

February 2013 Board Report

Bond website: www.pcc.edu/bond

Bond Program Update:

As we were preparing for the start of Winter term a lot of time was spent on planning for parking impacts at both Cascade and SEC. The collaboration between multiple college departments proved to be of great benefit as the potential parking impacts at both campuses were not as difficult as they could have been. There were some adjustments that had to be made, further signage added, and continual monitoring has helped to mitigate student concerns about parking. At Cascade the community has shared that the parking this term has been better than in the past. We will all work together to continue to strive for improvement.

This term all campuses are feeling the excitement and impact of construction. Students, staff, faculty, and the community seem to be excited to see things happening. We are putting more businesses and people to work and that is good for our economy. The bond office is working on putting together information to share with the Board on economic impact the bond dollars are having on our community.

Willow Creek retail build out continues and the college's portion will be complete at the end of February. Once our contractor is finished then the retail tenant will complete his work, which includes finishes and equipment installation.

As part of the two new buildings at SEC we have some retail space that will be available to bring activation to both 82nd Avenue and Division. Our retail consultant has had conversations with potential tenants before the construction began and we have provided guidance and asked them to now pick up those conversations as construction is underway.

Conversations continue with our wayfinding and signage consultant about ways that we can make it easier for students and citizens to navigate on our campuses. One conceptual approach that we're learning about in this work is "environmental graphics. An example of environmental graphics would be adding colorful vinyl images on glass as department identifiers; these are easily changeable if departments change or move and not very expensive. This might prove to be a useful adjunct to our current signage standards, which would be retained.

District Wide Projects:

Work continues at all the campuses on the TSS Bond projects. These projects are currently centered around power back up systems for the telecom rooms and the district data center upgrade.

At Rock Creek, in late December, Fortis and FMS successfully tested the fire/life/safety side of the new generators. The new generators now replace the old backup battery inverters that were coming to the end of their useful life.

Uninterruptible power supplies (UPS's) have been ordered for the remaining telecom rooms for all buildings on the Rock Creek Campus. TSS will move equipment and cabling in some of the telecom rooms to provide room for the new UPS'. Fortis plans to complete UPS installation and testing of the new generators by the end of March.

At Sylvania, we received the permit for the Data Center work. Construction is almost completed for the Data Center control room and office and the operators will be moving back into their area. Construction will soon begin on the new UPS room. We are working with the design teams and the contractor to identify the appropriate fire suppression products for the Data Center. The additional cooling for the Data Center supplies greater airflow requiring more sensitive particulate monitoring. HSW has installed the generator pads, conduit, and electrical needs for the new generators. We are beginning a series of planned electrical outages at the campus to install the two new generators in February.

At Southeast Center, the entry point for telecom services to the campus needs to be moved to accommodate the learning commons (Library) location. We met with the contractors and utility vendors to plan and coordinate the move for the data and telephone services to the campus. Walsh is installing new conduit and cable to support the new routing, which will be completed in February.

At Cascade Campus, we reviewed the construction documents for the two new buildings with THA. Wireless access point locations were identified by TSS using the vendor's modeling software. Suggestions were presented to the design teams regarding cabling pathways and data outlet needs in both new buildings.

Campus Updates:

Rock Creek:

Building 2 interior renovations continue for Auto Collision Repair Technology. The paint booth and mixing room installation has made good progress and is scheduled for completion during winter term 2013. Design for the upgrades to the dust collection system in Building Construction Technology has begun.

Construction work continues for the East Addition to Building 7 which began in early December. The site utility work is almost complete and the excavation for the foundation has begun. The concrete footings and the building slab will be poured and completed by the end of February. We anticipate seeing that structural steel framing will begin in the middle of February.

The Building 5 addition planning work continues with the future occupants which includes food service, bookstore, ASPCC, student activity spaces, Social Science and Health division office space as well as health classrooms and general purpose classrooms. A series of outreach sessions took place on campus for input and review on February 11, 12, and 13. The schematic design phase of the project is scheduled to be complete at the end of February.

Fortis has been leading a monthly mentoring session for the MWESB partners, Faison Construction and Northwest Infrastructure. Topics include project scheduling, safety, project management, cost control, accounting, and subcontract management.

Rock Creek Campus Conceptual Look Ahead

2013					
Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.
Building 7 East Addition					
Construction					
Water Quality Improvements - Ph. I					
Permitting	Constr.				
Building 5 Renovations					
Design	Const. Doc.				
Building 2 Renovations - Ph. I					
Const.					
Farm Area Improvements - 2013					
Second Campus Access @ 185th - 2013					

Southeast Campus:

Construction at Southeast is in high gear. Crews have placed the first floor concrete slab-on grade for the student commons building along SE 82nd Avenue. They placed the second floor the week of February 4, 2013. Walking the edges of the construction fencing can already give a person a good idea of what the new campus will look like once completed.

Demolition of the above grade portion of the Legin restaurant and banquet hall along SE Division Street is finished. Crews will complete debris recycling, final site clean-up and slab removal by the end of this month. With the completion of the Legin demolition, the contractor will begin to relocate existing underground utilities, including telecommunications, fire suppression water, and emergency power lines.

Demolition of Legin has made it possible for the contractor to begin site clearing and layout for the new learning commons (Library) building along SE Division Street during the last week of January. Building footings, shear walls, and slabs-on grade are in process for the month of February.

Bond staff and campus end users are currently reviewing the 100 percent Design Development documents for the 1911 German American Society building. The bond team is also reviewing value engineering items to bring the project to budget and incorporating additional items that are part of the District Standards into the design prior to beginning Construction Documents.

To facilitate traffic movement and parking at Southeast during construction, a vehicular pass-through between the Slavic Church and the PCC north parking lot was created just in time for winter term. The church lot provides campus users a much-needed second vehicular entrance/exit on SE 82nd Avenue. In addition, staff has installed a variety of traffic control signage and striping to address traffic flow in the parking lots and at access points. Parking staff is closely monitoring the lots and traffic flow to make adjustments as needed to reduce congestion at peak demand times. Also, campus and bond staff is using various communication tools to encourage students, staff, and faculty to park in the church lot, use alternative transportation, and discourage parking in the neighborhood. Construction is still on schedule to reopen the vehicular campus entrance/exit on SE Division Street just in time for fall term 2013.

The PCC bond team continues negotiations with the Bank of the West regarding shared use of properties owned by both parties. We presented an initial draft proposal to the Bank in late January for their consideration.

Bond Program Building Our Future



Southeast Campus Conceptual Look Ahead

2013					
Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.
Student Commons & Tabor Renovations					
Construction					
Learning Commons					
Construction					
German American Society - 1911 Building					
C. Docs. Permitting		Construction			

Cascade Campus:

Construction of the underground parking garage continues at Cascade. Hoffman Construction has finished the pilings and is now working on excavation and shoring. More than 55,000 cubic feet of soil are being removed from the site **each day**. The garage will have 210 parking spaces and serve as the foundation for the new student center and academic buildings.

The start of winter term meant great demand for parking at Cascade, which was managed through a number of Transportation Demand Management measures. For example, about 50 employees exchanged their parking permits for transit passes, and two new satellite parking lots are now available and their use continues to grow. We hope that by the beginning of spring term, two new surface parking lots will be ready with space for 50 cars.

Construction is well underway on the former Paragon building at 815 N. Killingsworth Street. The building is undergoing seismic upgrades and several utility relocations. Soon a new roof will go on to secure the space for the interior improvements. The newly renovated building will serve as the construction office for Hoffman Construction, who is also using the Kanjaya Building at 820 N. Killingsworth Street to house the many subcontractors on the job. This new space will be open in April.

Through Hoffman, three vendors presented bids for access control, security cameras, and door hardware in early January to Public Safety, FMS, TSS, and the Bond office. A vendor was selected and a Board resolution is included in the February packet. The contractor will install cable, add door hardware, place card readers, and additional

Bond Program Building Our Future



security cameras in many of the campus buildings. The Cascade Campus will be the first in the college to see these improvements.

Cascade Campus Conceptual Look Ahead

2013					
Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.
New Academic Building					
Docs. Permitting		Construction			
Student Center					
Docs. Permitting		Construction			
Parking Garage					
Construction					

Sylvania Campus:

The initial round of pricing for the first phase of the CC Building is complete and we are in the early stages of value engineering to stay within budget and confirm department program needs are being met. This first phase consists primarily of the SE corner of the CC and affects the Financial Aid, Business Office, Registration, Orientation Center, TLC and Orientation Lab. Construction is anticipated to begin in early Summer 2013. The remodel of the SY Campus Administration Space is under construction as of the week of February 11, 2013 and complete by May 2013. The design for the new exterior north elevator at the CC building is complete and construction is expected to begin in April 2013 and complete by August 2013.

The ASB (Automotive Storage Building) is nearly complete and we hope to utilize it for swing space on upcoming summer projects in the AM, SS or ST.

Construction continues on the ground floor of the HT building to accommodate Campus Technology Services (CTS). They are currently located in the CC, but will move to HT to accommodate the future CC remodel. This work is scheduled to complete late May 2013.

The Plaza Access Lane (PAL) is nearly complete and will provide temporary access for the general contractor as they perform remodels on the CC, CT and HT Buildings. Though its primary use is for contractor access, it will be available for public usage in March 2013.

Bond Program Building Our Future



Ten digital podiums were installed in classrooms in the TCB and CT during winter break. The Media team is evaluating the new podiums. Recommendations for future installations are forthcoming.

Sylvania Campus Conceptual Look Ahead

2013					
Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.	Nov./Dec.
CC Building <i>Construction</i>					
CC North Elevator <i>Design Develop.</i>	<i>Construction</i>				
AM Storage Building <i>Const.</i>					
HT Building/CTS Relocation <i>Construction</i>					
PAL (Plaza Access Lane) <i>Const.</i>					
CC Data Center <i>Construction</i>					

Swan Island:

Waterleaf Architects is moving forward with construction documents for the project. It will take about two months for that work to be completed. As that work is taking place several meetings have been scheduled; (1) with the end users to make sure the design is still in line with the needs; (2) Swan Island Business Association to update the island businesses on the project; (3) Public Safety, FMS, and Transportation to receive feedback on the design documents/project.

Board Report

Bond Program Building Our Future



Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	55,709,424	5,406,691	9.7%
Rock Creek	61,051,765	6,054,559	9.9%
Southeast	46,629,499	6,412,257	13.8%
Sylvania	57,700,254	15,956,577	27.7%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,304,721	12,267,274	99.7%
Swan Island Trades Center	6,276,546	3,327,403	53.0%
Willow Creek	35,700,000	35,350,365	99.0%
Multi-site Initiatives	106,377,585	47,593,073	44.7%
Total	\$ 395,922,439	\$ 146,451,546	37.0%

updated 02/01/13

**2008 Bond Program Campus Spending Vs. Budget
Through 01.31.13**

