

# .KENNEWICK SCHOOL DISTRICT

## SOUTHRIDGE HIGH CLASSROOM ADDITION & ATHLETICS IMPROVEMENTS GC/CM PROJECT

1. It appears the GC/CM contractor will not be under contract until the final portion of design development. How will the GC/CM provide enough valuable input with only 1 month of input prior to the DD being completed? **The GC/CM will be on board for approx. 6 months prior to finalizing 100% Construction Documents. The project team feels that this will be enough time to obtain critical input on early bid package/work options, constructability, bid strategy, site logistics, temporary construction measures and schedule sequencing to ensure minimal impacts to students and staff during construction to justify the GC/CM process.**
2. In reviewing the site drawings what again makes this so worthy of a GC/CM, it just does not seem to be complicated at all?
  - **Construction Zone – The construction area is surrounded on all (4) sides by the existing school, athletic fields, student parking lots, the school bus drop-off, and senior living apartments. The campus is occupied/utilized year round by different community groups in addition to school district use. The contractor will be required to ensure student and staff safety at three major exits from the classroom wings during construction. Exiting from major assembly spaces will also be impacted by the weight room addition. Temporary and phased exiting approaches will be required.**
  - **Noise Mitigation – We will need to tie-in to the existing school at multiple locations on both the 1<sup>st</sup> and 2<sup>nd</sup> floors while classes are being held. Temporary construction barriers will be required to minimize noise and dust within the school. Obtaining contractor feedback during the completion of design will help to ensure impacts to classes are minimized.**
  - **Bid Environment – There will likely be many contractors that can bond a project of this value (\$13M) but have had limited or no experience with expansions that connect to an active school campus. The ability to select a contractor based on their plan to maintain student safety and minimize staff impact would increase the probability of a successful expansion.**

**CAPITAL PROJECTS ADVISORY REVIEW BOARD**  
**PROJECT REVIEW COMMITTEE**  
**QUESTIONS RE: APPLICATION**  
Meeting Date: July 25, 2019

