



**CORVALLIS SCHOOL DISTRICT  
BOND PROGRAM UPDATE  
August 6, 2020**



**ADAMS ELEMENTARY SCHOOL**  
MAJOR ADDITION AND REMODEL

**Project Manager: Wenaha Group**  
**Architect: DLR Group**  
**CM/GC Contractor: Fortis Construction**

**PROJECT DESCRIPTION**

Add five (5) permanent classrooms, create collaborative/small group learning areas, create dedicated PE space by adding multi-use cafeteria, renovate existing classroom space for student support services, improve ADA accessibility, install energy efficient lighting, replace covered play shelter, upgrade finishes in hallways and shared spaces including floors, paint, and ceilings, upgrade mechanical infrastructure including electrical, heating, and plumbing systems, replace emergency communication systems, secure front entry, and office modifications.

**SCHEDULE**

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Nov 2018	Oct 2019	100%	
Design & Permitting	Nov 2019	Jan 2021	55%	
Construction	June 2021	June 2022	0%	

**CURRENT ACTIVITIES**

- On June 18th DLR Group submitted a 50% Design Development package to the Core Team for review. This package included a large amount of new detail: demolition plans, details for a covered play structure, dimensioned floor plan with building section cuts, ceiling plans, roof plan, exterior elevations, building details and preliminary engineering drawings.
- On June 26th DLR Group met with the Core Team to review progress following the issuance of the 50% Design Development package. Special attention was given to the interiors, with the Core Team approving the design direction (see image that follows). The team also focused on the site plan, providing valuable guidance to the designers on the design of the school garden and outdoor learning areas.
- DLR Group will be submitting it's 90% Design Development package to the Core Team on August 6th. The Design Development package will include finalized floor plans, building elevations (interior and exterior), building sections and engineering drawings (structural, mechanical, electrical, and telecommunications).



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## ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Design Development phase completes in August.
- An estimate by Fortis will be delivered for inclusion in the review of these documents
- Construction Design will commence shortly after district review and acceptance of the completed Design Development set.

## HIGHLIGHTS

- N/A

## CHALLENGES AND SOLUTIONS

- Budget continues to be a challenge and with the current economic climate, it makes it difficult to accurately predict the market in the coming months. The Design Development estimate will help to keep the project on track.

## PROJECT PHOTO GALLERY

**F** Upgrade finishes in hallways + common spaces (floor, paint, ceilings)

**5** Buildings and systems are standardized, yet adaptable, solutions which are energy efficient, sustainable, easy to maintain, inclusive and cost efficient.

The materials board displays a variety of options for different parts of the building. On the left, there are circular color swatches for 'Paints' in shades of cream, blue, green, orange, and grey. Below these are samples for 'Wall Base', 'Wainscot + Tackable Surfaces', 'Concrete Floor', and 'Carpet'. The top right features 'Ceiling' and 'Panels' (one with a floral pattern). The middle section includes 'Tile', 'Sound Panels (Gym + Music)', 'Accent Colors', and 'Desks'. The bottom section shows 'Cabinet Faces', 'Tackable Surfaces', 'Countertops', 'Cabinet Accents', 'Acoustic Fabrics', and 'Fiber Reinforced Plastic Panels'. A vertical label 'GARDEN' is on the far left.

Updated Materials Board from June 26 Core Team Meeting – Adams ES