



June 2014 Board Report

Bond website: [www.pcc.edu/bond](http://www.pcc.edu/bond)

### **Bond Program Update:**

As summer term begins there are a few projects completing with move-in taking place in early summer and multiple projects beginning, some of which will be completed this summer and others that will take much longer. As well the work continues on podium upgrades in classrooms across the College.

In May the Rock Creek Building 5 land use approval was received with conditions that we feel are not in the best interest of the campus or College. The College filed an appeal on May 21 and the County responded quickly with a hearing date set for July. This would delay our project by at least a month, if not more, so we followed up with a request for a hearing in June, which was granted. The hearing date is now June 19. While we are waiting for the hearing date a request was also submitted to Washington County to meet with staff to talk through the concerns PCC has with the conditions of approval in hopes that we can resolve the concerns amicably before the hearing date. The County agreed to a meeting and it is set for June 12.

Staff had been participating in the Washington County Springville Road community involvement committee. However, there has not been a meeting or public activity on this since January 2014. We received notice in May that there is an open house/public meeting on June 11 for the County to share the design to date and collect feedback. This public meeting has come as a surprise to PCC staff since the CIC meetings have stopped and no updated information has been shared with the committee members. Staff will attend the open house and gather information. The County only has money in their budget to complete the 50% engineering documents. Currently they are at about 30% with their drawings, which show a 5-lane road from 185<sup>th</sup> to 173<sup>rd</sup>.

Staff is participating in several jurisdictional/infrastructure conversations with various agencies on multiple subjects as well as the conversations with Washington County. There are several transportation conversations going around the city of Portland with Metro, Trimet, and multiple cities. We have also been meeting with a group of other institutions and the City of Portland to discuss future land use rules and what is best for large institutions, such as other colleges/universities and health care organizations. All of us are generally seen as conditional uses per the current land use regulations and yet we bring many jobs and economic development to the area. It is great to be at the table having these conversations and are thankful the City is asking for our thoughts.

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#### **District Wide Projects:**

Sylvania: Setup of computers, phones, and digital monitors was completed for the Orientation Center and Media Control Center moves at the Sylvania Campus. Podiums and computers have been ordered for the remodel work occurring on the 3<sup>rd</sup> floor of the ST building, as well as SS 202.

A plan was developed with HSW to upgrade the fiber to the ST building during the summer break. We will also move the data cable off the old racks in the ST BDF, eliminate the telecom room on the 1<sup>st</sup> floor, and upgrade the 1<sup>st</sup> floor cable to Category 6.

In the Media Control Center, the AV integrator is providing staff training on the new media development system. The training should be complete at the end of June.

Southeast: As part of the 1911 building renovation project UPS' have been installed in both telecom rooms, phone lines provided for the elevator and fire alarms, and wireless access points installed. Podiums have been ordered for the 2 classrooms in the building. Cable counts, installation, and location have been reviewed for the upcoming moves in Mt. Tabor Hall, which includes Public Safety, ASPCC, and Links.

O'Neill/Walsh provided a bid for the VoIP/telecom room work in Mt. Tabor and Mt. Scott, which is currently under review.

Cascade: The UPS was delivered and installed in the academic building BDF. A network switch was installed and patched, and the building systems are being commissioned on the network. We have approved the generator plan for the campus.

Rock Creek: We reviewed the strategy for moving the telecom room in Building 2, which only had access through a classroom, to the 2<sup>nd</sup> floor. Fortis Construction will be building out the new telecom room and then move the cables upstairs. The plan includes using one-third new cables and the remaining are to be re-used.

We provided cutsheets, and set up phones and computers for the PACTEC and TRiO moves to Willow Creek, and the Community Ed and Student Employment moves to Building 2. Currently, we are strategizing with Fortis regarding eliminating the current Building 5 BDF and building a new BDF as part of the remodel work.

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#### **Campus Updates:**

##### Rock Creek:

Rock Creek is poised for another busy summer of construction activity. With a major building addition and a remodel project set to begin at Building 5 and Building 2 respectively, and changes to commuter traffic routing at the campus all beginning in June, the campus will be in a state of rapid improvement. These developments come on the heels of the conclusion of a LEED Silver Building 7 addition and comprehensive remodel of Building 1, both completed within the last six months. Given all this activity, 2014 is shaping up to be a big year for the Rock Creek Campus community.

Work at Building 1 was completed at the end of April. Faison Construction (MWESB general contractor) led this job as their first major campus project for the Bond initiative. The \$1.5M remodel was complete in just over six months. The construction team also sustained no injuries, maintaining a zero injury status for all Bond work on campus to date. The month of May and into early June was spent fitting up the building for its new inhabitants, FMS and Public Safety. The Building 1 location will allow Public Safety officers increased communication from their new dispatch center. FMS will also benefit from increased warehouse access for deliveries and storage at Building 1.

This summer's remodel of Building 2 includes a new home for the Business, Applied Technology, & College Prep (BATCP) Division, remodel and acoustical attenuation of five heavily used classrooms, and the relocation and expansion of a building IDF room. All of this work will take place over a two-month construction schedule from late June to late August. Faison Construction will be once again leading this project following the successful turnover of Building 1. The new division office will house over 100 full- and part-time staff members. This change will allow for connectivity between the south side of Building 2 and the north side of Building 5 for the first time in several years. Fall term will bring the completion of all Building 2 remodel work, which began in 2012.

The Building 5 addition will begin with the demolition of all current classrooms, offices, and district service areas to the south and west (east ?) of the gymnasium. The construction schedule from commencement of demolition to building occupancy is expected to take 18 months. Based on this projected schedule, the new building addition will be ready to hold classes for Winter term 2016.

In order to make way for building demolition, the Bond and Rock Creek Campus leadership have worked tirelessly to find new homes for several displaced departments and classes. This has been particularly challenging, given that the campus is also embarking on the Building 2 remodel at the same time, resulting in additional students,

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instructors, and staff in need of homes. This level of intense collaboration and flexibility between campus leadership as well as relocated staff members has been a mammoth challenge, but one that the collective group has responded to successfully. In the one month period between May 6 and June 6, Rock Creek Campus will have relocated over 50 full-time employees in addition to 11 shuffled classrooms.

## Rock Creek Campus Conceptual Look Ahead

2014				2015	
May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.
Building 5 Renovations					
Construction Documents	Construction				
Building 2					
Construction Docs.	Construction				

## Southeast Campus:

The new Student Commons building is now complete and into the warranty period. In the new Library, punch list item corrections are ongoing, as are owner-requested additions and changes. These changes are expected to be complete by the end of June.

The Administration Building (GAS 1911) is nearing completion with FF&E beginning in early June. Move-in and occupancy is scheduled for late June and will include campus administration, Community Education, the campus Human Resources representative, and flex space. Final landscaping will be completed by mid-July.

The U-Haul site improvements project is in for plan review and permitting at the City. A building permit should be issued by mid-June with bidding to follow.

## Southeast Campus Conceptual Look Ahead

2014				2015	
May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.
German American Society - 1911 Building					
Const.					
Mt. Tabor Remodel					
Construction					
U-Haul					
	Construction				

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## Cascade Campus:

Interior work is the focus for the new academic building, recommended to be named Cascade Hall. The carpet is in, and the concrete floors are being polished. Ceiling tile and lighting are almost complete. Door hardware, stair railings, and window coverings are soon to come. Commissioning has begun with weekly meetings and start-up and testing sessions.

Mechanical and electrical work continues in the student center, recommended to be named the Student Union. The large, walk-in coolers are installed in the kitchen as are the vents. The elevator is installed and painting is on-going on the upper two floors.

Site work continues in the service area behind the Student Union and the plaza space. The steel framed planter areas are installed along with the stage or platform space for future programmed use by the campus.

Phase II work continues with additional program meetings to confirm scope for the Library and SSB remodels.

Art Cortez Construction is now preparing to start remodel work in the east wing of TEB. Starting June 16th the Trades and Professions Program will start the move to the new Swan Island Trades Center. This includes heavy equipment associated with Facilities Maintenance classes; it will take a total of two weeks to move the program in its entirety. By July 1st the construction team will start on the ten classrooms scheduled for remodel to general purpose classrooms. The new rooms will be ready in time for Fall Term.

**Cascade Campus Conceptual Look Ahead**

2014				2015	
May/June	Jul./Aug	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.
New Academic Building					
Construction	Substantial Comp.	Fall Term Open			
Student Center					
Construction			Substantial Comp.		
Parking Garage					
Open for contractor use		Fall Term Open			
TEB Renovation					
Construction Docs.	Construction				



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## Sylvania Campus:

Construction is complete for the first phase of the CC remodel. The new area opened to the public at the end of April 2014. The area that was vacated by Financial Aid, Business Office, and Registration is being lightly remodeled into swing space for the CT and SS faculty and staff members, who will move into the space in July 2014. The swing space will be occupied for approximately 16-18 months, while the contractor remodels their respective areas in both the CT and SS buildings.

The remodel of the new Math Department on the 2<sup>nd</sup> floor of the ST building is complete. The Math Department moved into the new area, from the first floor of the ST building, at the beginning of June. The area the Math Department vacated will be converted into three classrooms; with work starting this summer and complete by fall term 2014.

Work will occur over the summer in the CT building. This includes: seismic upgrades and the remodel of several classrooms and staff/faculty space. Construction on the 1<sup>st</sup> floor of the CT building will wrap up this summer, with remaining work on the 2<sup>nd</sup> floor continuing through November 2014.

### Sylvania Campus Conceptual Look Ahead

2014				2015	
May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.
CC Building <i>Construction</i>					
CT Building <i>DD Construction</i>					
ST Building <i>Construction</i>					

## Swan Island:

The Swan Island Trades Center is nearly complete. Final inspections and punchlist generation walks are underway. Substantial completion occurred the second week of June, ahead of schedule. Installation of furniture, fixtures, & equipment (FF&E) began in mid-June, along with the move of equipment and furnishings from Cascade Campus. An opening event with the Swan Island Business Association (SIBA) is underway and will take place in September 2014.

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### Swan Island Conceptual Look Ahead

2014				2015	
May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.	Jan./Feb.	Mar./Apr.
Trades and Industry Workforce Training Center					
Construction					

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### Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	57,956,897	37,506,808	64.7%
Rock Creek	64,126,331	21,149,465	33.0%
Southeast	49,213,756	45,709,812	92.9%
Sylvania	64,597,685	33,395,201	51.7%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,326,862	100.1%
Swan Island Trades Center	8,534,448	6,557,587	76.8%
Willow Creek	37,200,000	35,685,084	95.9%
Multi-site Initiatives	146,587,592	60,884,489	41.5%
<b>Total</b>	<b>\$ 454,702,257</b>	<b>\$ 267,298,654</b>	<b>58.8%</b>

updated 06/02/14

### 2008 Bond Program Campus Spending Vs. Budget Through 05.31.14

