

BORA

Portland Community College

Opportunity Center

OAC Meeting
February 1 2020

AGENDA

Agenda	00:05
Page Turn	00:20
DD Cost Estimate Overview	00:40
Other Updates	00:20
Next Steps	00:05

PAGE TURN

01/19 BB Session open for P&CC / PCC / FMS and Other Departments

01/28 Virtual Page turn with PCC Stakeholders and Design Team

9:00 - 9:50 am: Project Overview, Design Justice

10:00 - 10:50 am: Site / Civil, Landscape

11:00am - 12:15pm: Custodial, MEP, & Sustainability

12:15 - 1:00pm: Break

1:00 - 1:50pm: Fire/Life Safety & Security

2:00 - 2:50 pm: IT / AV

3:00 - 3:50pm: Interiors & Accessibility

02/01 PCC comment ends at 5pm

02/08 Close the BB Session.

Bora Team to incorporate Page Turn comments with cost implication into VA Log

COST ESTIMATE REPORT

Total Andersen DD Cost Estimate	\$ 28,386,057	(Markups \$6,581,570)
DCW DD Cost Estimate	\$ 28,075,634	(Markups \$6,581,570)
Delta	\$ 310,423 / 1.09%	

Total Cost

Andersen Reconciled Estimate	\$ 28,386,057
PCC Construction Budget	\$ 25,600,000

Direct Cost

Andersen Reconciled Estimate	\$ 21,804,488
Direct PCC Target Budget	\$ 19,640,000
	<i>(\$ 2,164,488) Need To VA</i>

COST ESTIMATE REPORT

Key Areas of fluctuations from SD Estimate

Sitework

Structure

Roofing

Interiors

Electrical

Front desk Receptions- Review security for PCC and DHS workstations.

COST ALIGNMENT PROCESS

Current Contingencies:

3% Design and Estimating Contingency

3% Construction Contingency

2.5% Escalation

Risk Log In Development

DD Value Add Log in Progress

Search... Upgrade

ANDERSEN CONSTRUCTION

You have limited access to Smartsheet. Upgrade to use premium features

File Automation Forms ☆ PCC Budget - VA Log - 75%DD to 100%DD ↻

Grid View Filter Arial 10 B I U S A

Row ID	Closed	Inc...	FINAL DECISION / DESIGN DIRECTION	Change from 75% DD to 100% DD?	Respo... Party?	Item Description / VE Progress Discussion	Team Comments	PCC Comments	Last Respon... Moment	GREEN/YELLOW/...	DIRECT COST	Recommended Path to Budget
23	<input type="checkbox"/>	<input type="checkbox"/>										
24	<input type="checkbox"/>	<input type="checkbox"/>	Determine if resilient mat is required at roof deck for acoustics due to Mechanical units	<input type="checkbox"/>		Check with Todd / Acoustics. Confirmed not needed.				YELLOW	\$0	\$0
25	<input type="checkbox"/>	<input type="checkbox"/>	Delete requirement for FSC wood [can't be taken with 810]	<input type="checkbox"/>		Consider LEED implications				YELLOW	\$0	\$0
26	<input type="checkbox"/>	<input type="checkbox"/>	[consider with line item 764] - look at stem walls and bench support; find efficient structural solution for stem walls	<input type="checkbox"/>						GREEN	\$0	\$0
27	<input type="checkbox"/>	<input type="checkbox"/>	<i>Old / Rejected Items</i>	<input type="checkbox"/>							\$0	\$0
28	<input type="checkbox"/>	<input type="checkbox"/>	From SD VA Log: 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"/>		From SD VA Log: PCC Design Standards - Div 6 A1A - want FSC priced for analysis with a goal of achieving 50%		Krista: OK to look at this; wants to check LEED performance		YELLOW	-\$130,000	\$0
29	<input type="checkbox"/>	<input type="checkbox"/>	From SD VA Log: Hemlock ILO Douglas Fir lumber for CLT	<input type="checkbox"/>		From SD VA Log: What layer of the panel is this being used for? How does this effect the structural performance of the panel? This is proprietary to Kalesnikoff, not something that every vendor provides, so is limited as a savings opportunity in a public bidding environment	Cary: designed with Doug Fir as the basis for structural performance; is a complete redesign [offset savings with extra design fees]; Canadian materials / LEED points question	Hemlock / Doug Fir color difference to be considered as glulams would still be DF		YELLOW	\$0	\$0
30	-	-	FT 02 - FACADE & ROOFING TARGET (Estimate publish date): \$(Enter Value)	<input type="checkbox"/>							-\$716,198	\$0
31	<input type="checkbox"/>	<input type="checkbox"/>	<i>Accepted Items to Incorporate Into Design</i>	<input type="checkbox"/>							\$0	\$0
32												
33	<input type="checkbox"/>	<input type="checkbox"/>	<i>Outstanding / New Items for Review</i>	<input type="checkbox"/>							\$0	\$0
34	<input type="checkbox"/>	<input type="checkbox"/>	Utilize Excel Engineering to design exterior prefab LGS panels along with shop drawings. Possibly cheaper then EOR? \$21,000 carried for shop drawings and engineering currently in estimate -GH	<input type="checkbox"/>		Bora to review				YELLOW	\$0	\$0
35	<input type="checkbox"/>	<input type="checkbox"/>	clarify necessary framing materials for exterior walls. Move to 24" spacing? -Pricing TBD -GH	<input type="checkbox"/>		Skyline engineering is based on 16"OC, but this needs to be vetted out. Harver to re-				YELLOW	-\$8,000	\$0

VA PROCESS AND TIMELINE

01/29 Functional Teams meetings to populate with VA ideas

First week of February

02/01 Monday Project OAC Meeting: DD Estimates Overview

02/03 Design/Functional Team to complete building VA Log / pricing

02/04 Bora/Andersen review and establish path to budget recommendations to bring to PCC

02/05 Review initial path to budget recommendations with PCC (Dusty and others)

Decision questions/reviews areas for PCC to consider

Second week of February - Week of 02/08 For any PCC internal review needed

Friday 2/12 PCC provides needed decisions or direction to design team

2/15 Monday Project OAC Meeting: Final presentation of recommended path

OTHER

02/02 Fire, Life/Safety Meeting
Project Newspaper to go out in February

In Progress:

Waste Management - Meet with Recology

Arborist Report

Trade Partner Package 3 Mass Timber supply and erection; concrete; elevator

Trimet on bus stop locations - bus service may include high speed and/or articulated buses

Community Solar

Site Logistics / Site Development with O'Neill Walsh and Andersen

Partner Space

Signage consultant

Tracking TBD:

Mass Timber Site Visit to OSU / Mass Timber Workshop 3

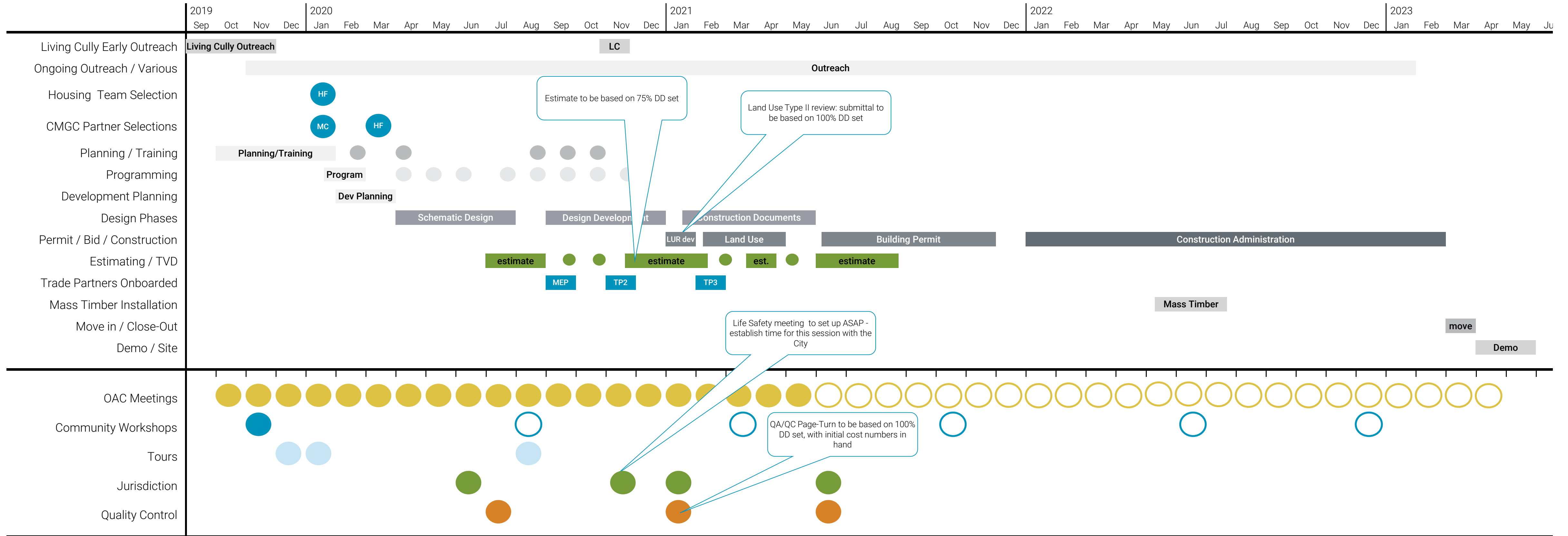
Review physical material samples for Metro Staff During CDs

Project Schedule

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PCC Metro Center | Overall Project Schedule

Tuesday, October 20, 2020



THANK YOU

Date

02/01/2021

By

Emily Hayden

Subject

PCC Metro Center OAC Meeting

Present

Linda Degman | PCC
Krista Phillips | PCC
Rebecca Ocken | PCC
Dusty Hoerz | PCC
Pam Hester | PCC
Amy James Neel | PCC
Debra Jarcho | PCC
Gary Sutton | PCC

Jeff Slinger | Andersen
Sam Stadler | Andersen
Trudy Jacobs | Andersen
Julie Livingston | Home Forward
Charlie Brucker | PLACE
Bryan Lee | Colloqate
Jeanie Lai | BORA
Amy Maras | BORA

Sarah Oeftering | BORA
Josh Brandt | BORA
Emily Hayden | BORA

Distribution

Those invited / present

Bora File

Minutes**1. REVIEW OF RECENT DISCUSSIONS**

- A. Page turn session went well, although we needed more time in certain sections, in particular the AV/IT.
 - I. Bora will work with Dusty to set up follow up after a thorough review of the comments in the page turn drawing session, if needed.
- B. Cost estimate review
 - I. DCW and Andersen have reconciled their estimates.
 - II. The final delta was 1%, well within the range of acceptable variance.
- C. VA Process
 - I. Process will be similar to the VA process at the end of Schematic Design.
 - II. VA discussions are already underway, considering savings in all areas of the project - need to find \$2.16 million
 - 1. Functional teams / trade partners are all contributing and generating ideas
- D. Key areas of fluctuation from SD estimate – sitework, structure, roofing, interiors and electrical
 - I. Sitework/structure - some increases in cost resulted from new information about the site grading
 - II. Demolition of the existing buildings was added to Sitework
 - III. Roofing – increased cost to meet PCC roofing standards
 - IV. Interiors- – minimal but expected increase as result of design evolution

V. Electrical - Working with the trade partners on defining a path forward for that scope.

2. PROPOSED TIMELINE FOR UPCOMING VALUE ADD DISCUSSIONS

- A. Feb 03 – Completion of VA Log by Bora/Andersen
- B. Feb 04 – Andersen/BORA to review path to budget recommendations to bring to PCC
- C. Feb 05 – Review initial recommendations with PCC
- D. Week of Feb 08 – PCC internal review and decision making
- E. Feb 12 – PCC provides direction to design team
- F. Feb 15 – Proposed to present recommended path to budget at next OAC.
- G. PCC is not sure that this schedule would allow enough time for internal review and decisions.
 - I. PCC key stakeholders for VA process are Krista, Dusty, and Gary.
 - II. Team has set up a series of meetings in the next two weeks to account for multiple touch points with PCC. Sam to send out invites for meetings
 - III. We will review schedule for decisions at each of the meetings and adjust schedule as needed.
 - IV. Work with Dusty to schedule review for functional items – i.e., Front office area.
- H. Linda confirms that there's no more money for construction, and getting to budget is essential,
- I. Current contingencies are 3% for design and estimating, 3% construction contingency, and 2.5% escalation.
 - I. Andersen stresses the importance of taking the time to review correctly and thoroughly – right now the focus is on aligning the scope.
 - II. Risk log is in development and will help the team stay on top of project risk.
- J. PCC would like to review the General conditions/ requirements costs in detail.
 - I. Andersen is working on details to provide to PCC.

3. OTHER UPDATES

- A. PCC newspaper to go out late February – Gina to send out draft for comments
- B. Community solar – waiting for information from Verde
- C. Arborist report – Dusty to set up meeting with Charlie + arborist to get an updated report
- D. Bora working with Dusty for signage scope
- E. Trade package 3 is out for a rebid with more defined scope
- F. No update yet on partner space in PCC building
- G. Design team will need direction for play area and community garden space
 - I. PCC will meet internally to discuss direction.
- H. NAYA still in discussion with Home Forward about partnership and requirements for accommodating Head Start program
 - I. Play area is determined by square footage per child, roughly need 1500sf. North end of the outdoor courtyard space could meet this area.
 - II. Difficult to locate play area in a spot where it would require passage through secured doors in Home Forward buildings. Housing courtyards were considered and does not work well.
 - III. PLACE and HF will work through with NAYA to review with PCC.
- I. Mass timber site visit to OSU – date still TBD, will discuss after VA
- J. Physical material sample review for Metro staff – sometime during CDs, Bora to figure out an outdoor, drive through or socially distanced plan to make it happen safely
- K. Need to talk to Recology about parking lot / dumpster access
 - I. Bora is in process to coordinate meeting with Dusty.

4. ACTION ITEMS

- A. Path to budget
 - I. Andersen/Bora to review VA log and propose path to budget
 - II. Review VA path and schedule for decision making with PCC
 - III. Sam Stadler to send invites for meetings with Bora/PCC next week
- B. Dusty to reach out to Verde on Community solar and arborist.

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- C. Bora to reach out to Recology.
- D. Gina to send out newspaper draft for comments.
- E. Bora to work with Dusty on signage consultant.

End of Notes