

May 19, 2026 - Project Update

Over the past several months, our construction manager (Bradbury Stamm Construction) and design team (GLTA/BKV) have worked closely with City staff as well as the Public Building Planning Committee to complete the Schematic Design phase and have now moved into the next step, known as the Design Development (DD) phase.

During the Schematic Design phase, earlier programming studies were confirmed and translated into a preliminary building layout. This included identifying all major rooms, departments, and workspaces needed for the facility. The team also explored different exterior concepts, reviewing potential building shapes, materials, window sizes, and roof styles to establish the overall look and feel of the building.

At the same time, civil engineers developed initial site plans showing parking areas, driveways, and general site organization. Early conversations also began around building systems such as heating and cooling, electrical, and plumbing. Throughout this phase, the project budget was reviewed alongside the evolving design to ensure the project remains aligned with available funding. Construction costs can shift as market conditions change. Factors like material prices, labor availability, and bidding competition may impact final costs. Budget and market conditions will continue to be closely monitored as design progresses.

What is the Design Development (DD) Phase?

The Design Development phase takes the approved concepts from the schematic phase and adds more detail, so the project becomes clearer and more defined.

During this phase, the team will:

- Refine floor plans and building layouts with more precise dimensions.
- Select and further define exterior materials and interior finishes.
- Develop and coordinate building systems such as structural, mechanical, electrical, and plumbing.
- Advance site design, including grading, drainage, landscaping, and utilities.
- Ensure the design meets building codes, safety requirements, and accessibility standards.

As the design becomes more detailed, the construction manager will provide updated cost budgets to confirm the project remains within budget and recommend adjustments if needed.

In addition, the project team is evaluating opportunities to issue early bid packages for certain long lead-time materials and equipment. This proactive approach can help reduce schedule risks and keep the project on track by securing critical items well in advance of full construction.

The Design Development phase is an important step in turning the project vision into a coordinated and buildable plan. Once this phase is complete, the project will move into the Construction Documents phase, where final detailed drawings are prepared for permitting and construction.