



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



GARFIELD ELEMENTARY SCHOOL
MAJOR ADDITION AND REMODEL

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

PROJECT DESCRIPTION

Addition of six (6) classrooms, create collaborative and small group learning areas, expand the library/media center, renovation of existing classroom spaces, add covered play shelter, improve ADA accessibility, renovate restrooms, repair concrete floor foundation, replace the kitchen flooring, upgrade finishes in shared spaces with floors, paint, and ceiling, secure front entry, office modifications, improve site circulation and parking, repair/replace sidewalk, seismic upgrades, fuel tank decommissioning and upgrades to mechanical, electrical, and plumbing.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Oct 2018	Jan 2019	100%	
Design & Permitting	Jan 2019	July 2020	99%	Permit final reviews
Construction	May 2020	Aug 2021	15%	Demo, Site work & reconstruction of front office

CURRENT ACTIVITIES

- DLR responded to the City’s 5th round of permit comments this week and we have now received the PIPC and Phase 1 building permits.
- Site work is fully underway on both the south and north sides of the site. Utility installations are also underway in all corners of the site. Unsuitable soils (clay) were discovered and were removed and replaced with rock in some areas of the site to obtain stable soils for the reconstruction work.
- Abatement work has completed for this summer’s work and reconstruction is underway. Drywall and insulation are being installed in the west corridor currently.
- The front office area is completely demolished (see photo). New foundations for the office expansion is starting to go in with needed framing.
- Plumbing for individual classroom restrooms is nearly complete and framing of restroom walls is ongoing. HVAC equipment is being installed throughout the school.
- The fuel storage tank and associated piping has been completely removed. Soils have tested clean around the former tank.



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- Modularity: Decks are complete with handrails and Fortis is working on finalizing utility hookups including power, sewer and data. The construction team will start to arrange classrooms and install bookcases and cubbies in August.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- The construction team is working to understand how to best utilize the “no students in the classroom” for the first several weeks of school to capitalize on the construction season.

HIGHLIGHTS

- Building Permit received the last week in July.

CHALLENGES AND SOLUTIONS

- The design and construction team had to break the project into Phase 1 and Phase 2 permit packages in order to obtain a permit in time for summer work to continue. The project has incurred some delays in critical path activities due to not having the permits which are being absorbed into the recently announced on-site school start delay.
- The land use development process also continues to be very challenging to work through. The next land use hearing is scheduled for Sept 2nd and with the required 12-day comment period, we expect to obtain our Phase 2 permit around mid-Sept.
- Coordination of Pacific Power’s new service has taken a tremendous amount of focused effort from all parties on the project. The team is close to obtaining Pacific Power’s final approved power plans.

PROJECT PHOTO GALLERY



Former office area ready for new roof structure



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West corridor ceiling work, including seismic blocking, piping and electrical



School board members being briefed by Fortis on the parking lot construction and the new office addition



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West parking lot under construction



Old restroom and locker room area being demolished to make way for the new addition construction