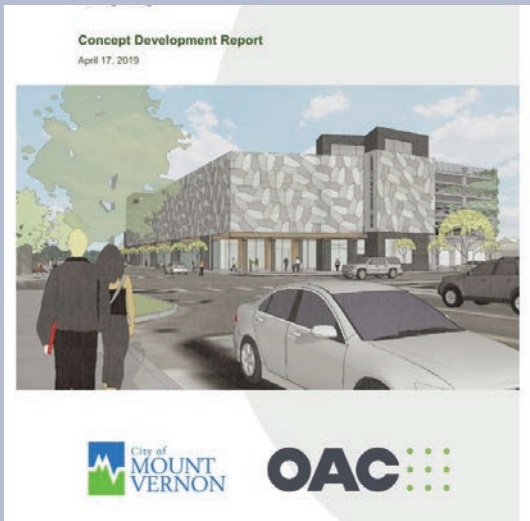


Construction Management Firm Selected

The City has selected OAC Services to provide Construction Management services for the project. Their services will include such things as Pre-Construction coordination, serving as the Owner's representative during Construction, Commissioning of systems, and Closeout.



2019 Conceptual Plan by OAC

OAC is the firm that helped the City develop the Conceptual Planning for the project. They bring a deep understanding of the site constraints, programming needs, and goals of the project from that previous effort.

Members of OAC's team will be working closely with the design team to review the current plans prior to Bidding. They will be conducting a Constructability Review, which focuses on sequencing and phasing of work, lead times complex coordination, and other aspects of the design that can impact schedule and budget.



Monthly Update
March 2022



Updated rendering of the Quiet Reading area

Details, Details

The City and Design Team are working to coordinate all of the many details required to complete the Permit and Bid documents. This includes such things as collaborating with the various utilities for services to the building or moving existing services on the site, confirming how many different kinds of EV charging stations will be distributed, and narrowing down the final selections for materials and finishes.

The final month of design work will be dedicated to this effort, in order to provide accurate and comprehensive bidding documents, and to create inviting, engaging, and memorable spaces for all to enjoy.

Plans are to be submitted for Permit Review at the end of March. Bidding is slated for June/July with construction starting in late summer/early fall.

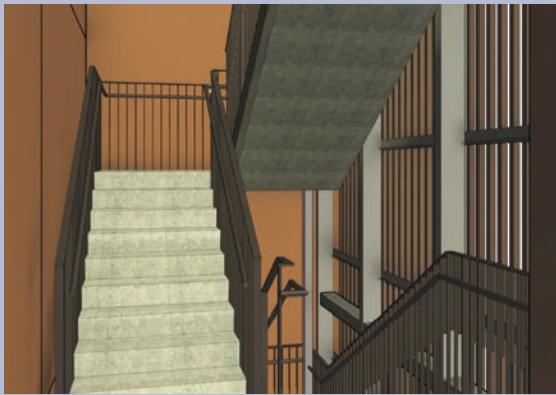
The entire team is excited to be putting the finishing touches on this exciting and ground-breaking highly sustainable building.



Updated renderings of the circulation corridor outside the Youth Services (left) and the Commons looking towards the north entry (right).

Month in Focus

Detailing the building components takes an enormous amount of time. Every aspect of the design has to be coordinated with the engineering team, the manufacturers, and for code compliance.



Stair railing detailing and coordination (above) and check-out cabinet detailing at

Current Activities

- Weekly Owner Meetings
- Selection of Construction Management Firm
- Confirmation of EV Charging Station Types
- Design of Lower Embodied-Carbon Concrete Mixes
- Energy Modeling for Passive House
- Modeling of Thermal Envelope for Condensation and Moisture Risk
- Coordination with Manufacturers and Suppliers
- More details and more details
- Pre-Application Meeting
- Preparation of 75% Contract Documents



Updated rendering of the Youth Services circulation desk

HKP Architects

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