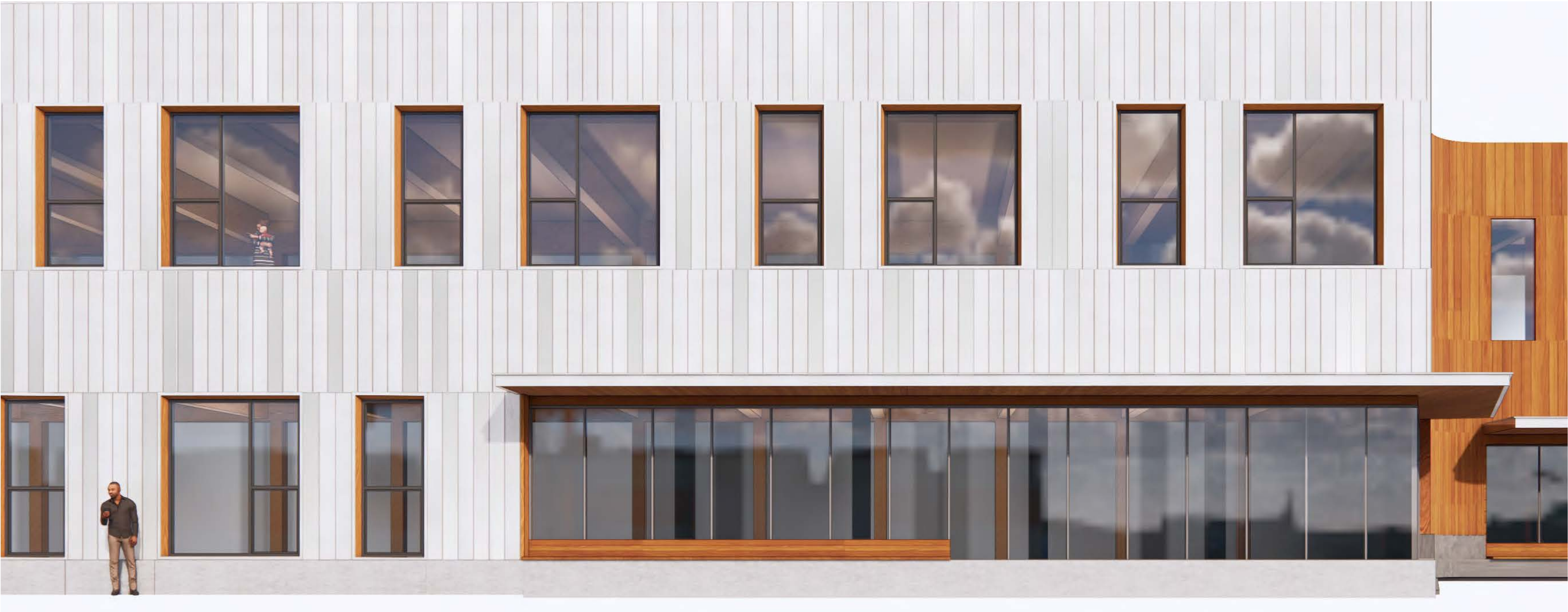




Metal Panel



Parklex







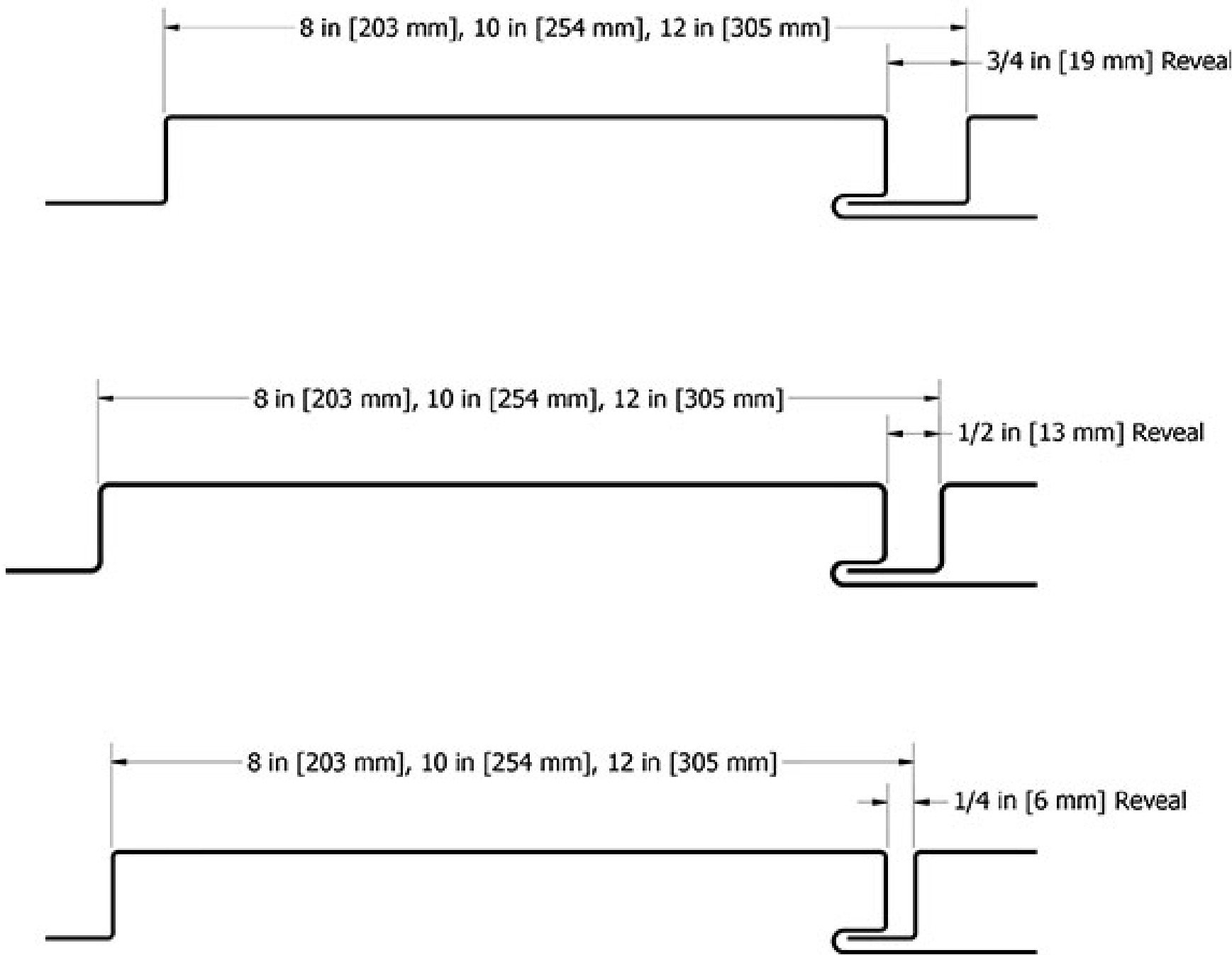
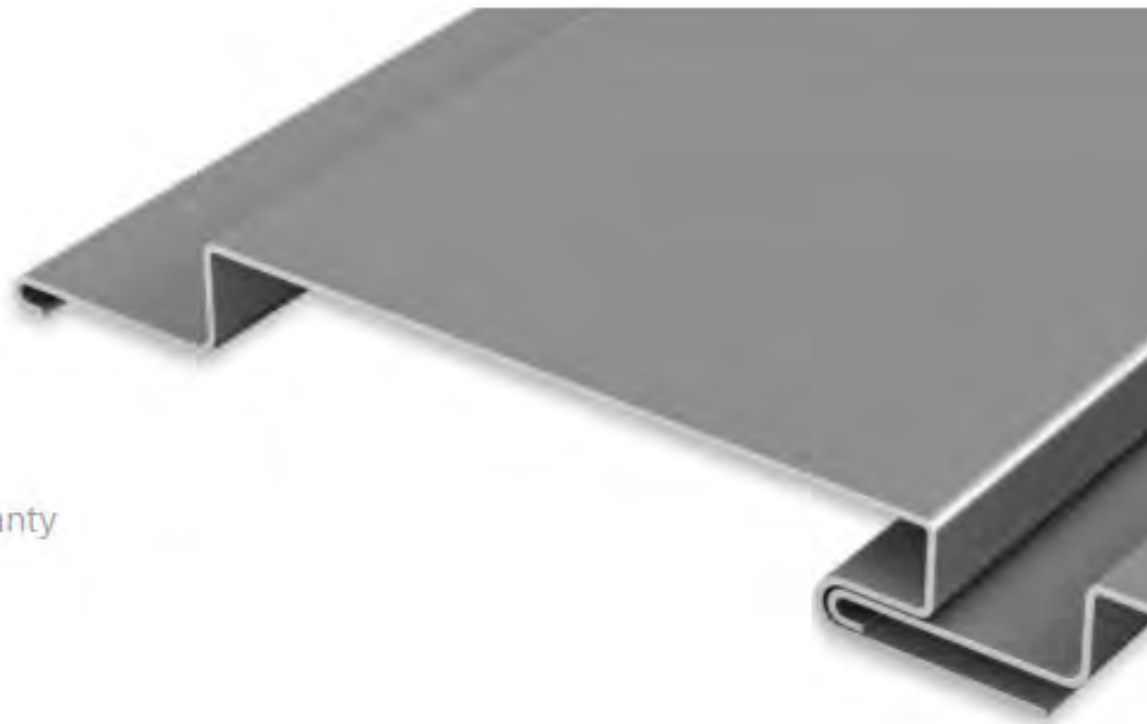


# INTERLOCKING METAL PANEL

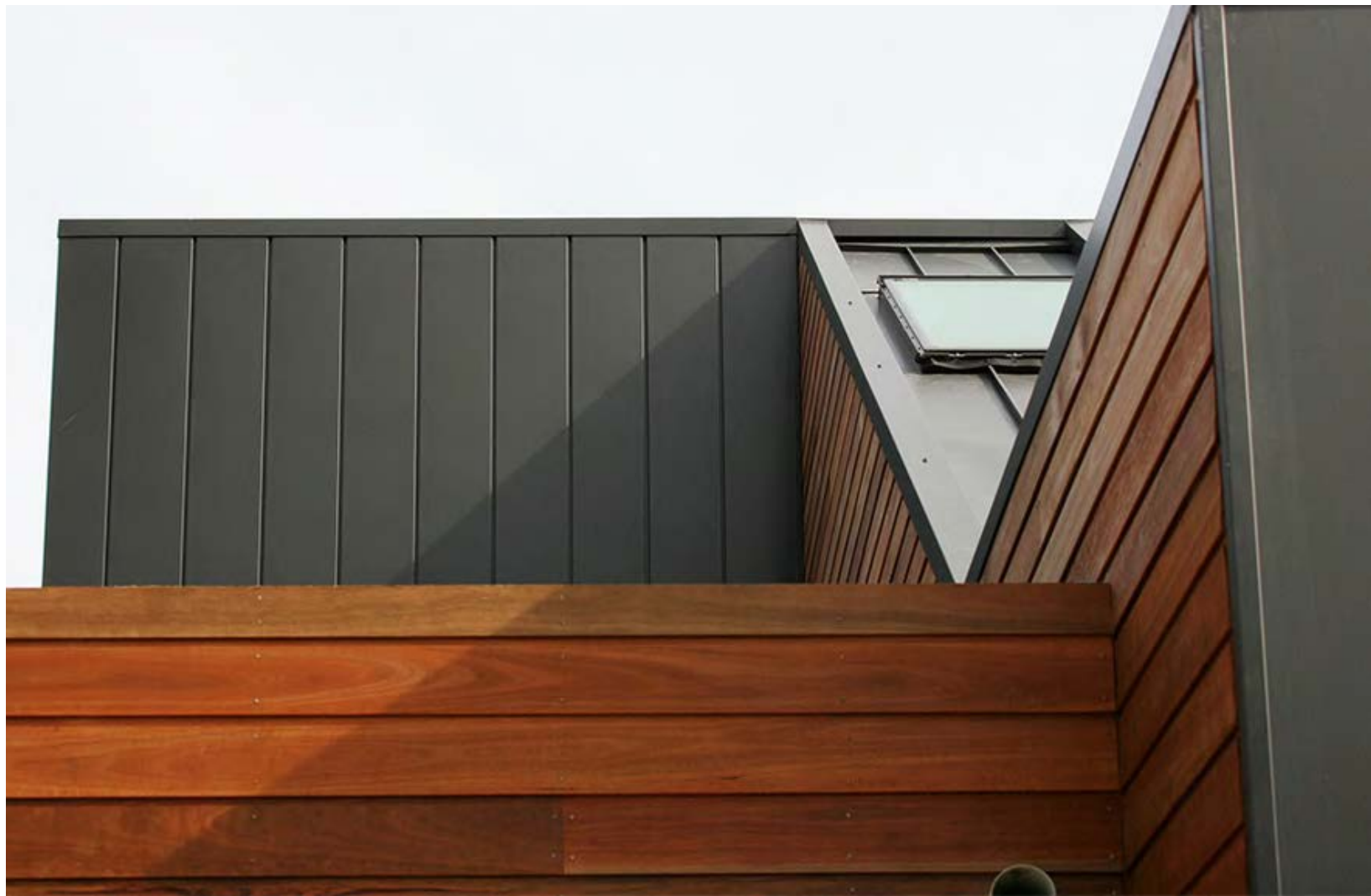
## Flush & Reveal Wall Panels

Features

- ✓ Leveled for flatness
- ✓ Available with up to two pencil ribs
- ✓ Rounded interlock leg provides improved flush fit
- ✓ 30-year non-prorated finish warranty
- ✓ Panel lengths from 4' to 25'

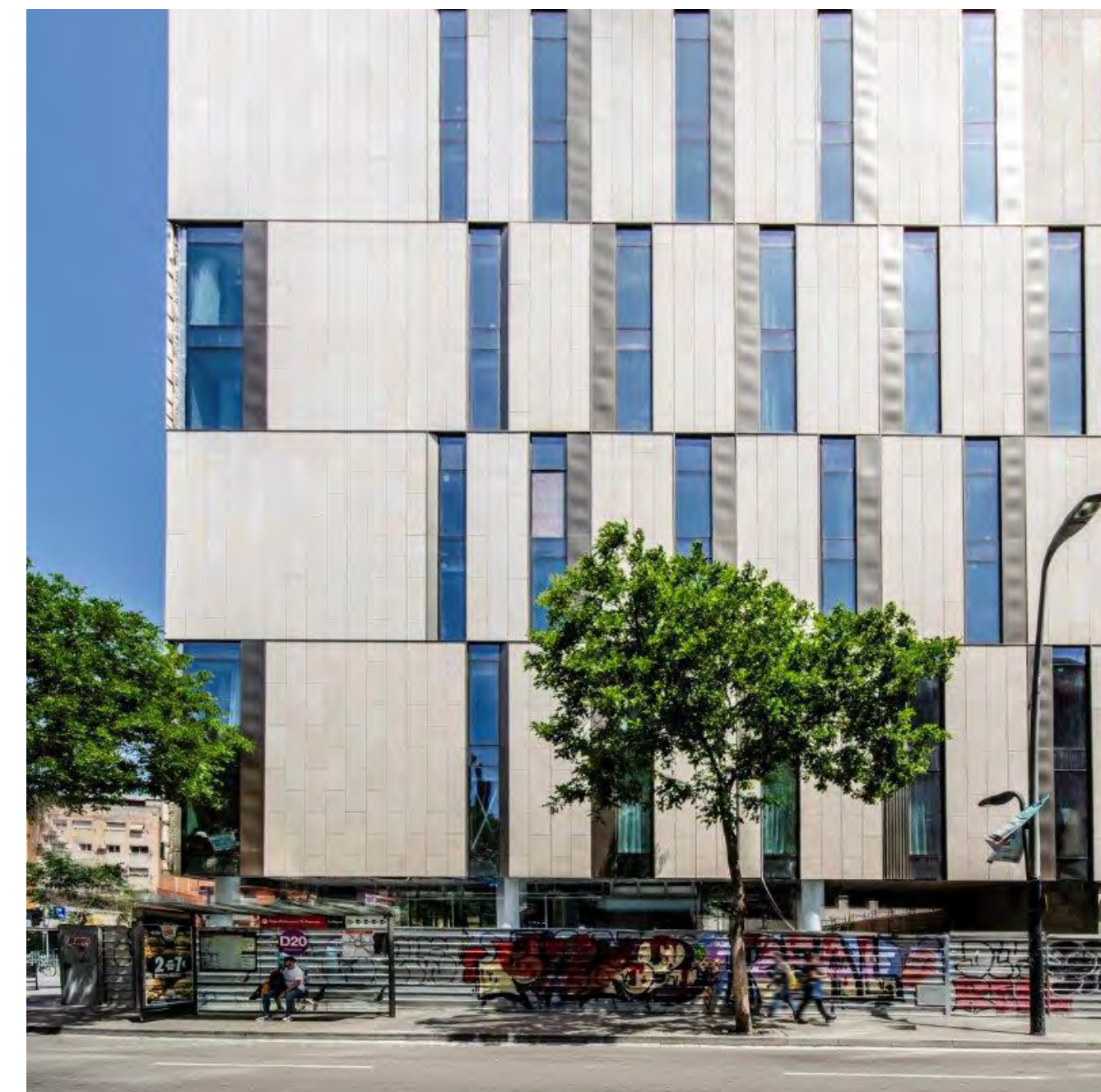




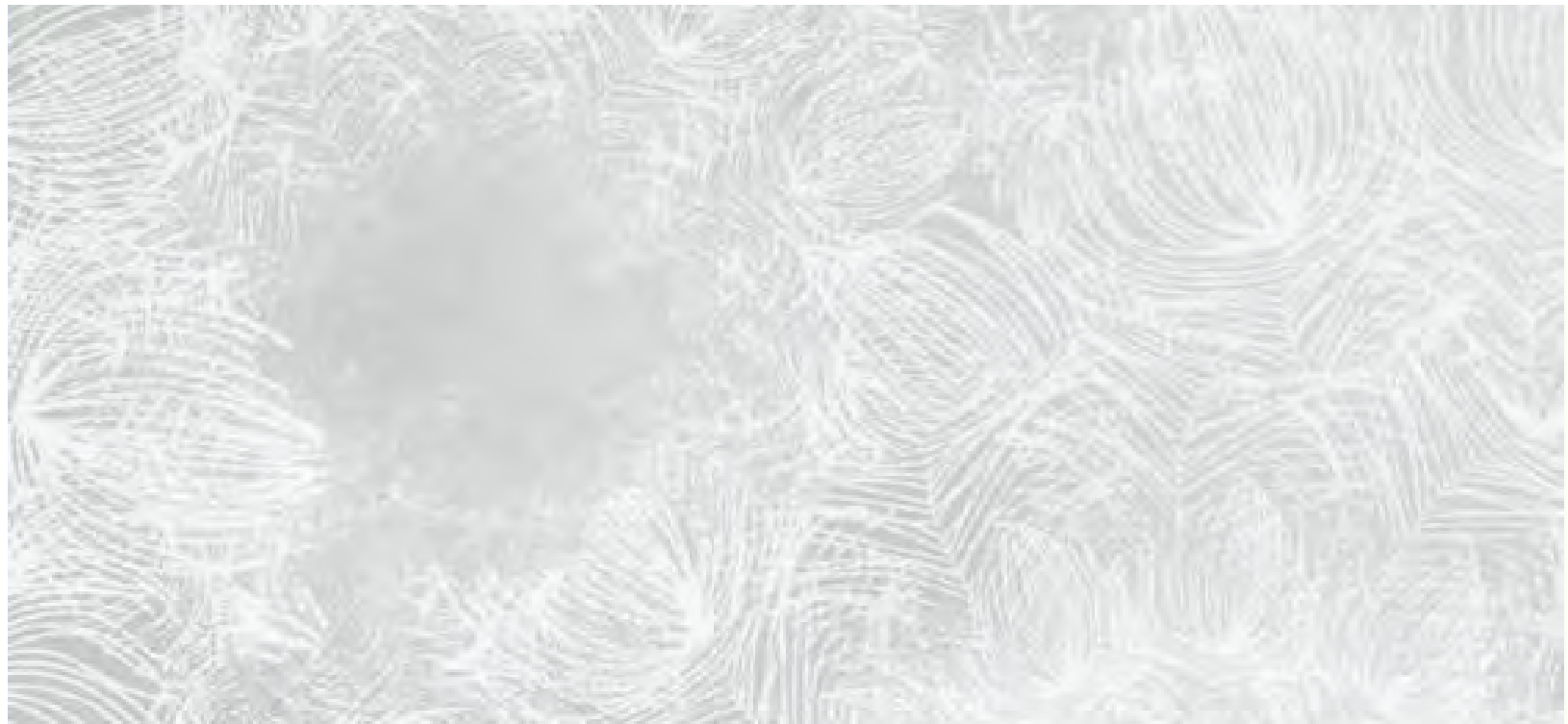




# METAL PANEL FINISH

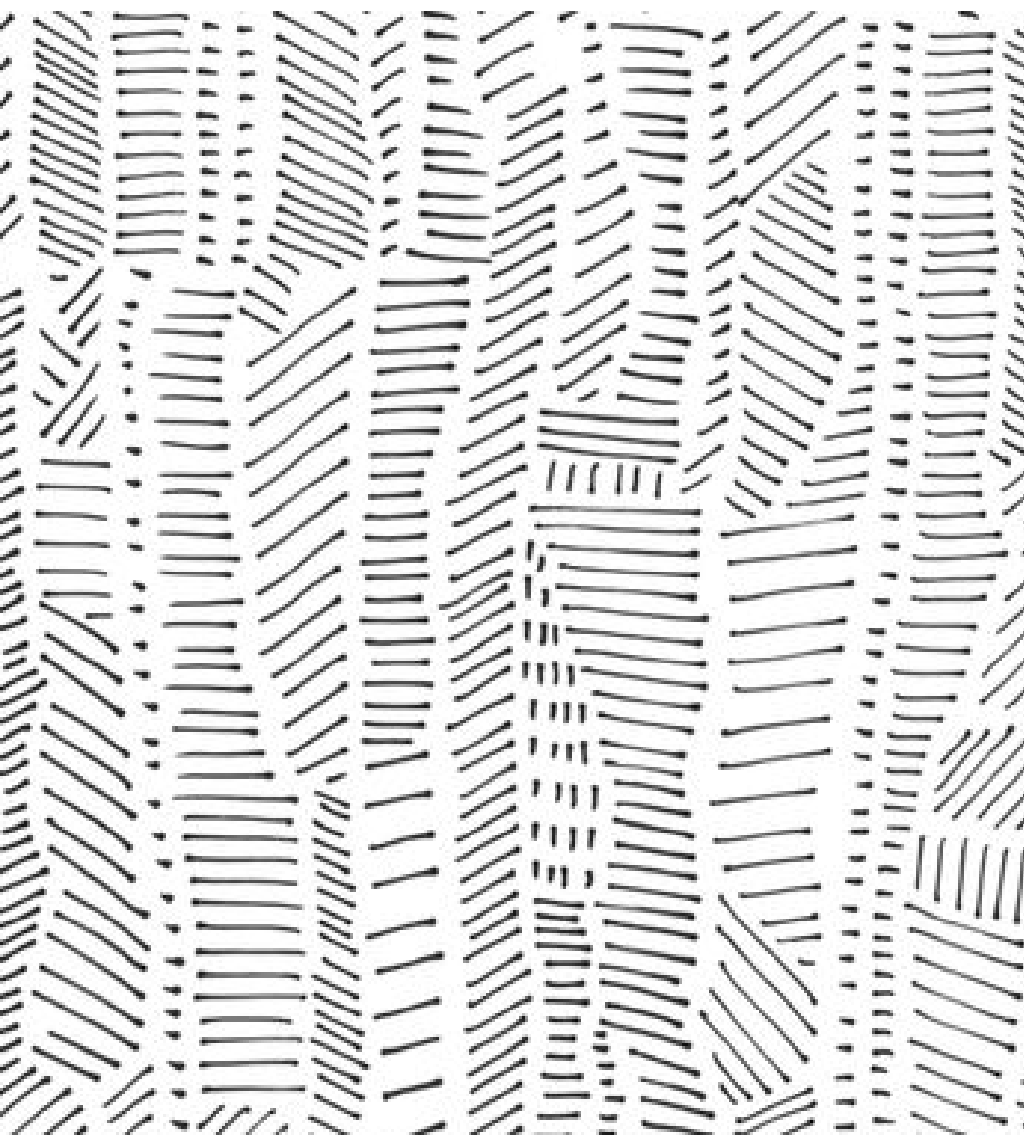


COLOR



PATTERN OVERLAY

BARK



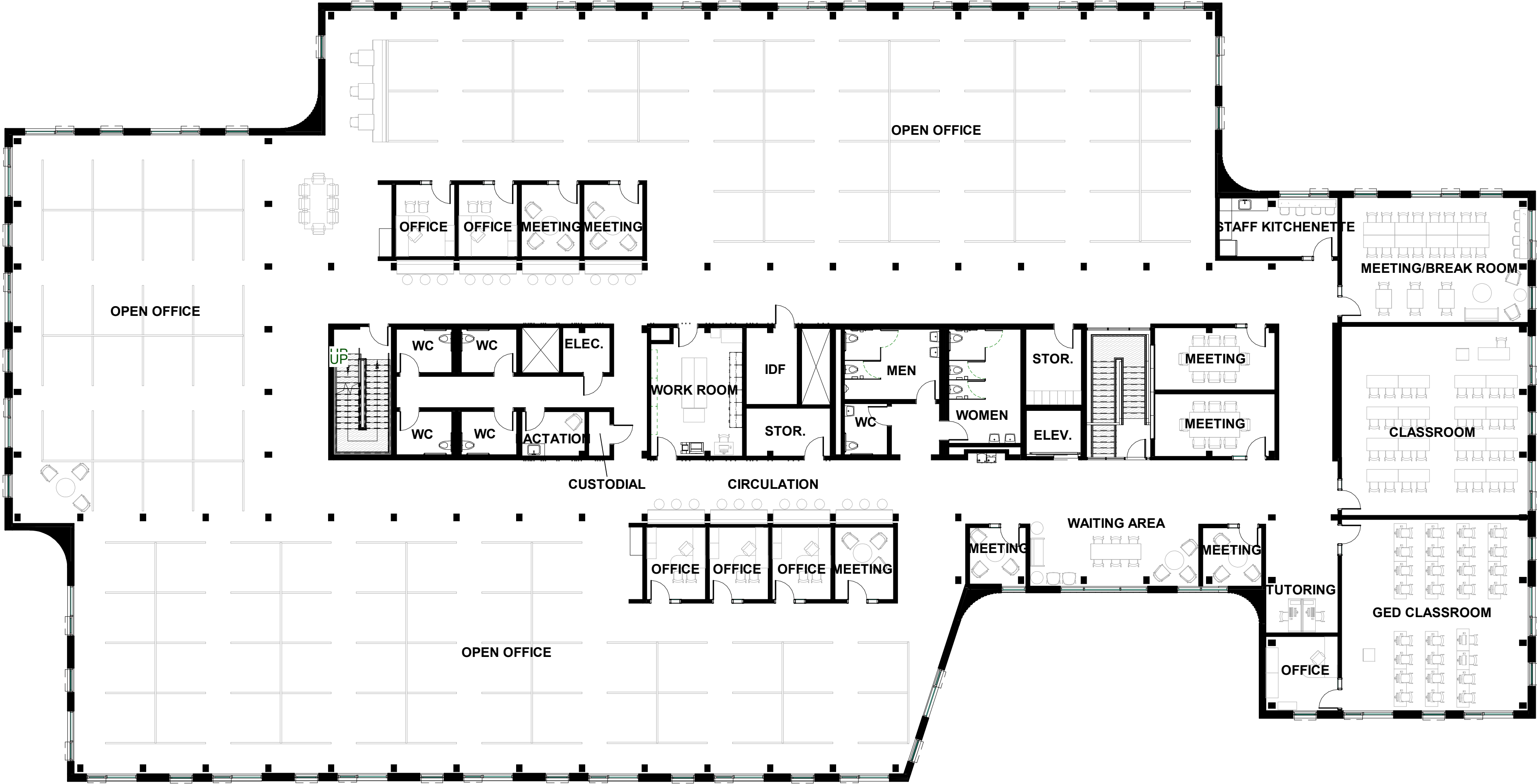


# FIRST FLOOR PLAN





SECOND FLOOR PLAN





00:10

Break



00:30

Project Updates  
Schedule  
Next Steps



# Constructability & Cost Updates

- Trade Partners update
  - Facade / Interior Framing Trade Partners based on 50%DD Set
  - Mass timber
- Functional Teams update
- Target Value Design
  - Values updated in Smartsheet to reflect Trade Partner pricing
  - Will be adjusted after DD estimate and reconciliation is complete
- Site Logistics next steps



### **Site Logistics / Site Development Meeting**

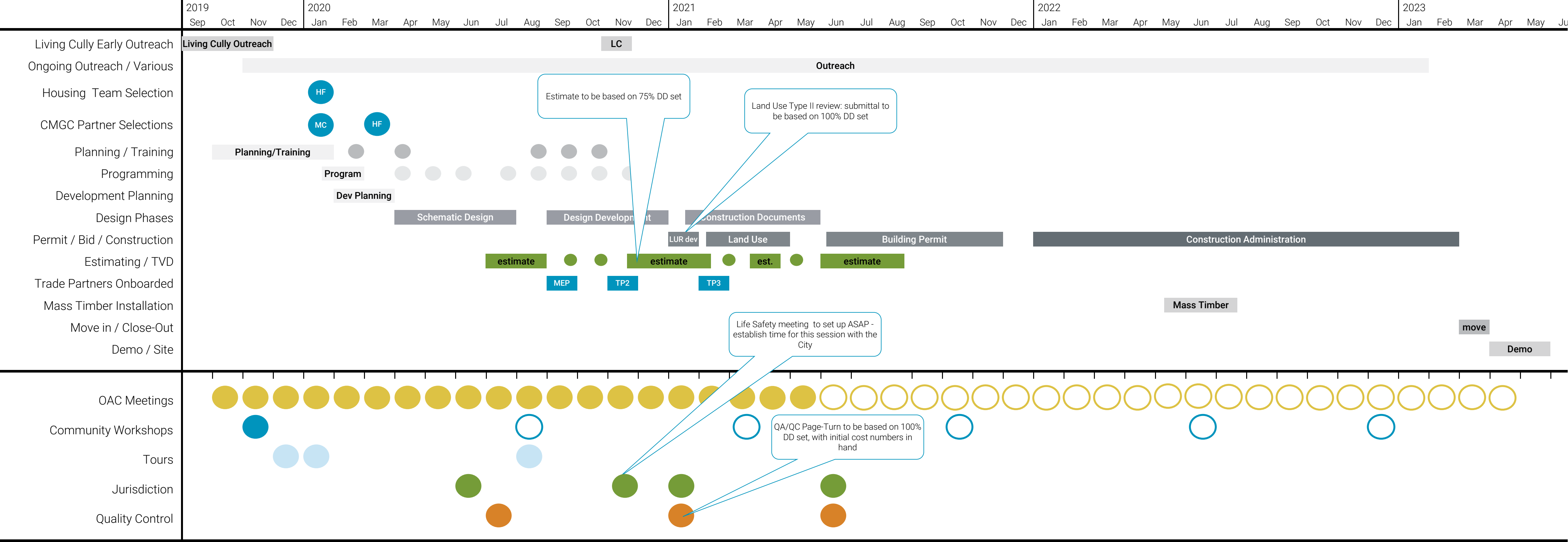
- O'Neill Walsh and Andersen met with PCC/HF/Bora & Hacker participation
- Further meetings required
- O'Neill Walsh to identify its preferred construction access approach
- Laydown and parking remain key issues



# SCHEDULE

## BORA

PCC Metro Center | Overall Project Schedule  
Tuesday, October 20, 2020





## SCHEDULE

### Living Cully Focus Groups

- Convened by Living Cully
- 1 session completed
- **5 sessions** to be held
- Zoom-hosted by Bora
- PCC, Bora team and Home Forward participation
- Spanish language translation available
- **Brief project presentations**
- Maximize time for questions & discussion



## SCHEDULE

# Design Development Estimating and QA/QC review process

- **75% DD set** issued November 25 - basis of cost estimate
- **Reconciled Cost Estimates** due January 17
- 100% DD set issued on January 15
- Page Turn review to be based on 100% DD set



# SCHEDULE

## Land Use Update

- New process at the City
- Home Forward and PCC are co-posting the site and co-hosting the **Neighborhood Contact** meeting
- Home Forward schedule is driving early work
- PCC Metro Center team has identified **5 possible Adjustments** including a **Loading Adjustment**
- **100% DD set** will be the basis of PCC's Land Use application



## NEXT STEPS

### **To be scheduled:**

- One Living Cully Focus Group
- DD Site Accessibility / Universal Design Meeting
- Mass Timber Workshop 3
- Site Logistics / Site Development with O'Neill Walsh and Andersen
- DD Cost Estimate Reconciliation Meeting
- DD Pathway to Budget Meeting
- 100% DD Page Turn Review session

THANK YOU



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**Date**  
11.09.2020

**By**  
Becca Cavell

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**Subject**  
OAC Meeting  
Design Development Meeting 8

**Project Name**  
PCC Opportunity Center

**Project Number**  
19016

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**Present**

Rebecca Ocken  
Dusty Hoerz  
Linda Degman  
Krista Philips  
John MacLean  
Gina Valencia  
Jody Giffin  
Pam Hester  
Cathy Brady  
Lien Luu

Jeff Slinger  
Sam Stadler  
Trudy Jacobs  
Bryan Lee  
Elizabeth Chen  
John Ludlam  
Amy Donohue  
Jeanie Lai  
Isaac Adams  
Sarah Oeftering

Emily Hayden  
Charlie Brucker  
Julie Livingston  
Caitlin Ranson

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**Distribution**  
Those invited / present

Bora File

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**Minutes**

**1. INTRODUCTIONS**

- A. Everyone introduced themselves to the auditors

**2. AUDIT**

- A. John: PCC will be scheduling a kick off meeting with the audit team in early December to talk about the sort of documentation that they will be looking for as the meeting starts
1. Becca to add Cathy and Lien to the OAC meeting invitations from now on [subsequently directed to not do this]

**3. AGENDA REVIEW**

- A. Jeanie reviewed the agenda

**4. SITE LIGHTING CONCEPT**

- A. General sight lighting
1. Canopy mounted lights
  2. Parking lot lighting – 20 feet high, full cut off, great light distribution. Will not cause light trespass.

3. Site lighting – human scaled at 12 feet high, with cut off for dark night sky.
4. Step lights at some locations
- B. Jeanie introduced a lighting concept to the group, where festoon or catenary lighting might be introduced into the courtyard, where lights are suspended from wires that are mounted to poles or buildings.
  1. Would need to be checked with the fire Marshall
  2. Could be attached to both buildings
  3. Charlie – very efficient because of its position; therefore, doesn't have to be so bright. Will feel better
  4. Charlie: the lights will establish an outdoor room, with the height uniform across the site; will be coordinated carefully to avoid light impacting HF residents. Perhaps 20' off the ground.
- C. Discussion

Julie: very supportive of catenary lighting. Entry to housing sits at the mid-block position – is it possible to have a really special / “punchy” light at the entry to signal this moment

  1. Pam likes idea of the catenary lighting – supportive of functionality and support of events
  2. Krista – PCC hasn't done this before and will require careful vetting. Fire Marshall issue to be resolved. Need to meet lighting levels in the standards. Consider seasonal use
    - a. Charlie – this is a different scale to the café/beer garden lighting which could be seasonal. This proposal is for larger fixtures that would be year-round. Maybe 6-8 fixtures total, in the courtyard area.
    - b. Charlie: LED fixtures offer a lot more flexibility and are much lower maintenance
    - c. Charlie – very common in Europe & Asia – adds a unique feature to the site
  3. Rebecca – likes the pedestrian friendly nature of the catenary lighting. Suggests reviewing with Mark Erikson. Krista: also share with Joe and Brad.
  4. Charlie will pull together an exhibit to illustrate.
  5. Construction sequencing will be a challenge – O'Neill Walsh should be reviewing this, with Andersen. The eastern side might be better pole mounted rather than building mounted.
  6. Dusty: where would the control lights be? Charlie: a switch within the Metro Center building. Isaac: could be in the front office.

## 5. EXTERIOR DESIGN UPDATE

- A. Jeanie reviewed prior materials for façade; Bora has undertaken further research of materials. Parklex has been reviewed. Bora would like the outer skin of the building to offer more contrast to the cut-outs. Differing surfaces that reflect light differently. Perhaps joint offsets in different rows to offer more play. The exterior would be a metal panel, while the cut-outs would be a Parklex wood-like material. The base will be CIP concrete.
  1. Interlocking metal panel material review
    - a. Bora is fine-tuning the panel width and the designed gap between the panels
    - b. Jeanie showed a color preference – a warm off-white
    - c. Bora is interested in a printed pattern overlay on SOME of the panels, to be installed randomly. Could allude to tree bark.
    - d. Bora is working to get samples for PCC to review, and is working with Andersen to track the cost of the material
  2. Krista – team should consider what might happen if PCC ever has to replace a panel – agrees that some variety in finishes along with a random pattern would help
  3. Rebecca: likes concept; would like to see product.
  4. Jeanie: Bora will study costs with Andersen via the 75% DD cost estimate
  5. Bryan asked about the lien that might be introduced by the antigraffiti coating



- a. Bora will ask the supplier for a half/half finish on the panel. Initial samples will be small but a larger panel will be ordered once Bora has more confidence

## 6. PLAN UPDATE

- A. Jeanie shared an updated first floor plan that reflects various recent meetings
  1. Integrated support space near north entry door
  2. Created a new closet next to the office
  3. Safety office is now across from the restrooms
  4. Vending is north of the elevator, adjacent to restrooms
  5. Career Center has been reconfigured and one study room has now been placed outside; the furniture has been reconfigured to reflect staff comments; can be explored in furniture selection process
  6. Could consider a connection between the Career Center and computer classroom
  7. Computer classroom has been reorganized so that you enter from the back of the room
  8. Wellness Center has two offices rather than one
  9. Drawings are beginning to reflect furniture requests such as storage cabinets, and podiums
  10. Ramp in partner space to address the six inch grade change between the two space
- B. Discussion
  1. Pam: vending solution is elegant. Likes proposed location of the safety office
  2. Pam: expect push back on second door from second office; could address via room use – students are only welcome into the double-doored room.
  3. Pam: no need to add door between computer lab and career center
  4. Consider shifting small study room to hallway access from computer lab
  5. Jody – furniture looks a little tight in places
  6. Jeanie: the hallway on both floors is wide enough for loose furniture; the 75% DD set will include a furniture plan

## 7. PROJECT UPDATES

- A. Constructability & Cost Updates
  1. Sam: packages are out on the street and questions
  2. Looking for numbers in some categories, and Trade partners in others
  3. Mass Timber trade partner recruitment will be based on either the 75 or 100% set – Andersen is talking to multiple vendors
  4. Functional teams are up and running with more planned as trade partners are added to the team
  5. Target value design is on-going
  6. Site logistics: it is in O'Neill Walsh's court to identify how they envision their construction efforts might impact the site, as part of an overall site logistics planning effort. Julie will follow up with OW.
- B. Andersen will be working with PCC to discuss the possibility of a new Superintendent for the project
- C. Schedule review
  1. Design Development Estimating
    - a. As discussed and agreed at the previous OAC meeting, the 75% DD set issued November 25 will be the basis of cost estimate
    - b. Reconciled Cost Estimates due January 17 or a few days later
    - c. 100% DD set issued on January 15 (Friday). Page Turn review to be based on 100% DD set. This was discussed and approved at the previous OAC meeting.

- d. Any significant cost related issues that arise between the 75% DD set and the 100% set will be tracked in the VA log. The design team will focus on elements that are not expected to change between the two deadline
2. QA/QC review process
  - a. Becca will work with Isaac to issue agendas for quality review meetings based on a meeting held with Megan Santii and Dusty
    - Krista directed Bora to work within PCC's current system. Becca will not issue agendas. Bora will wait for direction from PCC.
3. Living Cully Focus Groups
  - a. Gina reported that the process is going well; the first meeting was held last week and the remaining meetings will be completed by November 18.
4. A series of meetings are planned for coming weeks, with some dates TBD.
  - a. Land Use Neighborhood Contact meeting is on 11/17. Combined with Home Forward. Bora to prepare a diagram showing the proposed adjustments.
  - b. A trip to OSU to visit Peavy Hall and the Emerson Lab – would require a great deal of coordination and time as this is a day trip but would be very helpful for the team to make this trip.
5. DHS / Student Participant Group session
  - a. Rebecca reported that this session was held last Friday, with 7 participants starting and three staying for the duration. A very interesting discussion with a lot of focus from one person on the need for transitional housing to support folks with housing and food insecurity challenges.
  - b. Julie joined the session. She noted that there were some good discussions around the missing links in transition services. Julie recommends that HF and PCC meet to talk through where gaps in services might exist.
  - c. Metro Center clients should have no barrier to accessing housing at the HF project, nor should part-time PCC students. Metro Center is specifically exempt from the Federal IRS tax credit code restrictions.
6. Design Justice Drawings: Bryan noted that these drawings can be used to document all of the requests and discussions that arise in these focus group sessions. It is important to reflect this in our documents – to acknowledge the conversation and the request.

## ZOOM CHAT RECORD

13:23:57 From Julie Livingston : Charlie, Caitlin, what do you think about pulling the catenaries through to the south courtyard of the housing building?

13:27:02 From rebecca ocken : That is a cool idea

13:41:21 From Caitlin Ranson : I like it!

13:51:54 From John MacLean - PCC : I have to go to another meeting.

13:54:32 From Douglas (Dusty) Hoerz : Let's bring the Festoon Lighting information to the Electrical / IT Meeting on the 13th. I will confirm if there are other PCC personnel that are not currently invited. I will follow up with additional emails as needed.

13:58:43 From Charlie Brucker / PLACE : thank you!

13:59:04 From Pam Hester : BRB

## END OF MEETING NOTES