

Redmond Bond

# QUARTERLY SUMMARY

July - September 2021



*Making success possible  
for every student.*



# PROGRAM UPDATE



*Pre-Bid Walkthrough for Siding Repairs at M.A. Lynch Elementary*

## July

In the month of July, BBT Architects started Schematic Design (SD) for the Obsidian Office Remodel, Vern Patrick Addition, and the addition to Tom McCall/Elton Gregory.

At the beginning of the month, HMK and MFIA Engineers walked through Hugh Hartman's HVAC System so the Engineer could provide a fee proposal which is expected in August.



*(Boiler Room)*



*(Mechanical Room)*



*(Checking Sprinkler System)*

The District Wide Access Control project continued with design meetings and discussions regarding goals of the system. Intercoms were replaced at Tumalo and Redmond High, while Sage and Terrebonne's intercoms were expanded for coverage. Additionally, HMK and Certa continued working on roof investigation and design for Tumalo and Redmond High School and window replacement at Edwin Brown. G2 was brought in this month as well to take material samples for hazardous material testing. Request for Proposals were sent out and bids were received for the envelope repairs to M.A. Lynch with construction beginning in August.

## August

In the month of August, BBT Architects finished Schematic Design (SD) for the Obsidian Office Remodel, Vern Patrick Addition, and the addition to Tom McCall/Elton Gregory.



*Completed Siding Repairs at M.A. Lynch Elementary*



RFPs for HVAC Commissioning and Building Envelope Commissioning were sent out and accepted from Certa and Systems West, respectively. RSD also received and accepted the fee proposal from MFIA Engineers for Hugh Hartman's HVAC System Renovation. The District Wide Access Control project continued with meetings discussing several different options and the incorporation into the major projects. The Intercom was replaced at Hugh Hartman and Redmond High, completing the replacements for the district. Additionally, HMK and Certa continued working on roof investigation and design for Tumalo and Redmond High and window replacement at Edwin Brown and HMK is currently reviewing design specifications.



## ***SAGE ELEMENTARY***

A few weeks before school started, the custodial staff noticed bubbling in the VCT in the Sage Elementary Commons. The District called HMK to look at the issues and help with a solution before school started in September. David Tisiot General Contractor was chosen to remove the VCT, grind the concrete and use an epoxy material to coat the floor, finishing in time to bring the kids back to school.





### ***M.A. LYNCH ELEMENTARY***

One of the Capitol Bond Projects was to perform exterior repairs to the siding at M.A. Lynch. The siding was delaminating, rotting, or pulling away from the building in several small areas. Kirby Nagelhout Construction Company was the only bidder and worked with the District to come up with a plan that fit the budget, which was to remove and replace the damaged siding and paint the whole exterior of the building, finishing in time for the kids to return to school.





*CM | GC Pre Proposal Meeting*

## September

In the month of September, RSD, BBT, and HMK continued to work on efforts to match scope and budget on OMS, VPES and TMES-EGMS. Once the team completed that work, BBT started on Design Development of all three projects. HMK also continued to work with Certa on design specifications for the roof replacements at RHS and Tumalo and the window replacement at Edwin Brown. Conley Engineering continued to work with different Access Control systems in designing a specification for RSD, with meetings scheduled for October. MFIA and HMK, along with RSD continued to work on project scope and specifications for the Hugh Hartman HVAC replacement, with the goal of having design completed in November.



*TMES:EGMS Design Development Meeting*



***TOM MCCALL ELEMENTARY SCHOOL***



***ELTON GREGORY MIDDLE SCHOOL***



# CURRENT ACTIVITIES

## In the month of July,

BBT architects continued with the Schematic Design (SD). The end of this period means the building has been laid out on the site; each room, hallway, activity space, restroom, etc. has been placed and sized. At the end of the month, BBT sent the SD Package to the cost estimators with an expected estimate delivery date of August 13th. Concurrently, RSD, HMK and BBT met with the various consultants – Mechanical, Electrical, Landscape, Civil – to help guide the design based on the District’s needs.

## In the month of August,

BBT Architects and HMK, along with RSD, received the cost estimate back from Construction Focus Inc. The team spent several weeks going through the estimate to make sure scope and budget were aligned before giving BBT the okay to move forward to Design Development (DD).

## In the month of September,

BBT Architects and HMK along with RSD, continued to work through the cost estimates and aligning scope with budget. Due to unforeseen market conditions and the cost reduction needed, the decision was made to reduce the scope of work to the district’s promise to the community, which meant removing the cafeteria from the design and focus on the original scope of six additional classrooms. This also meant a redesign of the addition, more in-line with Vern Patrick, due to the original design being centered around the cafeteria space. These decisions along with budget adjustments aligned the scope and budget for the project. Once RSD approved the mentioned adjustments, BBT was given the green light to start the Design Development (DD) phase.

## ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, BBT will continue with the DD phase. In DD, BBT and RSD will start meeting with the core team and focus groups to continue detailing the spaces with furniture, casework, vertical dimension, power, and data outlet detailing, etc. along with the various design team members such as civil, electrical, and mechanical engineers.

## HIGHLIGHTS

- Beginning of Design Development

## CHALLENGES AND SOLUTIONS

- High costs of construction. RSD, BBT, and HMK worked through the estimate targeting areas where scope can be reduced.



***VERN PATRICK ELEMENTARY SCHOOL***



# CURRENT ACTIVITIES

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BBT Architects continued with the Schematic Design (SD). The end of this period means the building has been laid out on the site; each room, hallway, activity space, restroom, etc. has been placed and sized. At the end of the month, BBT sent the SD Package to the cost estimators with an expected estimate delivery date of August 13th. Concurrently, RSD, HMK and BBT met with the various consultants – Mechanical, Electrical, Landscape, Civil – to help guide the design based on the District's needs.

## In the month of August,

BBT Architects and HMK, along with RSD, received the cost estimate back from Construction Focus Inc. The team spent several weeks going through the estimate to make sure scope and budget were aligned before giving BBT the okay to move forward to Design Development (DD).

## In the month of September,

BBT architects (BBT) and HMK, along with RSD, received the cost estimate back from Construction Focus, Inc. The team spent several weeks going through the estimate to make sure scope and budget were aligned, which resulted in the cost cutting measure of scope reduction. The project team decided to focus on the promise to the community of adding six (6) classrooms and campus safety and security, which meant removal of the cafeteria/kitchen was necessary. Once these activities were performed to align scope and budget, BBT was given the go-ahead to move forward to Design Development (DD).

## ACTIVITIES SCHEDULED FOR NEXT PERIOD

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## HIGHLIGHTS

- Beginning of Design Development

## CHALLENGES AND SOLUTIONS

- High costs of construction. RSD, BBT, and HMK worked through the estimate targeting areas where scope can be reduced.



***OBSIDIAN MIDDLE SCHOOL***



# CURRENT ACTIVITIES

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BBT Architects continued with the Schematic Design (SD). The end of this period means the building has been laid out on the site; each room, hallway, activity space, restroom, etc. has been placed and sized. At the end of the month, BBT sent the SD Package to the cost estimators with an expected estimate delivery date of August 13th. Concurrently, RSD, HMK and BBT met with the various consultants – Mechanical, Electrical, Landscape, Civil – to help guide the design based on the District’s needs.

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BBT Architects and HMK, along with RSD, received the cost estimate back from Construction Focus Inc. The team spent several weeks going through the estimate to make sure scope and budget were aligned before giving BBT the okay to move forward to Design Development (DD).

## In the month of September,

BBT Architects (BBT) and HMK, along with RSD, received the cost estimate back from Construction Focus, Inc. The team spent several weeks going through the estimate to make sure scope and budget were aligned before giving BBT the okay to move forward to Design Development (DD). This project estimated as expected, with the design team having to perform some cost cutting and scope adjustments, but overall, the project will be completed as promised to the community.

## ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next month, BBT will continue designing the project through the Design Development phase. In DD, BBT and RSD will start meeting with the core team and focus groups to continue detailing the spaces with furniture, casework, vertical dimension, power, and data outlet detailing, etc.

## HIGHLIGHTS

- Beginning of Design Development

## CHALLENGES AND SOLUTIONS

- High costs of construction. RSD, BBT, and HMK worked through the estimate targeting areas where scope can be reduced.



## *LOCAL VENDORS AND CONTRACTORS WORKING ON SCHOOL PROJECTS*

Currently, 93% of the contracts awarded have been awarded to local contractors; however, this amounts to \$3,747,766 of the \$4,029,856 awarded.

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