

Redmond Bond

QUARTERLY SUMMARY

October - December 2022



*Making success possible
for every student.*



PROGRAM UPDATE

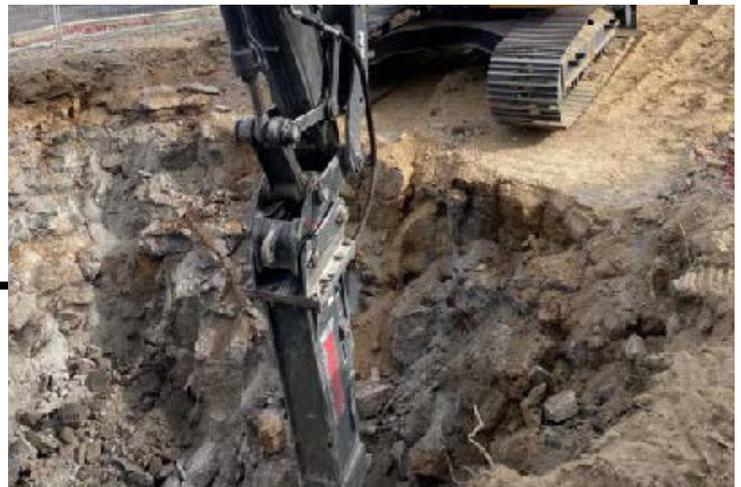


October

IN THE MONTH OF OCTOBER, both major additions at Vern Patrick Elementary School, Elton Gregory Middle School, and Tom McCall Elementary School saw quick progress including the completion the concrete slab, structural CMU, and preproduction framework. Obsidian Middle School is in the final phases of nearing closeout along with the Tumalo Community School roofing project. HMK has started the CMGC RFP process for both the Redmond High School roof and HVAC renovation and the Hugh Hartman Elementary School HVAC renovation. HMK is expecting to receive proposals in the beginning of November. Other primary activities included touring all schools in the district with the company representatives for all involved parties of the access control upgrade. This work will be starting during the holiday season and continuing into Summer 2023.



Griffin Construction installing and anchoring preproduction framework into place.



An excavator equipped with a jackhammer digging out the drywell hole.



Pictured above: A crane being positioned to hoist walls into place.



Pictured above: Superintendent Corey Christmas overseeing trusses being installed.

November

Throughout November, an emphasis was set on having both the Elton Gregory Middle School / Tom McCall Elementary School and the Vern Patrick Elementary School additions fully dried in by the end of December. This includes completing framing the walls, completing preproduction framing of trusses, and hoisting trusses and roof sections into place. Obsidian Middle School draws closer to completion with the final architect punch walk being finished. Griffin Construction will continue to complete the punch list items into Christmas Break. HMK Co also worked to complete the CMGC selection process for the Hugh Hartman Elementary School HVAC Renovation and the Redmond Highschool HVAC Renovation. Kellcon, Inc. was selected by Redmond School District as the general contractor for the two Summer 2023 projects.



Pictured right: The new hydronic lines being prepared to be tied into the existing hydronic lines of Elton Gregory Middle School.



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.



December

December was an exciting month for both the Elton Gregory Middle School (EGMS)/ Tom McCall Elementary School (TMES) Addition and the Vern Patrick Elementary School (VPES) Addition. Griffin Construction quickly advanced through the schedule of both projects. At TMES/EGMS, Griffin Construction was able to finish assembling the large roof sections and begin using a crane to hoist them into place in between Christmas and the New Year. At VPES, the roof was fully sheeted in the beginning of the month. This allowed Griffin Construction to start the process of tying the existing school into the new addition. Both projects are expected to be dried in by the middle of January. Throughout the month of December, HMK CO also oversaw the final phase of the painting refresh at M.A. Lynch Elementary. This project has been ongoing since Summer has brought new life to the inside of the school. HMK CO has also continued planning the Redmond High School (RHS) HVAC Upgrade and the Hugh Hartman Elementary School (HHES) HVAC Upgrade. Kellcon Inc., the selected CMGC for both projects, performed a detailed site visit at both schools and has started to create their plan/schedule to prevent delays by procuring materials needed for both jobs as soon as possible and to plan how the sequencing of construction will take place. In December, the School District also received and reviewed the materials list for district wide Access Control with approval expected to come in early January.



TOM MCCALL ELEMENTARY SCHOOL



ELTON GREGORY MIDDLE SCHOOL



CURRENT ACTIVITIES

October

In October, all focus was turned to constructing the new addition. The beginning of the month was spent pouring the concrete slab and curing it. After this, preproduction framework started, and Griffin Construction worked towards the goal of setting the walls in place. Interior framework will continue through Fall into Winter. Other activities included in this month were beginning to waterproof the foundational footings of the structure and completing all plumbing and electrical rough in for the CMU structural walls.



Griffin Construction preproduction framing the walls of the addition.

HIGHLIGHTS

- Roof sections have been installed and building will be dried in during the month of January.

CHALLENGES AND SOLUTIONS

- One challenge was dealing with the weather throughout December, making sure the roof sections were safe enough to put workers on and that wind was calm enough to crane those sections in place. The solution to this was simply to follow the forecasts and plan accordingly.



Scaffolding used to aid in the process of building the structural CMU.

November

Throughout November, Griffin Construction has raced against the Winter season to prepare the addition for drying-in the interior so work can easily continue into the colder months. Part of this process includes finishing framework so roofing can begin during the holiday season. During Thanksgiving Break, the hydronics for the new addition will be tied into Elton Gregory Middle School.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Throughout January, Griffin Construction will finish connecting the roof sections to the walls, placing them on glulam beams that were set during the previous month. Once that has been completed, mezzanine framing will begin in preparation for additional glulams to be craned into place. Towards the end of the month, electrical, mechanical and plumbing contractors will arrive onsite to begin their rough-in – which means getting piping, conduit, electrical boxes, etc. installed.



December

During the beginning of December, Griffin Construction worked to complete the roofing process for the new addition. Griffin Construction finished pre-production for the eight roof sections and started to create a staging area to crane the roof sections into place. These sections were built on the ground level because it is safer by having workers lower to the ground and quicker due to not having to access the building in the air. Griffin started craning the roof sections in the week in between Christmas and the New Year.

Pictured above: Griffin Construction working to remove the large amounts of snow Central Oregon received mid-December.

Pictured below: Griffin Construction working to complete preproduction framing for the roof sections of the addition.



Pictured above: The front side of the new addition during mezzanine framing.

Pictured below: Preproduction roof sections staged and ready to be hoisted into position.





VERN PATRICK ELEMENTARY SCHOOL



CURRENT ACTIVITIES

October

In October, all focus turned to constructing the new addition. The beginning of the month was focused on pouring the concrete slab and curing it. After this, preproduction framework walls were lifted and placed using a crane. Griffin Construction then began to frame out the interior and mechanical mezzanine of the addition. Work has also been structured around removing panels and insulation of the existing school exterior to prepare for tying in the new addition. The hole for the drywell that will tie into the addition was started and will continue into the next month due to discovering a 20ft thick layer of rock in the drywell location.



The arm of a crane hoisting preproduction framework into its correct positioning.

November

Throughout November, Griffin Construction has raced against the Winter season to prepare the addition for drying-in the interior so work can easily continue into the colder months. Part of this process included finishing framework so roofing could begin after the holiday season. The work on the drywell has continued as it was determined that drilling out the drywell will provide the correct amount of drainage needed for storm utilities.



Griffin Construction, HMK, and BBT Architects examining trusses and framework inside the addition.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

The focus at the beginning of January will be getting the roof of the addition fully sheathed so electrical, plumbing and mechanical contractors can start their rough-in process; this means they will start running pipe, electrical conduit, and hang electrical boxes. Griffin Construction will also continue framing the mezzanine and skylights while tying the new addition into the existing school with the roofing structure. The drywell will continue to be back-filled and then receive it's concrete cap.

HIGHLIGHTS

- Interior framing! Drywell solutions!

CHALLENGES AND SOLUTIONS

- The drywell has been on ongoing challenge due to the overwhelming presence of solid rock, not allowing for any percolation. The solution was to have a contractor come in and drill forty-nine holes through the bottom of the well down to the cinder, so water has a place to recede in the event of heavy water flows.



December

At the beginning of the month, Griffin Construction finished framing the roof sections of the new addition in preparation for craning and installing gluelam beams. Griffin also started to frame out the interior with the teacher offices featured in each classroom. As the month progressed, Griffin continued with framing out the mechanical mezzanine and began the process of tying the new addition and the existing school together. The on-site drywell continues toward completion with the setting of the wells and back-filling with rock.



Pictured above: The mechanical mezzanine being framed and sheathed while preparation for the future skylight continues in the background.

Pictured below: Griffin Construction beginning the process of tying in the existing school to the new addition.



Pictured above: Griffin Construction framing in the roof sections between the glue lams and future skylight.

Pictured below: The new addition with all roof framing completed and roof fully sheathed.





OBSIDIAN MIDDLE SCHOOL



CURRENT ACTIVITIES

October

October has been focused on completing all remaining punch list items throughout the school. With school being back in, all work was either 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.



November

Final punch list items continued into November including installing the HVAC controls, transaction windows, and repairing tile finish work in the cafeteria restrooms. Griffin Construction have worked to investigate replacing windows on the North side of the building due to manufacturing errors. Any other issues that were discovered during the last architect punch walk will be solved or fixed between this month and next.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

In the month of January, the remaining controls work will be completed and commissioning can commence. Toward the end of the month, HMK and Ednetics will finalize a schedule for installing and programming access control.

HIGHLIGHTS

- Completion of the architect's punch-list.



December

Griffin Construction continues to coordinate with subcontractors and engineers to push Obsidian Middle School towards completion. A final punch list has been created for the HVAC DDC controls and HVAC Commissioning. Due to supply chain issues, we are still waiting on access control materials. That is expected to arrive in February.





LOCAL VENDORS AND CONTRACTORS WORKING ON SCHOOL PROJECTS

Currently, 74% of the contracts awarded have been awarded to local contractors; however, this amounts to \$24,357,717 of the \$18,024,711 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