



January 2014 Board Report

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

### **Bond Program Update:**

It was a busy end of 2013 with everyone's focus on the opening of the new Student Commons at SEC. With the new year upon us and the start of a new term we were excited to see the students' presence in the new building. That is what makes the work we do in the Bond Program so rewarding, providing the best learning environment we can and seeing the impact it has on our students.

As we are focusing on the opening of the new building at SEC we also have to keep moving forward on our other projects and buildings that will be ready for our owner "fit-up" January through March. The new Library at SEC and the addition to Building 7 at Rock Creek will both be ready to turn over to PCC for technology, furniture, books, and other furniture and equipment in January. Many items such as furniture and equipment have eight to twelve week lead times so planning for this has to start well before we take possession of the spaces. December was a crucial month to get orders in so we have everything we need for users to move in during the month March.

We then continue to keep rolling forward as 2014 will be an extremely exciting and busy year. The Sylvania Campus Center phase 1 project will be complete end of spring term and ready for owner FFE (furniture/fixtures/equipment); Swan Island Center expected completion is the beginning of June with moving of equipment over the summer, as well as the SEC Administration Hall, and then the new academic building at Cascade will be open and ready for Fall term 2014.

With all of the building completions there will be opening events scheduled throughout the year as well. These events are organized and planned in collaboration between the Bond program, campuses, and Advancement. It will truly be a year of celebration.

Washington County Community Involvement Committee (CIC) meeting, which is providing citizen input on the design for Springville Road improvements, was held in December with some new information that shows 6 lanes at the entrance of the Rock Creek Campus rather than the 5 lanes in the County's current proposal. The configuration shows from west to east on Springville 2 turn lanes into the campus and 2 through lanes plus 2 lanes going east to west. There is potential impact on our neighbors south of Springville and their access to Springville. Staff will be meeting with the County before the next CIC meeting to discuss further.

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Our retail consultant and Bond staff are busy working on moving forward with securing tenants for our retail spaces at SEC. A committee will be reviewing proposals for potential tenants for the café/coffee shop space in the new Library on January 17.

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

**Sylvania:** The new telecom room is nearing completion as part of the CC building Phase I remodel. After the UPS was installed, network switches and connections were added for the Disability Services move on January 3, and Veterans Services move later in January.

The Media Control Center project implementation is underway. Construction in the TCB Media Services area will provide a more efficient and useable work space for media production, and provide an equipment room that isolates production areas from noisy equipment. New digital media equipment, increased storage capacity, and shared development tools will provide high quality digital technology resources for students, faculty and staff developing content, producing media, providing lecture capturing, archiving, and streaming. The project is expected to complete in March.

**Southeast:** Work is finishing up on the Student Commons. Wireless access points, network switches, and connectivity were completed throughout the building. Some classroom outlet locations were changed and additional printer locations were added. Podiums were installed and commissioned for all 16 classrooms.

Campus technicians set up, imaged, and connected computers in the Answer Center, Testing, Orientation, classroom podiums, and staff and faculty work areas. Telephone services configured and installed phones.

**Cascade:** We received an updated report on the new generator locations and pathways. Evaluation is still underway on the pathway between the SSB and MAHB. The general contractor is refining the pricing for their estimates.

We reviewed and selected options for the enclosure for the network equipment in the surface parking lots. The product has been ordered. Hoffman expects to install the enclosure in January. Once installed, TW Telecom will terminate their connection in the enclosure.

**Rock Creek:** The new telecom room to support the addition to Building 7 is nearing completion. The UPS has been ordered and will be installed in January. Installation of additional network equipment will follow.

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### **Campus Updates:**

#### Rock Creek:

The Rock Creek Building 7 East addition construction project achieved substantial completion on December 20, 2013. The project team delivered the building a week ahead of the overall construction schedule. All the major work scopes have been completed at this time, with the exception of turf landscaping at the east quad. The lawn seeding is weather dependent and will take place in the spring as warmer sustained temperatures allow.

Over the month of January, the project team will work on development and completion of the Building 7 project punchlist, building commissioning, and PCC owner training. Another component of the closeout process is submittal of the LEED project scorecard to the United States Green Building Council. Following review and confirmation from the USGBC, Building 7 will be awarded LEED certification. The project is currently targeting LEED Silver level of certification. Furniture installation and technology fit-up will take place in February and March. PCC department moves for the Women's Resource Center, Multi-cultural Center, Teaching Learning Center, Student Learning Center, and other remaining staff members will follow in mid-March prior to the start of spring term.

Rock Creek Building 1 is currently under construction with demolition and rough carpentry taking place this month. This project is being led by Faison Construction, an MWESB general contractor who has been partnering with Fortis Construction on campus. This project is the first opportunity for Faison Construction to become a more established and ultimately more competitive local business firm.

The 50 percent Construction Documents for Rock Creek Building 5 were completed on November 25, 2013. This drawing set has now been reviewed and commented on by Rock Creek campus leadership and staff, district services personnel, FMS, and external consultants. The next phase of design development will be to incorporate comments from these review sessions into the 95 percent Construction Documents, which will be submitted to Washington County for building permit. The permitting process is expected to take approximately four months, followed immediately by the start of construction. The anticipated project start date is June 15, 2014.

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## Rock Creek Campus Conceptual Look Ahead

2013	2014				
Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Oct./Nov.
Building 7 East Addition					
Construction	Substantial Completion				
Water Quality Improvements - Ph. I					
Const.					
Building 5 Renovations					
Construction Documents			Construction		
Building 1					
CD's	Construction				

### Southeast Campus:

The Student Commons is complete and ready for classes starting winter term 2014. During the first few weeks of December, the contractor finished punch list items for the building and coordinated with the commissioning agent to complete the initial building commissioning. Substantial completion was declared on December 6, when a Certificate of Occupancy was issued for the building. The Bookstore remodel has been completed and the contractor is awaiting the arrival of the fixtures to finish the space for opening. The final landscaping is complete, with the exception of turf areas.

Interior finishes are proceeding on all three floors of the Library. The final glazing and sheet metal enclosures were completed at the end of December. Exterior sidewalk layout, landscaping, and bioswale work has begun. Initial mechanical start-up and commissioning was scheduled to begin the first week of January.

The Administration building structural upgrades are complete and the interior framing is beginning. The new roofing and flashing is complete, giving the building a dry interior. The windows are scheduled for installation in mid-January. Occupancy of the two south single story wings will end at the end of January and allow the contractor to complete demolition and begin site work.

The off-site work on Division Street, Sherman Street, 77<sup>th</sup> Avenue, and 80<sup>th</sup> Avenue, is continuing as scheduled. Completion is expected by the end of January.

An initial meeting was held with the selected design firm and staff to broadly define the future daycare potentials for the Kaiser facility.

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**Southeast Campus Conceptual Look Ahead**

2013	2014				
Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Oct./Nov.
Student Commons <i>Comp. Move-In</i>					
Learning Commons <i>Construction</i>	<i>Substantial Compl.</i>				
German American Society - 1911 Building <i>Construction</i>					

## Cascade Campus:

December marked the first year of construction at Cascade Campus. The garage is considered 90 percent complete, with the new academic building at 40 percent, and the new student center at 21 percent complete. Progress on the new academic building continues on track for a fall term 2014 opening along with the underground parking garage.

In the new academic building, the exterior form is nearly complete with the steel frame and brick masonry, and most of the curtain wall installed. Additional wood trim made sustainably from rice husk will be placed later in 2014. The interior framing is substantially complete and mechanical and electrical rough-in continues on all three floors. Elevator and painting work will soon be starting.

The Student Center now has polished concrete floors that are protected for the remainder of the construction phase. Exterior framing and miscellaneous steel are substantially complete.

Merryman Barnes, an MWESB firm, is nearly done with design for the classroom remodel in the Technology Education Building and will soon be turned over to Hoffman for estimate costs. Because the classrooms were used for the Trades Program, which is moving to Swan Island, they are relatively large and will add to the campus classroom count.

The surface parking lots continue to endure weather challenges. The extreme cold weather in December delayed the asphalt paving. Raimore, the MWESB contractor, continues to work in preparation for a dry, warm day when the asphalt can be installed.

Phase II preliminary design is now underway with THA Architecture evaluating the design options in the first and second floors of the SSB, the Library, and plaza space

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once the old Student Center is demolished. Design work will continue well into next year.

## Cascade Campus Conceptual Look Ahead

2013	2014				
Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.
New Academic Building					
<i>Construction</i>				<i>Substantial Comp.</i>	<i>Fall Term Open</i>
Student Center					
<i>Construction</i>					
Parking Garage					
<i>Substantial Comp.</i>	<i>Open for contractor use</i>				<i>Fall Term Open</i>

## Sylvania Campus:

All Bond work in the AM building is complete. The Automotive Storage Building, which has been used as temporary swing space for the past year, will be converted into storage this spring.

Construction continues on the first phase of the CC building remodel. All the construction activity in the lower CC Mall area is nearly complete. The large temporary walls that were erected earlier last year were removed over the winter break. The south end of the CC will be reopened to the public and Disability Services and Veterans Services will be open and operational in January 2014. A new temporary wall will be erected in the far SE corner of the CC, as crews focus their attention to finishing up that area in the coming months. The remaining CC construction of phase I is anticipated to be complete in late spring 2014.

Construction on the new north elevator in the CC building is complete, and was turned over to the college at the end of December.

100 percent construction documents have been completed for the remaining remodel work on the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> floors of the ST building. Construction is expected to begin in early 2014, following completion of the CC building phase I remodel.

GBD Architects has completed 100 percent design documents for the CT building's 1<sup>st</sup> and 2<sup>nd</sup> floors. This work will include, but isn't limited to, seismic upgrades and the remodel of several existing classrooms on the 1<sup>st</sup> floor and staff/faculty spaces on the 2<sup>nd</sup> floor. Work in the CT building will begin in summer 2014.

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## Sylvania Campus Conceptual Look Ahead

2013	2014				
Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Sept./Oct.
CC Building					
Construction					
CC North Elevator					
Construction					
AM Building					
Const.					
CT Building					
Design Development			Construction Documents	Construction	

### Swan Island:

Construction is well underway at the Swan Island Center and is proceeding on schedule. The General Contractor, JE Dunn, has completed most selective demolition of the existing building. The demolition scope included tear down of framed partitions, stripping of old flooring and wall coverings, and removal of built-in cabinetry left behind from the prior property owner.

The footings and stem walls of the new addition have been installed, and the concrete slab was poured the beginning of January. Framing of the new addition began after the concrete slab was poured. The completion of structural framing will be followed by the thermal and moisture enclosure or "skin" installation to make the building water-tight. Work on rough plumbing in the existing building is complete; work is ongoing on the electrical and HVAC rough in. Framing has begun on the structural upgrades and new walls in the existing building. The trades program will move to the new addition portion of the building as soon as it is water-tight, which is anticipated to be mid-February 2014. This approach also enables earlier completion of individual building areas, in essence making the building project smaller as completion draws nearer.

The project team continues to explore opportunities for minority and women-owned business participation as well as participation at the worker level. The project is expected to meet or exceed the 20 percent MWESB goal consistent with all PCC construction projects. JE Dunn and PCC Trades & Industry Program met with staff from Constructing Hope and Oregon Tradeswomen Inc. (OTI) in mid-December to foster career development for women and minority tradesfolk. The meeting was very successful and JE Dunn has invited Constructing Hope and OTI staff to attend weekly subcontractor meetings to coordinate hiring needs and opportunities with the various

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subcontractors. Both the college and our construction and design partners look forward to a successful project for the community; providing a great educational resource at completion and opportunities along the way.

### Swan Island Conceptual Look Ahead

2013	2014				
Nov./Dec.	Jan./Feb.	Mar./Apr.	May/June	Jul./Aug.	Oct./Nov.
Trades and Industry Workforce Training Center					
<i>Construction</i>					

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### Financial Update:

Campus/Initiative	Initiative Budget	Actuals Paid	% Spent of Initiative
Cascade	57,249,077	26,726,006	46.7%
Rock Creek	62,676,331	16,921,302	27.0%
Southeast	47,739,683	39,105,536	81.9%
Sylvania	62,297,685	26,766,681	43.0%
Downtown Center	14,172,645	14,083,347	99.4%
Newberg Project	12,312,903	12,317,425	100.0%
Swan Island Trades Center	8,124,948	3,828,163	47.1%
Willow Creek	35,700,000	35,676,795	99.9%
Multi-site Initiatives	147,963,931	57,927,672	39.1%
Total	\$ 448,237,203	\$ 233,352,927	52.1%

updated 12/31/13

### 2008 Bond Program Campus Spending Vs. Budget Through 12.31.13

