

BORA

Portland Community College

PMWTC Project

OAC Meeting

December 7 2020

# AGENDA

Agenda 00:05

Project Updates 00:50

Next Steps 00:05

# OAC MEETINGS

## Format for THIS MEETING moving forward:

- Issues to review at future OACs: DD cost estimate; final building and site design including Pods
- Interior finishes to be developed with a sub group with Jody and others - will report back to this group
- Use this timeslot to report the Functional Teams regular recap

# MEETING REPORTS & UPDATES

## Metro Staff Lunch & Learn

Friday December 4th

## Portland Bureau of Transportation Meeting

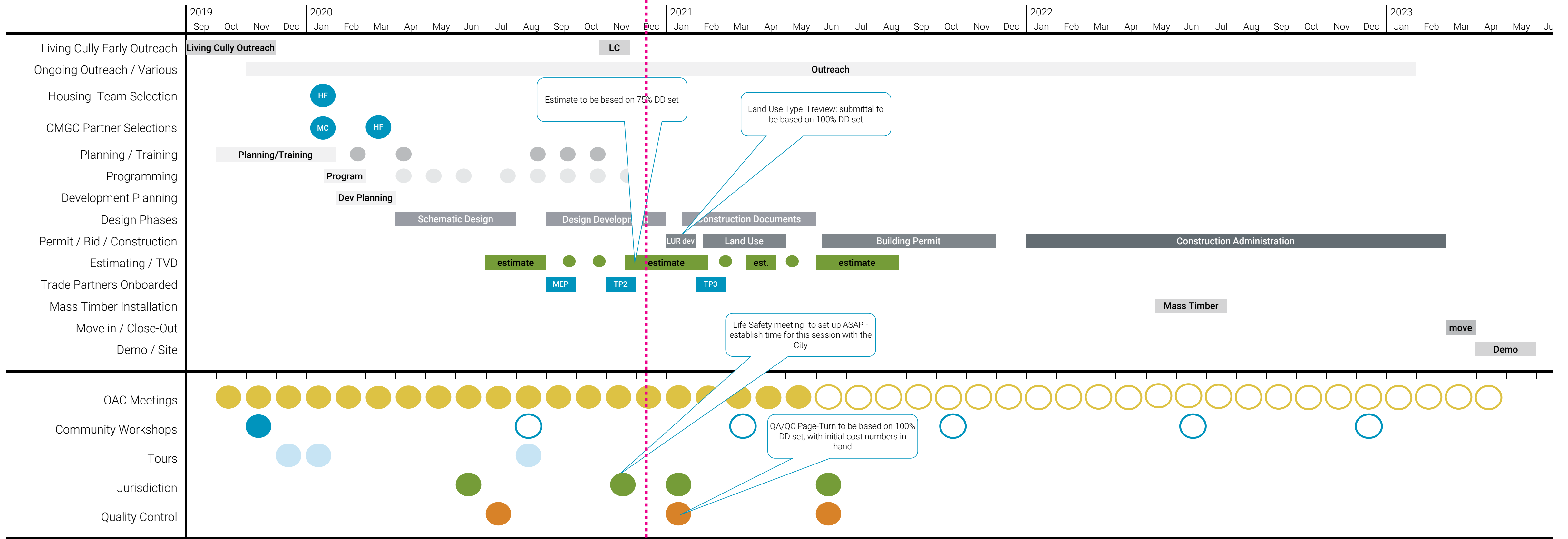
Monday December 7th

# SCHEDULE

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PCC Metro Center | Overall Project Schedule

Tuesday, October 20, 2020



## ESTIMATE AND QA/QC REVIEW

- 75% DD set issued November 25 - basis of cost estimate
- 100% DD set issued on January 15
- Cost tracking process - using Andersen's Risk Log
- DD Cost Estimate Reconciliation Meeting January 19
- DD Pathway to Budget meeting: TBD
- 100% DD Page Turn Review: TBD / PCC to establish review date

# PROJECT UPDATES

## Ongoing:

### Trade Partners update

Facade / Interior Framing Trade Partner interviews this Thursday [based on 50%DD Set]

Mass timber to be based on 100% DD set

Other?

### 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

## JURISDICTIONAL MEETINGS

75% DD set will be the basis of a Fire/Life Safety Meeting with the City

100% DD set will be the basis of PCC's Land Use application

100% CD set will be the Permit Set



# MEETINGS

## Upcoming Meetings

- 12/11 4- 6 PM Universal Access Focus Group / Living Cully

## Meetings to be scheduled:

- Trimet on bus stop locations - bus service may include high speed and/or articulated buses
- Mass Timber Site Visit to OSU - after current lockdown
- Mass Timber Workshop 3
- Site Logistics / Site Development with O'Neill Walsh and Andersen

THANK YOU

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**Date**  
12.07.2020

**By**  
Becca Cavell

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**Subject**  
OAC Meeting  
Design Development Meeting 10-

**Project Name**  
PCC Opportunity Center

**Project Number**  
19016

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**Present**

Rebecca Ocken	Sam Stadler	Sarah Oeftering
Dusty Hoerz	Trudy Jacobs	Charlie Brucker
Krista Philips	Bryan Lee	
Gina Valencia	Amy Donohue	
Jody Giffin	Jeanie Lai	
Pam Hester	Becca Cavell	
Jeff Slinger	Isaac Adams	

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**Distribution**  
Those invited / present

Bora File

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### Minutes

#### 1. INTRODUCTIONS

#### 2. PROJECT UPDATES

- A. Format for this meeting moving forward: as discussed at the last OAC, the OAC meeting content will shift away from design topics as the project moves from DD into CDs.
- B. Issues to review at future OACs: DD cost estimate; final building and site design including Pods
- C. Interior finishes will be developed with a subgroup with Jody and others - will report back to this group with its recommendations
- D. The 2-hour bi-weekly timeslot is precious – proposal is to retain this on folk's schedules, and to send out agenda ahead of time with topics and timings so that participants can plan their attendance. The timeslot will be used in part to host the Functional Teams regular recap / report-out.

#### 3. MEETING REPORTS AND UPDATES

- A. Metro Staff Lunch & Learn Friday December 4<sup>th</sup>
  1. Meeting was announced as the final meeting for this group, with future opportunities to engage in discussions to be on an as-needed basis to address issues such as FF&E, storage and AV

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2. Staff will have an opportunity to review proposed materials at an on-site session at a future date TBD.
  3. With construction starting a year from now, the group discussed perhaps touching base with staff on quarterly or similar intervals to keep them apprised of the design and the process.
  4. Trudi will be Andersen's on site / during construction representative; she and the superintendent could get to know PCC staff, who will also be on site while the new building is under construction. Start to build these relationships.
  5. Pam noted that Design & Construction is a career option that it would be good to have PCC's Career Specialists know more about. PCC offers an "Onramp to the Trades" course to help its clients explore options but it would be good to expand the discussion
  6. Amy D suggests some sort of program around mass timber
- B. Portland Bureau of Transportation Meeting Monday December 7<sup>th</sup>
1. Becca reported that this morning's meeting went quite well; there are some possible additions to the project including footings for future traffic signal changes.
  2. Trudi is concerned about timing of demolition permit, and City's desire to retain trees on 42<sup>nd</sup> Avenue. The tension between Trimet and Urban Forestry is significant – it will take a while to work through the competing bus stop and tree requirements
- 4. SCHEDULE**
- A. Becca reviewed a graphic schedule, noting that the end of DD is approaching. Bora is keen to schedule a Life Safety meeting with the City of Portland, mostly to discuss the need, or not, for fire apparatus access on the Plaza.
- 5. ESTIMATE AND QC PROCESS**
- A. 75% DD set issued November 25
1. Basis of cost estimate
  2. Estimates from Andersen and DCW due back 1/15/2020
  3. DD Cost Estimate Reconciliation Meeting January 19
  4. DD Pathway to Budget meeting: TBD
- B. 100% DD set will be issued on January 15
- C. Important to track significant changes between 75% and 100% CDS; the design team will work with Andersen's VA Log
1. Sam noted that the team continues to work to mitigate construction costs at every meeting, and the first two weeks of 2021 will be a key opportunity to proactively identify VE ideas and to begin to price opportunities for savings ahead of the estimate due-date.
- D. 100% DD Page Turn Review: TBD / PCC to establish review date
- 6. PROJECT UPDATES**
- A. Ongoing:
1. Trade Partners update
  2. Facade / Interior Framing Trade Partner interviews this Thursday [based on 50%DD Set]
  3. Mass timber to be based on the 75% DD set that has just been issued – Sam and Dusty to meet immediately following this OAC to discuss the details of this solicitation
  4. Other?
- B. Functional Teams update
1. Meetings are ongoing. Isaac and time will ID new timeslot for Interior Framing and Exterior FTs.
- 7. TARGET VALUE DESIGN**
- A. Values updated in Smartsheet to reflect Trade Partner pricing
- B. Will be adjusted after DD estimate and reconciliation is complete
- 8. JURISDICTIONAL MEETINGS**
- A. 75% DD set will be the basis of a Fire/Life Safety Meeting with the City
- B. 100% DD set will be the basis of PCC's Land Use application

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C. 100% CD set will be the Permit Set

## 9. MEETINGS

### A. Upcoming Meetings

1. 12/11 4- 6 PM Universal Access Focus Group / Living Cully – this meeting will be a general overview of the building and site, not a technical performance review
2. A PCC-led Accessibility meeting also needs to be scheduled with its new consultant, Endelman – this will look at dimensional issues, etc

### B. Meetings to be scheduled:

1. Trimet on bus stop locations - bus service may include high speed and/or articulated buses
2. Mass Timber Site Visit to OSU - after current lockdown
3. Mass Timber Workshop 3
4. Site Logistics / Site Development with O'Neill Walsh and Andersen
  - a. Trudi is concerned about this, and the timing/documentation of the demo permit
  - b. Jeff doesn't want a permit for Metro to sit open for two years while the HF project is built
  - c. Trudi: Walsh is asking for 25' from the east face of the HF project for site access – this would impinge on the Fire Apparatus access width if that is needed for Metro – urgent for this topic to be resolved at the City. Per Charlie, the housing project WILL need the fire apparatus access, while Metro's need remains unresolved.

## 10. OTHER

- A. Charlie noted that the Home Forward project is going through some VE review and one item on its list is to move its trash management from the current location to the NW, which is not possible with the current configuration of the parking lot. There is inadequate turning radii for haulers to service this location.
- B. The 12/21 OAC has been cancelled; the next meeting is in early 2021. Wishing everyone a happy and safe holiday.

## ZOOM CHAT RECORD

- A. No Chat Recorded

## END OF MEETING NOTES