

# Clackamas Community College Bond Projects Quarterly Newsletter

## CCC's Bond Projects Intern

*Angela Douglass is a student at Clackamas Community College, nearing completion of her two AAS degrees in Business and Project Management.*

*As a Project Management degree major, Angela has the unique opportunity to be involved in the bond work for CCC.*

*Her role as PM intern for inici group takes her behind the scenes, working on all aspects of the bond projects, from attending meetings to drafting project schedules and reports.*



## Introducing inici group, Inc.

In April, following a competitive selection process, inici group was selected to provide Program and Construction Project Management services for the bond projects. inici group is a project management company headquartered in Portland and has provided program and project management services for a number of high profile Metro-area projects, including the OHSU Tram, Port of Portland, and TriMet, and is currently working with Pacific University and Los Angeles Community College on each of their nine campus locations.

inici group will guide the four major bond construction projects from planning through occupancy to ensure these projects are completed on time and within budget. inici group will also assist the college in prioritizing deferred maintenance items for Facility and Campus Upgrades.

The inici partnership will provide CCC the opportunity to maximize bond and state funding to best serve the interests of the college, the students, and community stakeholders.

**Clackamas Community College's Bond Project Goals**

*Increase local access to affordable educational programs that prepare students to transfer to four-year universities or obtain training for living-wage jobs.*

*Train students in high-demand careers, such as health sciences, engineering and manufacturing.*

*Update and modernize equipment so students are adequately trained to meet current industry workforce demands.*



**Bond Projects Overview**

CCC has been working with Opsis Architecture for the past several years to develop a campus master plan that represents a 20-year vision for the college's main campus in Oregon City. This master plan addresses the three major projects identified through the "Imagine Clackamas" engagement process, as well as various facility and campus upgrades. The current bond measure includes those projects identified through the master planning process, as well as upgrades and expansions on the two satellite campuses in Wilsonville and Milwaukie.

**Master Planning with Opsis**

In preparation for the bond measure, CCC completed a campus-wide Facilities Conditions Assessment (FCA) report that documented the existing facility conditions, deficiencies and long-term renewal costs of systems. This work was performed by Opsis Architecture and MENG Analysis. This detailed and comprehensive FCA report was completed in January 2013.

Another critical component of the planning process was the Strategic Facilities Assessment (SFA). This study provided a foundation for the continued long-term planning for ensuring facilities are able to meet the college's current and future needs. The report was an important step in preparing for a future capital bond measure. The report studied the projected program needs and how current, renovated, or new facilities would meet those needs. The SFA report, produced by Opsis Architecture, was completed in July 2014.

The current study, 2015 Campus Master Plan Update, was the next step in the planning process. This study focused on analyzing the main campus for potential building sites as well as several related tenant improvement opportunities. The work included the evaluation of the campus for improved circulation, arrival, wayfinding, and connectivity. An important component of this process was identifying budgets and cost estimates for each bond project.

The Master Plan Update was completed in August 2015 by Opsis Architecture and Walker Macy, with a design team consisting of civil, mechanical, and electrical engineers and a cost consultant.

**Anticipated Order of Bond Projects:**

- Harmony Phase II
- Industrial Technical Center
- DeJardin Science Addition
- Student Services/Community Commons Building
- Facility and Campus Upgrades
- Wilsonville Campus Classroom and Technology Upgrades



## Harmony Phase II

Hennebery Eddy Architects has been working closely with Clackamas Community College representatives to develop a Schematic Design for the new, approximately 42,500 square foot, classroom building on the Harmony Community Campus.



As the result of a collaborative and iterative design process, the project team has identified a building location that creates a variety of defined, memorable outdoor spaces that encourage integration of community and student activity. The new building will reinforce a unified campus with improved connections to existing Harmony Community Campus amenities like the North Clackamas Aquatic Park, as well as the Three Creeks nature area.

A range of flexible classrooms, science labs, and collaboration areas to enhance student/faculty interaction, as well as community partnering and event spaces, will be housed in the new facility. Ultimately, the team hopes the second Harmony building will result in a campus the community is more aware of and has greater access to, and that provides an atmosphere that supports student success while fostering a lifelong connection to the college.

### Anticipated Timeline:

- CCC Purchased Oregon Institute of Technology (OIT) building in July 2015
- Schematic Design Complete in September 2015
- Anticipated Construction start June 2016

### Hennebery Eddy Architects

The Clackamas Community College Board of Education approved hiring Hennebery Eddy Architects, Inc., to provide design services for the Harmony Phase II building. The Hennebery Eddy firm has a rich history of providing professional architectural services to higher education facilities, including Portland Community College in Newberg, Willamette University, Montana State University, and Lewis and Clark College in Portland.



**Hennebery Eddy**  
Architects

## Harmony Building Phase II Project Goals

### Community

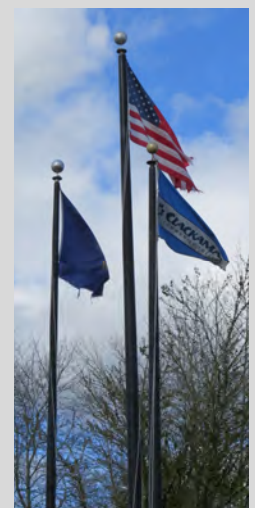
*Create an accessible building and campus, to encourage and support community relationships.*

### Student Experience

*Create a seamless student learning support experience that improves student success and encourages lifetime engagement.*

### Stewardship

*Stewardship of community investment through flexible, durable, and efficiently operated facilities.*



**Using ESCOs to Save Energy Costs**

CCC is looking into the possibility of using an Energy Service Company, or ESCO, for energy use and cost management.

**What is an ESCO?**

ESCOs help companies retrofit their energy consumption, making it more efficient and cost effective.

The ESCO acts as a project manager for energy efficiency, securing funds for the client, negotiating with energy service providers, and assisting with design, installation, and operation.

ESCOs help companies save on energy costs by reducing the amount of energy used, thereby paying for their services over time through realized savings.

**OIT Building Purchase**

CCC recently purchased the 61-year-old former school building that currently occupies the Harmony site adjacent to the Phase I building. After a hazardous materials assessment is completed, the building will become the site for the new Harmony Phase II building. CCC is looking into a salvage and recycle program for reuse of materials preserved during demolition of the existing building.



**Community Partners and Outreach**

CCC looks forward to continued work with current and future community partners. Pacific Northwest Defense Coalition (PNDC) and the North Clackamas Chamber of Commerce currently lease space in the OIT building and will continue as tenants in the new Harmony Phase II building. Clackamas County Fire District I is exploring building a facility on the far west end of the site, providing passive supervision to the area. Additionally, there are possible shared site and parking development opportunities with the North Clackamas Aquatic Park, which also occupies the site.

The Bond Projects Citizen Oversight Committee, comprised of 35 community members and supported by college staff, meets quarterly to monitor bond progress and ensure the community's needs are being met. If you would like a board member to give an informational update at your community meeting, please contact Shelly Parini at 503.594.3015.

