

Redmond Bond

QUARTERLY SUMMARY

July - September 2022



*Making success possible
for every student.*



PROGRAM UPDATE



July

IN THE MONTH OF JULY, Griffin Construction continued work on the Obsidian Middle School project moving into "Phase 2", which is the areas occupied by staff and students. Work also continued at Tom McCall/Elton Gregory and Vern Patrick Addition projects with site work and prepping for the building pad. Apollo continued with demolition at HHES and begun installing the new boilers, burners, and hot water heaters. The District Wide Safety and Security has continued with the anticipation of starting to implement the systems with OMS over the summer. Additionally, Spearhead Roofing has most of Tumalo Community School shingled and will begin work on the flat roof next month.



The parking lot on the South side of Obsidian being cleared for asphalt to be paved in preparation for the new admin parking lot and drop off.



A removed CMU wall in the cafeteria bathroom.



Pictured above: Fresh asphalt in the new admin parking lot on the South side of Obsidian

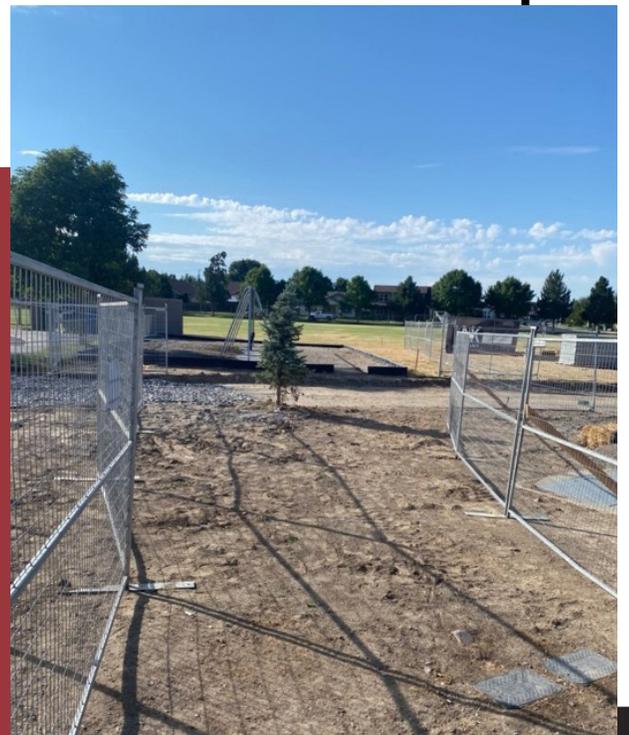
August

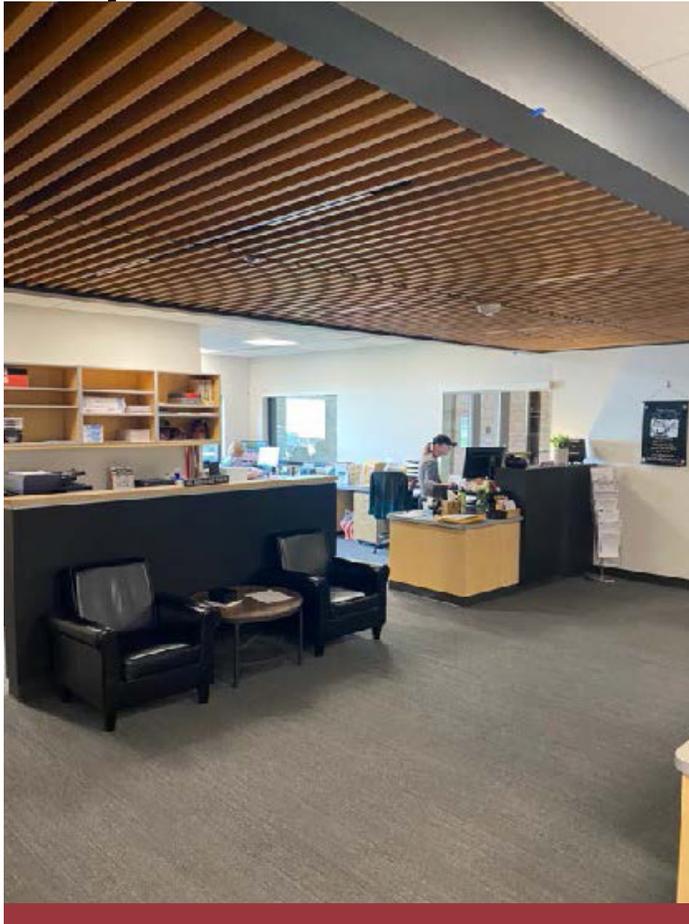
IN THE MONTH OF AUGUST, Griffin Construction was focused on completing the project at Obsidian Middle School in time for the school year. Griffin Construction was also preparing the projects at Vern Patrick Elementary School, Elton Gregory Middle School, and Tom McCall Elementary School by reducing their impact on the schools. This included consolidating building materials, ensuring the construction zones at the projects wouldn't affect the schools, and meeting all the school and community's needs. The Tumalo Community School roofing project and Hugh Hartman Elementary School west side project were slated to have both been fully completed before the end of the month.



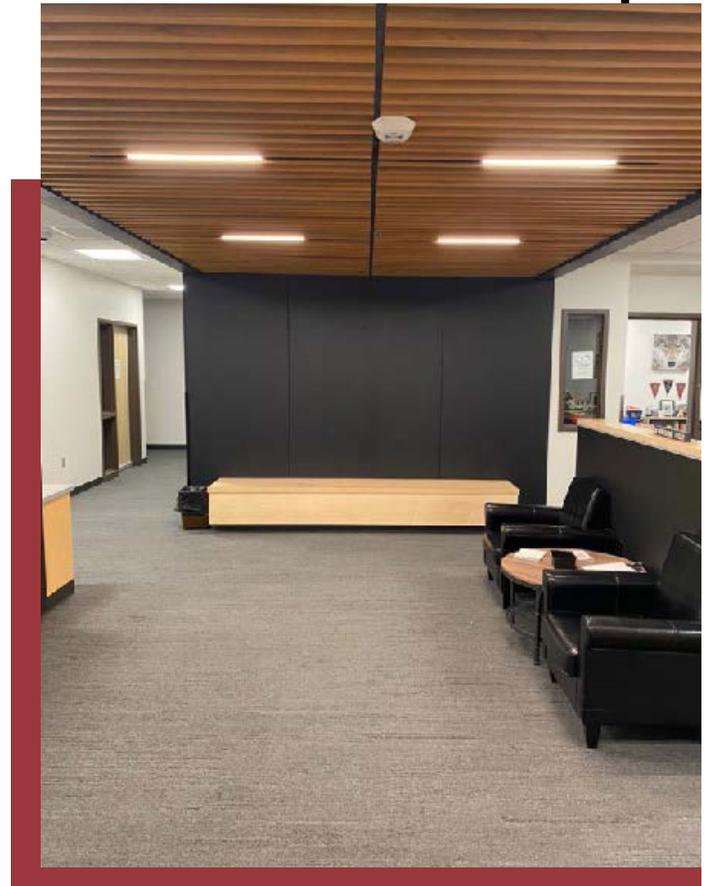
Pictured above: The corridors of Vern Patrick Elementary being given a fresh coat of paint.

Pictured below: Fencing in place for Tom McCall students to access the field.





Pictured on the left and below: Obsidian Middle School's new admin space which provides increased safety and security by allowing control over entry to the school. Plus, an expanded workspace which allows for a more productive environment.



September

Throughout the month of September, work on all major projects shifted. All groundwork, asphalt work, and any other activities that would intrude into school grounds was ended. Focus has shifted to the construction of the additions at Elton Gregory Middle School, Tom McCall Elementary School, and Vern Patrick Elementary School. Most of this construction will be focused on preparing footings, getting ready to pour concrete slabs, and establishing production framing to quicken the construction timeline.



TOM MCCALL ELEMENTARY SCHOOL



ELTON GREGORY MIDDLE SCHOOL



CURRENT ACTIVITIES

July

In the month of July, the majority of major earthwork was completed on the jobsite. The building pad was finished, and Griffin Construction has been mitigating any potential problems with irrigation lines by sleeving or capping off what is found. Main plumbing lines have also begun to be buried in the building foundation.



The graded building foundation and the perimeter beginning to be outlined.

August

In the month of August, Griffin Construction focused on installing footings and underground utilities throughout the building pad to prepare for framework to begin in September. Topsoil and irrigation work has also been completed. Griffin have also been replacing playground equipment that was removed over the Summer to prepare for school to start again. Griffin is actively working to minimize impact on the school year by fencing off the jobsite and using as little space as possible throughout the school grounds.



Plumbing utility stub ups getting installed and filled over.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

In October, all focus will be turned to constructing the new addition. The beginning of the month will focus on pouring the concrete slab and curing it. After this, framework will start, and the building will start to take shape. Framework will continue through Fall into Winter.

HIGHLIGHTS

- Framework will begin soon, and the building will start to take shape.



September

Griffin Construction has quickly been working to prepare for construction work to begin. They have created a designated area inside of the construction zone to start production framing. Work will also be focused on preparing the footings, pad, and utilities of the addition so that concrete can be poured in the following month.



Pictured above: Footings being formed and utility stub-ups being placed.

Pictured below: The footings after concrete has been poured.



Pictured above: The vapor barrier being laid out in preparation for the concrete pad.

Pictured below: CMU walls for the restrooms being placed with rebar laid out for the building pad.





VERN PATRICK ELEMENTARY SCHOOL



July

In the month of July, the major earth work for the new addition has been completed. The hardscape is being demoed while the site is cleared. Irrigation lines are consistently being located, sleeved, and capped as needed to keep the surrounding school grounds green during the Summer. The site is being graded and prepared for the asphalt pour in August.



The cleared location of the new addition and trenching of the building pad for utilities.

August

In the month of August, landscaping was completed throughout the jobsite along with replacement of topsoil and irrigation work. Essential underground utilities underneath the building footprint were installed. Footings and structural CMU have also been constructed closer to the end of the month in preparation for framing to start in September. Griffin is actively working to minimize impact on the school year by fencing off the jobsite and using as little space as possible throughout the school grounds.



River rock discovered during removal of concrete and a concrete pour truck preparing to pour footings.

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Pictured above: Concrete footings after wood forms have been stripped.

Pictured below: The vapor barrier and rebar laid in place in preparation for the concrete pad.



Pictured above and below: The CMU walls of the restrooms being built on top of brand-new concrete building pads.





OBSIDIAN MIDDLE SCHOOL



July

In the month of May, Griffin Construction continued the construction of the In July, the sheetrock and mudding where finished throughout the beginning of the month. Work continued throughout the interior and exterior of school including the old admin office, commons restrooms, and new Maker Space and Computer Lab the South side of the building. The exterior site work picked up significantly in anticipation of the asphalt and concrete pours that will begin in August.



Removed carpet and sawcut flooring in the old admin office and materials being removed in the future maker space/ computer lab.

August

With August being the last month in the project timeline, emphasis on project completion was critical. Asphalt and concrete have been poured on the South and North side of the building along with landscaping and irrigation to complete the exterior work. The new admin office was mostly finished to completion to prepare for RSD staff to return to the workplace. All additional work throughout the school is being wrapped up in a timely manner to ensure a smooth start to the school year.



Temporary construction walls being removed, and new windows being installed on the North side of the building.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

October will be focused on completing all remaining punch list items throughout the school. With school being back in, all work will either be completed after hours or over the weekend. The HVAC control devices for Obsidian experienced major manufacturing delays during project which forced the installation to be pushed out to November. Other remaining items include final architectural punch walks, touch up work throughout the admin space, and solving any issues discovered by school staff.

HIGHLIGHTS

- School was able to resume for the 2022/2023 school year without any issues or concerns thanks to the hard work of Griffin Construction and Obsidian Middle School Admin.



September

The beginning of September has been spent finishing any exterior and interior work that will affect the start of the school year. After the school admin and students returned to Obsidian, Griffin started to complete all final touch up work throughout the school. The exterior space on the North side of the building where Griffin Construction had their laydown area has been fully reseeded as to allow grass time to grow before colder weather comes. Griffin Construction also minimized their impact on the school by removing their job trailer, removing any left-over materials, and working during weekends.



Pictured above: The new workroom storage solutions.

Pictured to the right: The new finished breakroom.





LOCAL VENDORS AND CONTRACTORS WORKING ON SCHOOL PROJECTS

Currently, 74% of the contracts awarded have been awarded to local contractors; however, this amounts to \$17,529,327 of the \$23,688,281 awarded.

- HMK Company
- BBT Architects
- Conley Engineering
- G2 Consultants
- H.A. McCoy
- Severson Plumbing
- Smith Rock Electric
- Wallace Group
- Kirby Nagelhout Construction Company
- David Tisiot GC
- Griffin Construction