

Capital Bond Program Newsletter

AUGUST 2024



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



GENERAL PROGRAM UPDATE

Work has progressed rapidly over the month of July with the pools being fully excavated and backfilled, the building pad completed, drywells being installed, and underground piping beginning. The building bid package was delivered to HMK and RAPRD with the Board of Directors accepting the amendment.





JULY ACTIVITIES

Throughout the month of July, Jack Robinson & Sons continued working the site by excavating and backfilling the pools, laying out the building pad, installing drywells and underground pipe, and building up the parking lot base.

Meanwhile, KNCC collected all bids for the building package and worked through them to provide HMK with a Guaranteed Maximum Price (GMP) Amendment along with a Schedule for board approval.

Once reviewed, HMK recommended that the RAPRD Board accept KNCC's proposed amendment, and the board did so in a special board meeting held at the end of July.



ACTIVITIES SCHEDULED FOR AUGUST

August will consist of further site development – parking lots, drywells, and underground utilities. HMK will shepherd the process of amending KNCC's contract to add in the new GMP amendment and once that happens, KNCC will start working to contract the subcontractor so long-lead items can start being ordered and subcontractors can start to work on scheduling their work for the project.



HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS:

Building Amendment (GMP 2) accepted by RAPRD Board of Directors!

CHALLENGE AND SOLUTIONS:

Bid and Schedule review is a laborious process. Review includes combing through bids, making sure all project scope is captured by comparing costs, reviewing inclusions and exclusions, and then picking which bids to accept based on the identified scope and cost of work.



LOCAL VENDORS AND CONTRACTORS WORKING ON THE COMMUNITY PROJECT

Currently, 29.5% of the contracts awarded have been awarded to local contractors, this 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
- Tomco Electric Inc.
- Apollo Mechanical Contractors
- Columbia River Steel & Construction Inc.