

Capital Bond Program Newsletter

MARCH 2024



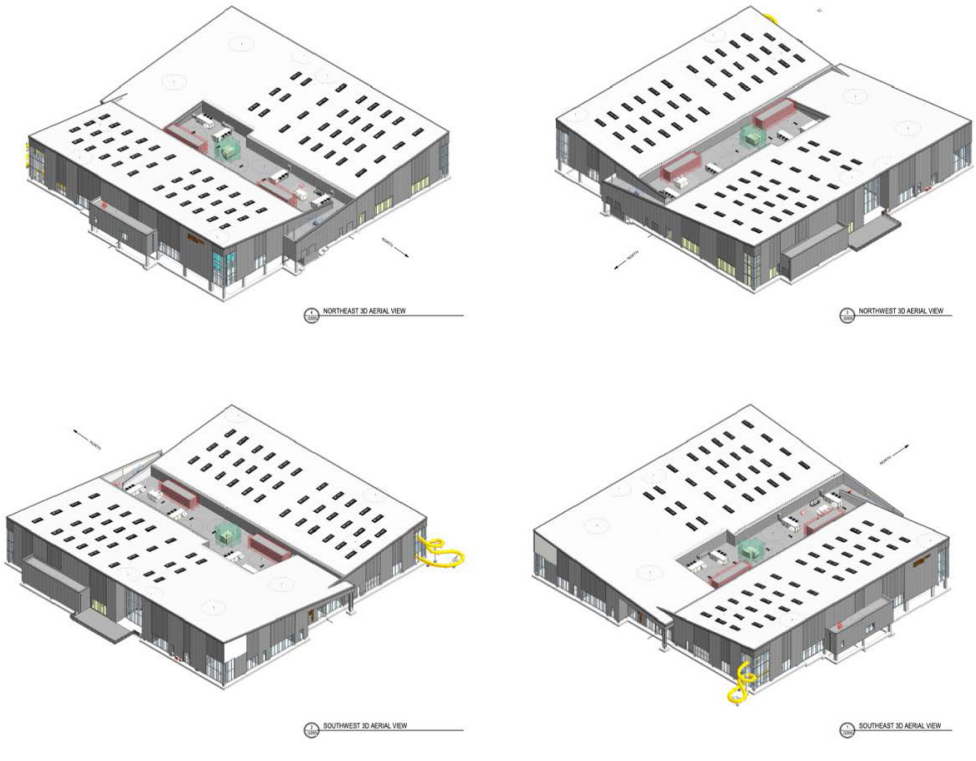
**RAPRD**  
Redmond Area Park and Recreation District  
*"Always Ready To Play..."*



## *GENERAL PROGRAM UPDATE*

BRS Architecture has completed the Design Development (DD) Phase for Redmond Area Parks and Recreation District's (RAPRD) new Recreation Center. This included holding several meetings over the last few months to gather input from RAPRD's design committee and using that input along with the promises to the community to design a building that everyone is proud of.

**The 100% DD drawings were sent to the estimators and cost reconciliation is taking place.** HMK has also been working diligently to align all the necessary consultants and their review of the design with BRS to ensure their comments are captured. Land Use continues to move forward with the City for approvals by the time of permitting.



## FEBRUARY ACTIVITIES

At the beginning of February, BRS submitted their 100% Design Development (DD) documents to the CM/GC, Kirby Nagelhout Construction Company (KNCC), and the independent cost estimator for estimates of the project to this point.

After three weeks, a cost estimate reconciliation meeting was held to compare the estimates and determine what scope of work items were indifferent so the estimates could be reasonably compared. That process also included looking for areas for value engineering, or potential saving opportunities, to make sure the estimates and budgets align.

Meanwhile, BRS Architects, KNCC, and HMK have continued the weekly check-in meetings. Additionally, BRS and HMK have hosted meetings with the various consultants such as commissioning, building envelope, IT, and others to review their comments of the 100% DD documents to make sure they are incorporated in the Construction Document (CD) design phase. The end of February has been spent coordinating for the upcoming CD Design workshop taking place in the second week of March.



## ***ADDITIONAL HIGHLIGHTS***

As previously stated, BRS will host the first CD Design Workshop the second week of march to share the updated designs with the RAPRD Design Committee and receive feedback on whether it still aligns with the committee's vision. HMK and the Owner's consultants will continue to work with BRS as they continue toward the 50% CD design documents due March 29th. That 50% CD package will also be the site package that will go out for bid to start the groundbreaking process while the rest of the building is designed. The design team along with HMK will continue to work with the City on land use while KNCC works on permitting.



## ***HIGHLIGHTS, CHALLENGES, SOLUTIONS***

### **HIGHLIGHTS:**

Design Development Completed!

### **CHALLENGE AND SOLUTIONS:**

The challenge with this project is no different than all projects, which is coordinating all the disciplines through the project – Contractors, Design Team, Owner's Consultants – to make sure everybody is on the same page. The solutions are constant communication and routine meetings to make sure all items are captured as design continues.



## LOCAL VENDORS AND CONTRACTORS WORKING ON SCHOOL PROJECTS

Currently, 27% of the awarded contracts have been awarded to local contractors, which amounts to \$1,261,701 of the \$4,678,740 awarded

- HMK Company
- Kirby Nagelhout Construction Co.
- HWA, Inc.
- The Wallace Group
- Systems West Engineers