



FRAN RISH STADIUM IMPROVEMENTS

Capital Projects Advisory Review Board
Project Review Committee

Request for GC/CM Project Delivery Method
March 25, 2021



AGENDA



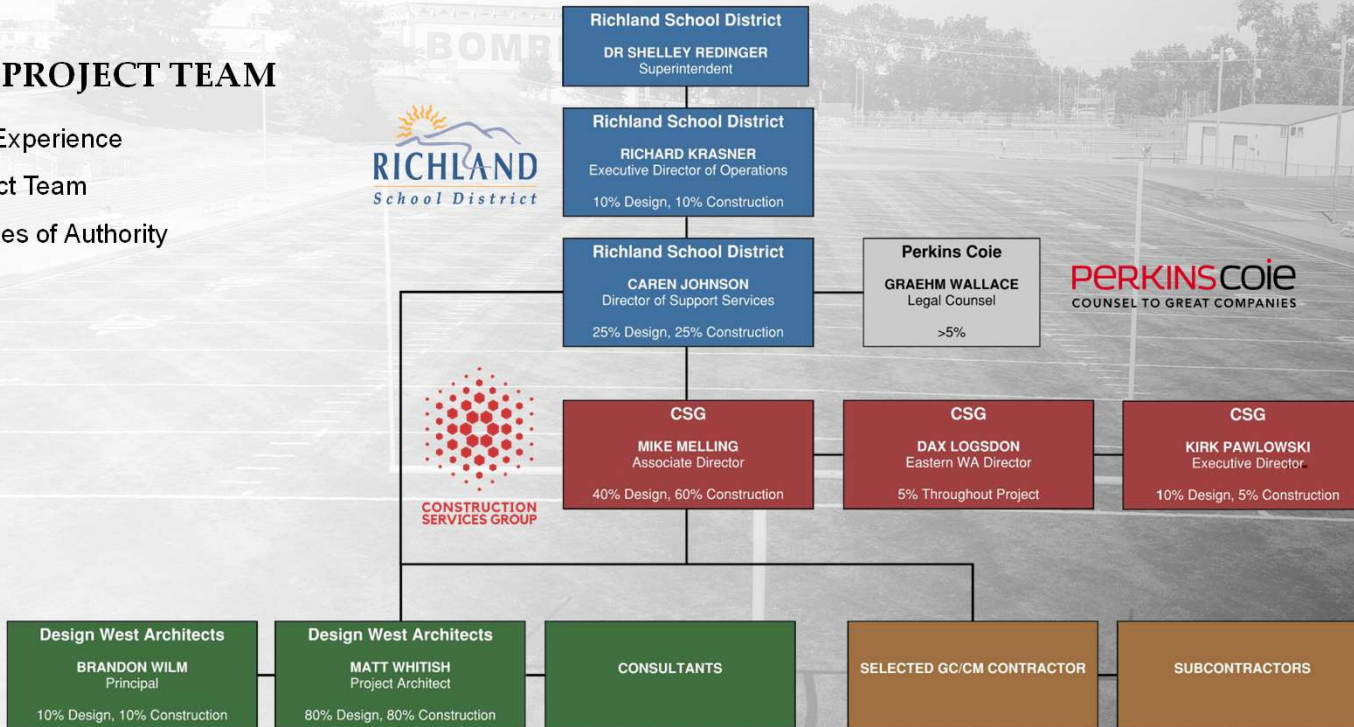
- Project Team
- Project Overview
- Project Schedule
- Project Budget
- Qualifying GC/CM Criteria
- Summary
- Questions

PROJECT TEAM



EXPERIENCED PROJECT TEAM

- Extensive Project Experience
- Continuity of Project Team
- Clear & Logical Lines of Authority



PROJECT TEAM QUALIFICATIONS



Dr. Shelley Redinger, Superintendent Richland School District

- Oversees the entire Richland School District
- Previously was the Superintendent of Spokane Public Schools, the 2nd largest school district in WA
- GC/CM experience with Spokane Public Schools



Richard Krasner, Executive Director of Operations Richland School District

- Oversees the Richland School District Capital Projects Department
- 8 years of Richland School District bond and construction experience
- Management experience on all construction work from Richland's 2013 \$98M Bond and 2017 \$99M Bond

PROJECT TEAM QUALIFICATIONS



Caren Johnson, Director of Capital Projects Richland School District

- 20 years of experience with the Richland School District including 8 years of leadership on school construction projects
- Management experience on all construction work from Richland's 2013 \$98M Bond and 2017 \$99M Bond
- Recently completed AGC's GC/CM certification program



Kirk Pawlowski, Executive Director Construction Services Group

- 35+ years design, project management, and executive leadership in construction with extensive GC/CM experience
- GC/CM Consulting Manager for project
- Nationally respected education and community architect and planner
- Managed capital bond projects in excess of \$200M per year over the past 20 years.

PROJECT TEAM QUALIFICATIONS



Dax Logsdon, Eastern Washington Director Construction Services Group

- 20+ years experience in school construction management and planning
- Managed over \$1 billion in school construction projects
- Responsible for all CSG work in Eastern WA



Mike Melling, Associate Director Construction Services Group

- 11 years of construction management experience including 8 years at CSG
- Directly managed all construction work on Richland's 2013 \$98M Bond and 2017 \$99M Bond
- Experience in the Eastern WA market

PROJECT TEAM QUALIFICATIONS



Brandon Wilm, AIA, Principal Design West Architects

- 20 years experience including 19 years with Design West Architects
- Majority of experience is in K-12 facilities
- Recent successful GC/CM experience with the West Valley School District



Matt Whitish, AIA, Project Architect Design West Architects

- 18 years experience including 7 years with Design West Architects
- 8 years of construction experience
- Majority of experience is in K-12 facilities
- Recent successful GC/CM experience with the West Valley School District

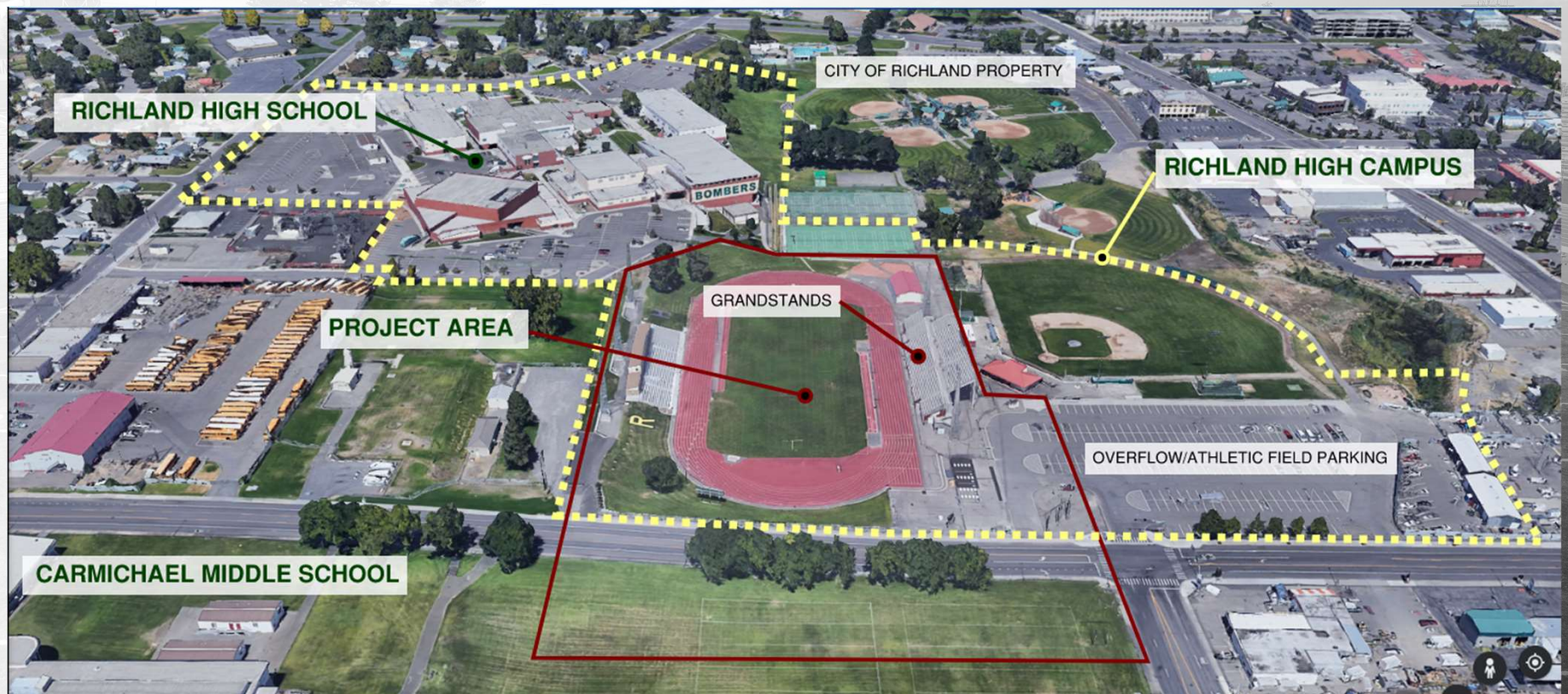
PROJECT TEAM QUALIFICATIONS



Graehm Wallace, Capital Legal Counsel **Perkins Coie**

- 20+ years experience representing school districts on Construction Law issues
- Prepares all design & construction contracts for Richland School District
- Contract terms and language modified based on Richland School District's best practices and experiences
- Extensive GC/CM experience

PROJECT OVERVIEW



PROJECT OVERVIEW

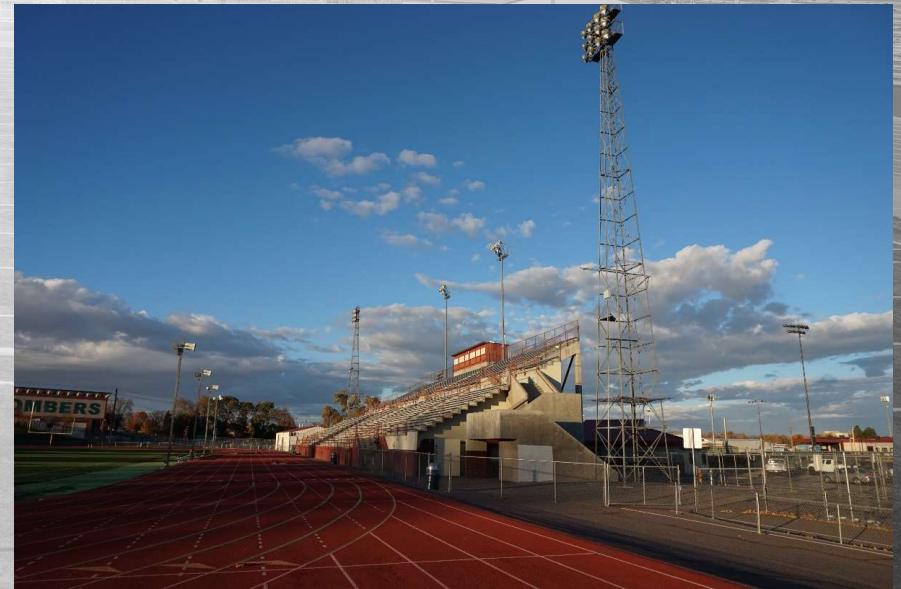
- New artificial turf field
- Replacement of track
- Reconfiguration of field events
- Accessibility & safety updates to grandstands
- Replacement of 10,200 SF of restrooms, training rooms, and locker rooms under grandstands.



PROJECT OVERVIEW



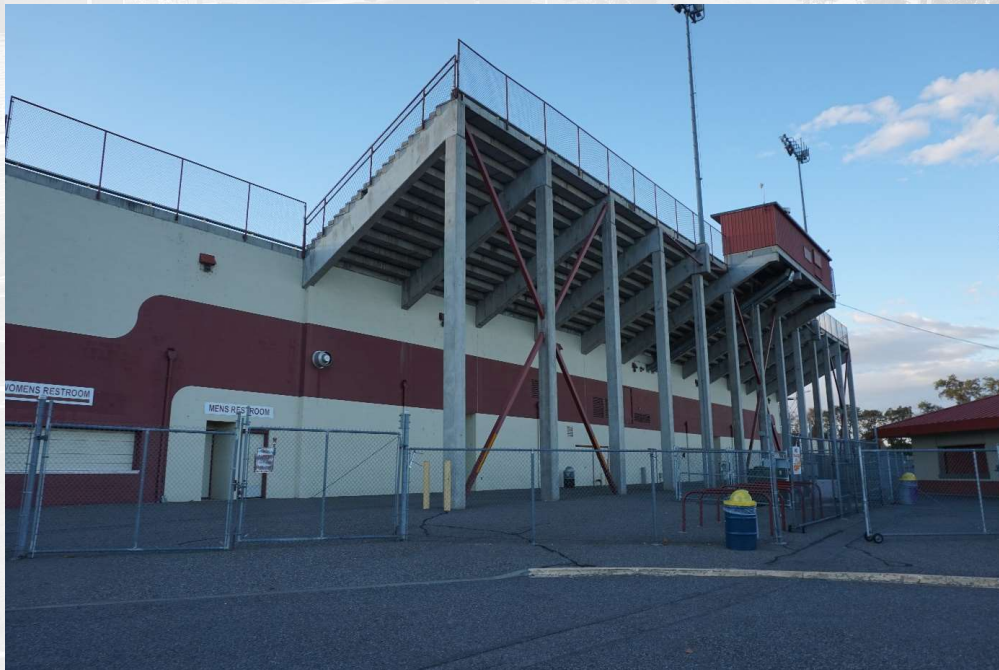
Fran Rish Stadium



PROJECT OVERVIEW



Grandstands



PROJECT BUDGET



Project Budget

Costs for Professional Services..... <i>(A/E, Legal, etc)</i>	\$954,233
Estimated Project Construction Costs..... <i>(Including Construction Contingencies)</i>	\$10,000,000
Equipment & Furnishing Costs.....	\$250,000
Off-site Costs.....	\$0
Contract Administration Costs..... <i>(Owner, Construction Manager, etc.)</i>	\$325,000
Contingencies..... <i>(Design & Owner)</i>	\$500,000
Other Related Project Costs..... <i>(Permits, Utilities, Printing, etc.)</i>	\$400,000
Sales Tax.....	<u>\$860,000</u>
Total Project Cost	\$13,289,233

Funding

Funding was secured through the passage of a \$99 million capital projects bond in February 2017.

QUALIFYING GC/CM CRITERIA



RCW 39.10.340

- ✓ Project encompasses a complex or technical work environment
 - Preserve existing grandstands and structural components
 - Reconstruct building below grandstands
 - Poor soil conditions will make new foundation work complicated
 - Challenges with sequencing and constructability of roof system below grandstands
 - Many underground utilities in project area
 - Challenging high work on upper level of grandstands – 40+ feet high

QUALIFYING GC/CM CRITERIA



RCW 39.10.340

- ✓ Involvement of the GC/CM during the design stage is critical to the success of the project
 - Design & construction complexities exist requiring contractor input on constructability and agreement on means and methods required.
 - Preserve existing grandstands and structural components
 - On-going value engineering and constructability reviews provide real time information in an uncertain market
 - GC/CM will provide input into the products, installation methods and materials used to optimize return on investment.

QUALIFYING GC/CM CRITERIA



RCW 39.10.340

- ✓ Project involves complex scheduling, coordination, and phasing
 - Phased approach to allow an early start (demolition) and completion by Fall 2022
 - Impact only (1) football season – 2021 play at Hanford High
 - Early demolition phase can provide valuable information on existing conditions to design team
 - Coordinating alternate locations for athletics during construction will be a challenge for the District.

- ✓ Project involves construction at an occupied facility which must continue to operate during construction
 - Parking Impacts
 - Access limitations
 - Site Constraints
 - Proximity to HS and other athletic fields

QUALIFYING GC/CM CRITERIA



RCW 39.10.340

- ✓ Project requires specialized work on a building with historical significance
 - No official historical designation but grandstands are iconic to Fran Rish Stadium
 - Important to preserve the grandstands according to community input
 - Improvements to handrails, guardrails required
 - Addition of wheelchair accessible spaces required
 - Construction of an accessible ramp required

SUMMARY



- The Fran Rish Stadium Improvements project is a good candidate for the GC/CM alternative delivery model
- Meets qualifying criteria from RCW 39.10.340
- Public benefit
 - ✓ Certainty of Schedule
 - The GC/CM will help the District maintain the project schedule
 - Phasing work will reduce unforeseen conditions
 - ✓ Reduce District Risk
 - The GC/CM will help the District maintain the project budget
- Project is fully funded with the appropriate budget. Resources and controls are in place
- The Richland School District, CSG, and Design West team has extensive experience working together



QUESTIONS?