

Capital Bond Program Newsletter

MAY 2024



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



GENERAL PROGRAM UPDATE

BRS Architecture has completed the Site Design Package and delivered it to KNCC. Meanwhile, the building design continues to be worked on for an end-of-May delivery date. The project team has also met with the City Planning Commission for land use, getting approval with few conditions, and will meet with City Council in May.





APRIL ACTIVITIES

At the end of March, BRS submitted their 50% Construction Documents (CD) to the CM/GC, Kirby Nagelhout Construction Company (KNCC). KNCC then created a bid package for early site work and sent it out for bidding at the beginning of April. The early site package allows the project team to bid and prepare for site construction – leveling, grading, blasting, and digging - while the building itself completes design and bidding.

This allows the team to save time on the overall construction period. After the three-week bid period, KNCC compiled all bids and chose contractors based on certain criteria to submit as part of their Construction Phase 1 Guaranteed Maximum Price (GMP) amendment, which will be delivered to HMK the first week of May. While that was taking place, BRS continued to work on the building design by incorporating comments from the various consultants, such as commissioning and building envelope, and meeting with the RAPRD design team for additional input in order to continue toward their goal of 95% CDs completed May 10th, and 100% CDs on May 31st.



ACTIVITIES SCHEDULED FOR MAY

In May, HMK will create a Recommendation to the RAPRD Board of Directors based on the GMP 1 Amendment delivered by KNCC. This will allow the Board to review and take action on the first phase of construction. BRS will continue with their design, working to hit the milestones stated before and deliver a completed design by the end of the month.

For construction, BRS, HMK, and KNCC will set of pre-construction meetings, schedule Owner-Architect-Contractor meetings (OACs), and work with RAPRD to schedule the Groundbreaking Ceremony at the beginning of June.



HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

Construction Phase 1 – Site Package bidding!

CHALLENGE AND SOLUTIONS:

Not necessarily a challenge, but the coordination of continued design with bidding a first phase, along with permitting and land-use takes constant and consistent work to make sure the project continues to run smoothly.



LOCAL VENDORS AND CONTRACTORS WORKING ON SCHOOL PROJECTS

Currently, 29.5% of the awarded contracts have been awarded to local contractors, which amounts to \$1,422,267 of the \$4,816,376 awarded

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