



Monthly Report – OCSD 2018 Bond Program

PROJECT: GARDINER MIDDLE SCHOOL

MONTH OF: JUNE 2021

REPORT BY: TRACY GOODMAN, PM, DAY CPM

PREPARED FOR: WES ROGERS, DIRECTOR OF CAPITAL IMPROVEMENTS, OCSD

PROJECT LOCATION: 180 ETHEL STREET, OREGON CITY, OR 97045

PROJECT OWNER: OREGON CITY SCHOOL DISTRICT NO. 62

OWNER'S REPRESENTATIVE: DAY CPM

CONTRACTOR: PENCE CONSTRUCTION

ARCHITECT/ENGINEER: BRIC ARCHITECTURE

Project Health

	BUDGET	SCHEDULE	SCOPE
MONTHLY RATING			

Construction was halted June 28 due to excessive heat.

Design Activities/Status – JUN

A/E | BRIC ARCHITECTURE

- BRIC and our consultants continue to review, respond and process RFIs, Submittals and other on-site issues as efficiently and quickly as possible.
- BRIC issued PR-036 (Safety & Security Revisions), PR-044 (Fab Lab Air Filters), PR-045 (Domestic Water Booster Pump Electrical Connection), and PR-046 (Interior & Exterior Emergency Strobes).
- BRIC is currently working on PR-047 (Pork Chop Revisions) and PR-048 (Weather Station Connection). These PRs will be issued in July.
- The abatement and demolition process has begun on the existing school. The work is proceeding on schedule.
- BRIC, Pence and DAY met with Chris Long (City Building Inspector) on 6/30/21. We reviewed the City's Temporary Certificate of Occupancy requirements, construction schedule, phasing, etc.

Site Activities – JUN

CM/GC | PENCE CONSTRUCTION

Site activity details:

Week 63 – June 1

All exterior elevations were worked on throughout the month. The main entrance flatwork was poured, and fine grading continued on the South and East. The generator was set and the Covered Play Area MDO began installing. WRB at the Bus Hallway was completed and veneer was topped out in Sector F as well as the North side of the Courtyard. On level 1, Sector A interior has been focused on wood details – casework and finish carpentry. Crews have begun prepping for installation of environmental graphics, wainscot and paneling is ongoing. Marker and tack boards are also installing. Light fixtures are installing in Sector B, and instrument storage in the band room is installing. Tiling and polished concrete work continued in Sectors E and F. On level 2, grid ceiling and tile continued installing in most sectors. Gypsum board taping continued in Sector F. The game room hollow metal frames were installed. Finally, roof work continued in Timber Hall.

Week 64 – June 7

The front entrance plaza slab was sand blasted and more flatwork was poured near the gym. The safety loop was placed by the freshly poured raised crosswalk towards the south side. Gate posts were installed on the south elevation and fine grading was complete ahead of the asphalt paving near the service areas. Landscapers were onsite to maintain the rain gardens. In the East courtyard, the amphitheater seating was poured and the covered play area MDO was completed. In the interior of the building, lockers began installing in Sector A. The secure vestibule storefronts and front entry wood paneling also started installation. Gym equipment and acoustical wall panels began installation as well. In Timber Hall, pivot wall framing arrived and started erecting. Finishes like plumbing fixtures and concrete polish continued installing in the Learning Neighborhoods. Upstairs on level 2, markerboards began installing in Sectors A, B and C. The roofers continued working on Timber Hall and began tying in to Sector C.

Week 65 – June 14

Irrigation on the south side began installing. Around the building, storefronts, glazing and veneer work continued. The curtain wall completed and was prepped for glazing. Inside the building, work continued on the front entry desk. Front entry display cases arrived as did bathroom accessories. In Timber Hall, the translucent wall continued installing. On level 2, the athletic flooring began installing. Primer and the first coat of paint was ongoing in the Learning Neighborhoods. Roof work spread to Sectors D, E and F. The mechanical screen wall began framing in Sectors A, B and C.

Week 66 – June 21

Landscaping and irrigation continued on the West and South elevations. The north side made progress on fine grading and bleacher seats were poured at the Learning Neighborhoods. Metal wall panels continued on the East side and remaining storefronts were installed. The sports courts were poured near the courtyard as well. Inside the building, accessories continued installing around the front office and the final coat of paint wrapped up in Sector A. Tile completed in the kitchen just in time for the fluid applied flooring to begin installing. Light fixtures began hanging in the band and choir rooms. The Learning Neighborhood work continued from the previous weeks – casework, tiling and ceiling work. On level 2, the very last of brick work was completed. Ceiling grid and casework also continued upstairs. Solar panel racking installation was ongoing on the Timber Hall roof.

Week 67 – June 28

New activities for the exterior of the building included generator start up, and the trash compactor was delivered. Site concrete work continued around the building and work on the East courtyard ramped up. Inside, the gym flooring began installation. Paint, ceiling grid and final accessory work continued around the sectors. Roofing neared completion and solar panels arrived onsite for the final finishes.

Site Activities – Upcoming for JUL

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- All remaining work for Phase 1 will continue as Substantial Completion is at the beginning of August.

Site Activities – Safety Updates

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Pence remains committed to safety as our highest priority.

- All onsite personnel are reminded every day of the importance of safety with the completion of the project nearing.
- The State of Oregon no longer requires masks or social distancing.

GMP Information

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- The current GMP stands as directed by the last AIA change order and is currently evaluated at the value of \$78,478,060.
 - There are currently no pending issues as it pertains to the GMP.
 - Pence, Day CPM, and the district are still meeting weekly evaluating change orders and contingency values.

Construction Schedule – Current Progress

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- Pence is continuing to hold the Substantial Completion date.
 - Several subcontractors sent in notices to Pence of discontinued work due to the extreme heat June 28, 2021.
 - The Owner was notified immediately.

Current Items of Importance

A/E | BRIC ARCHITECTURE

Crucial / Significant Outstanding Design Decisions:

- Fab Lab Dust Collection System: Equipment Submittal received from Pence on 7/1/21. Interface is currently reviewing. Submittal will be returned during the week of 7/12/21.
- Williams Street Improvements Punch Lists: The civil, landscape, and irrigation system punch lists are almost complete. Pence is tracking the last remaining items.
- The interior vinyl environmental graphics are being revised by BRIC and our graphic designer. The new design and mockup should be ready for review in July.

Significant Design Issues:

- The final cleaning of the interior CMU block has been completed by Pence. The walls are acceptable to BRIC.

- BRIC to schedule meeting with OCSD to review type, design, and cost of Outdoor Athletic Storage Building.
- The traffic “Pork Chop” is being revised by KPFF. The new design will allow for safer/easier traffic movements in this area. BRIC to issue this change as PR-047.

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- Several items will arrive after substantial completion. These currently include
 - Decorative gates will not arrive until after substantial completion due to long leads times, however, Pence will provide temporary gates if needed for TCO.
 - Nanawalls are now scheduled to arrive and hopefully be installed before substantial completion, however the Owner was notified installation may still go past August 9th.
- Demolition ran into an unforeseen condition – pipes with asbestos insulation were discovered in the walls and slab of the existing building.

Team Meeting Calendar

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- The Pence GMS Team meeting occurs every Wednesday from 8 – 9 AM.
- The subcontractor coordination meeting occurs every Monday from 7:00 AM – 7:30 AM.
- OAC meetings occur every Wednesday from 1:00 – 2:15 PM.
- CCI Log Reviews occur directly after OAC meetings from 2:30 PM – 3:30 PM.

Attachments

- [PROJECT ASSET LOG](#)
- [PROJECT CONTACT LIST](#)
- [QA/QC Log](#)
- [PHOTOS - COURTESY OF PENCE CONSTRUCTION](#)

PHOTOS

Photo 1 – June Aerial Photos



Photo 2 – Generator Set



Photo 3 – Gym Storefronts



Photo 4 – Lockers Arrive



Photo 5 – Markerboard Installation



Photo 6 – Light Fixture and Ceiling Grid Installation



Photo 7 – Amphitheater Seating Formed



Photo 8 – Covered Play Area MDO



Photo 9 – Entry Corridor Wood Paneling Prep



Photo 10 – Gym Floor Arrives



Photo 11 – Front Entry Parapet Complete



Photo 12 – Solid Surface Installing on Front Entry Desk



Photo 13 – Casework Continues



Photo 14 – Wood Paneling Installation

