

# Wenatchee School District

School Board Presentation 9/26/23

## Softball and Support Fields Project

Presented by Turner and Townsend Heery

Rob Gross [rob.gross@turntown.com](mailto:rob.gross@turntown.com)

**WENATCHEE**  
**SCHOOL DISTRICT**



Turner & Townsend  
Heery

# Wenatchee School District Team



## Rob Gross

Project Executive and Subject Matter Expert

Rob has over 30 years of success in project and construction management. Starting his construction career as a Journeyman Iron Worker – Carpenter on large commercial projects, then moving into management as a Superintendent, Rob moved into the project management industry as an Owner's Representative managing projects from \$500k to over \$100M from pre-design through closeout phases. He is an experienced team leader, collaborating and directing all phases and aspects of multimillion-dollar construction and renovation projects within accelerated time frames, implementing other processes to ensure special care was taken with occupied and phasing projects within the scheduled completion timelines, and meeting the limits of budgetary constraints.

### LICENSES / CERTIFICATIONS

Certified in GC/CM (AGC of Washington)

### EDUCATION

Bachelor of Arts,  
Communications, University of  
California Los Angeles, 1984

### AFFILIATIONS

Design-Build Institute of America  
(DBIA), Member

Construction Management  
Association of America (CMAA),  
Member

### YEARS OF EXPERIENCE

39

*“Project Manager Rob Gross was outstanding in providing supervision and coordination of the entire project. This was especially evident through his working collaboratively with the Architectural Firm as well as the General Contractor Firm.*

**William “Joe”  
Connolly Assistant  
Superintendent  
West Valley School  
District**

### Relevant Projects

#### [Wenatchee Valley YMCA | Wenatchee, WA](#)

Senior Project Manager for the new \$22M YMCA facility. We have been tasked with forming the project team, consisting of project kick-off and management plan development. The team has desired to utilize the PDB alternative delivery method, and Rob will help guide the YMCA through the alternative delivery selection process.

#### [Spokane County, Avista Stadium Improvements | Spokane, WA](#)

Senior Project Manager for the \$22M ~~Avista Stadium Improvement~~ project. In 2021, Major League Baseball (MLB) imposed new standards on all minor league teams that must be met for the franchises to continue to operate by March 2025. The \$22M has been set aside to execute work based on the master plan study.

#### [Quincy School District, Bond Program & Sports Complex | Quincy, WA](#)

Senior Project Manager on the Bond Program that included a new High School (\$80M), conversion of existing High School into Middle School (\$2M), Conversion of existing Junior High into Elementary School (\$20.4M), new Gymnasiums at Pioneer Elementary and Mountain View Elementary (\$5M), the addition of Classrooms and Gymnasium at George Elementary (\$6.5M), and miscellaneous infrastructure Improvements and other Capital Improvements (\$3M).

#### [Moses Lake School District, Vicki Groff Elementary School | Moses Lake, WA](#)

Senior Project Manager for the \$19M elementary school while overseeing the project's budget, schedule, and quality. Despite the late start, Rob worked collaboratively with the team to bring efficiency to the project so it could finish on time and within budget. In addition, Rob managed all District consultants and drove the successful completion of the project to get the students into the school on time.

#### [West Valley School District, Bond Program | West Valley, WA](#)

Senior Project Manager for the \$69M Bond includes Apple Valley Elementary and ~~Summitview~~ Elementary schools. We were selected for pre-bond planning in early 2018 and were chosen to continue as the Project/Construction Manager in 2019. Rob managed all aspects of design and construction for the single GC/CM project that included both elementary schools. Due to pre-planning, strong design oversight, and creative bid strategies, the program came in significantly under budget, and the buildings were ready with all the furniture for students on the first day of school.

# First Day of School 2023-2024

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First day of school pics. 🇺🇸 Ryan's first day of teaching kindergarten and Taylor's senior year at Boise State University.



# Wenatchee School District Team



## John Minder <sup>EIT</sup> Construction Manager

*John has experience as a Project Manager and Construction Manager. He has worked on various projects, including the public sector, road construction, and K-12. His attention to detail continually impresses his clients, and his varied project and educational background make him an asset to the team.*

### Relevant Projects

#### Wenatchee Valley YMCA | Wenatchee, WA

**Construction Manager** for the new \$22M YMCA facility. We have been tasked with forming the project team, consisting of project kick-off and management plan development. The team has desired to utilize the PDB alternative delivery method, and the team will help guide the YMCA through the alternative delivery selection process.

#### Riverside School District, Riverside, WA

**Construction Manager** for the development and construction of a new 5,500 SF student commons/cafeteria, modernized classrooms, and new lockers at Riverside Middle School. Our team is providing project and construction management.

#### Moses Lake School District, 2017 Bond Program, Vicki Groff Elementary School | Moses Lake, WA

**Construction Manager** for the \$19M elementary school. John assisted with all aspects of the project through construction, including on-site QA/QC, and took the lead on the move management. John led move management, including coordinating furniture installation, punch list, and closeout completion.

#### Moses Lake School District, 2017 Bond Program, Vanguard Academy | Moses Lake, WA

**Construction Manager** for the District's newest school. John was responsible for daily field reports, contractor/owner coordination, furniture fixtures and equipment procurement, teacher/staff liaison for training and punch list, and schedule/budget analysis. He assisted in making sure the school opened for 2022-23 school year by adjusting phasing of work and procurement alternatives. The school was open in August 2022 with parts of the building still under construction. The commons area, called the "marketplace" looks like a shopping mall food court than a traditional school cafeteria. Soundproofed rooms protecting outside noise allows student to work together.

#### Centennial Properties, Mirabeau Point | Spokane, WA

**Senior Project Manager** for the Phase 1 for a 12 Buildings Multi-Family project. The project cost is approximately \$15M. The future project scope is 100 plus building, and the construction value is estimated at \$150M. This ground-up project includes city street and curbs (heavy civil) design-build projects.

#### University of Washington | Seattle, WA

**Assistant Project Manager** for leading move management including furniture installation coordination, punch list and closeout completion.

### EDUCATION

MBA, Gonzaga University, 2020

BS Engineering Management (BSEM), Gonzaga University, 2019

### REGISTRATIONS

Engineer-in-Training (EIT)  
State of Washington License:  
20101724

AK-CESCL (Certified Erosion  
and Sediment Control Lead)  
2019

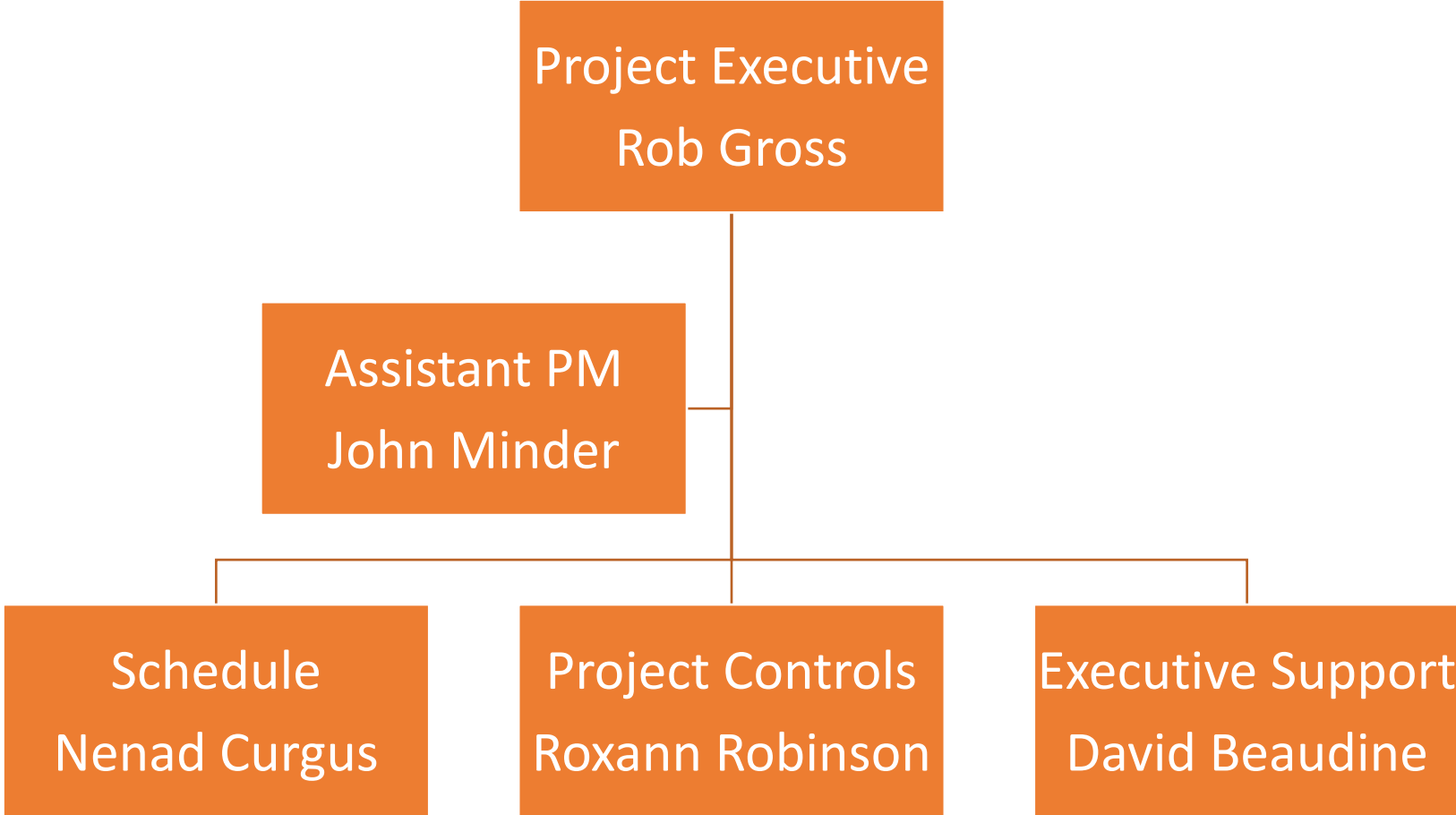
### SOFTWARE

HardDollar,  
Visual Analysis  
Python,  
Microsoft Suite  
Microsoft Project  
Microsoft Teams  
Mathcad  
MATLAB  
AutoCAD

### YEARS OF EXPERIENCE

4

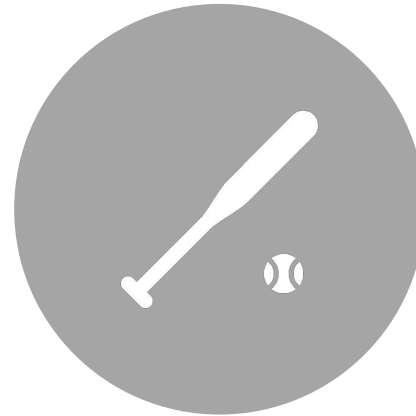
# Turner & Townsend Heery Organization Chart



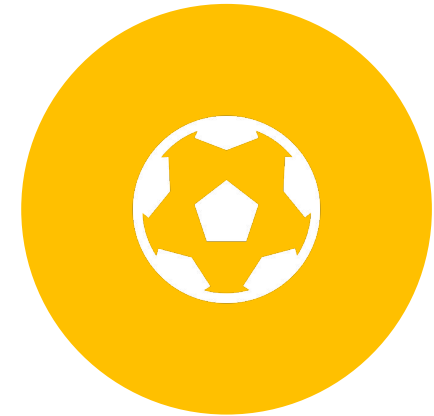
# Project Description



DECOMMISSIONING OF TWO  
EXISTING SOFTBALL FIELDS AT  
TRIANGLE PARK



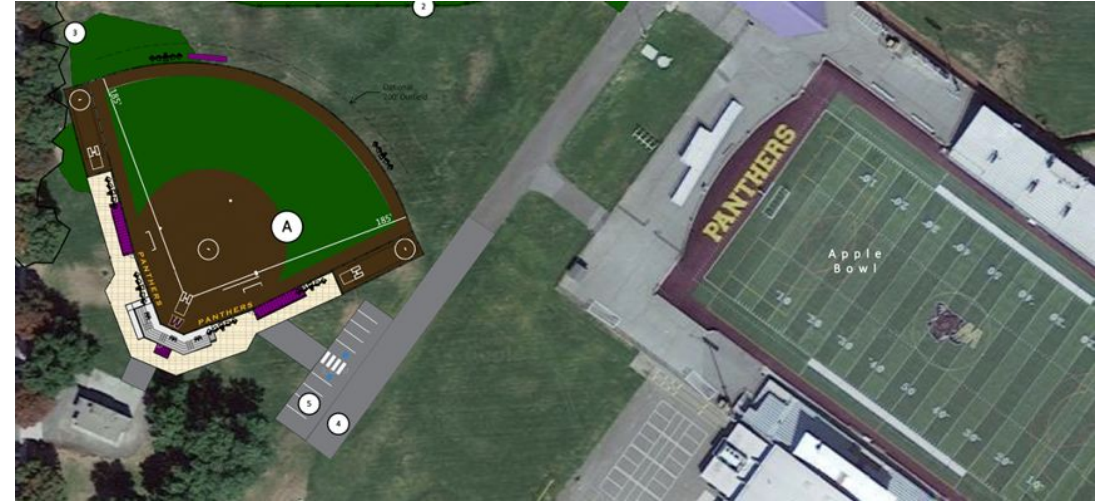
CONSTRUCTION OF A VARSITY  
SOFTBALL FIELD AT THE SOUTHWEST  
CORNER OF TRIANGLE PARK



CONSTRUCTION OF NEW SOCCER AND  
FOOTBALL FIELDS AT THE NORTH  
CORNER OF TRIANGLE PARK

# Triangle Park Softball Complex

- Regulation fastpitch softball field
  - Synthetic turf infield
  - 225+ capacity bleachers
  - Press box + scoreboard
  - Bullpens and dugouts
- Reconfigured football and soccer fields
  - New sodded grass
  - New permanent goals
  - Painted field markings



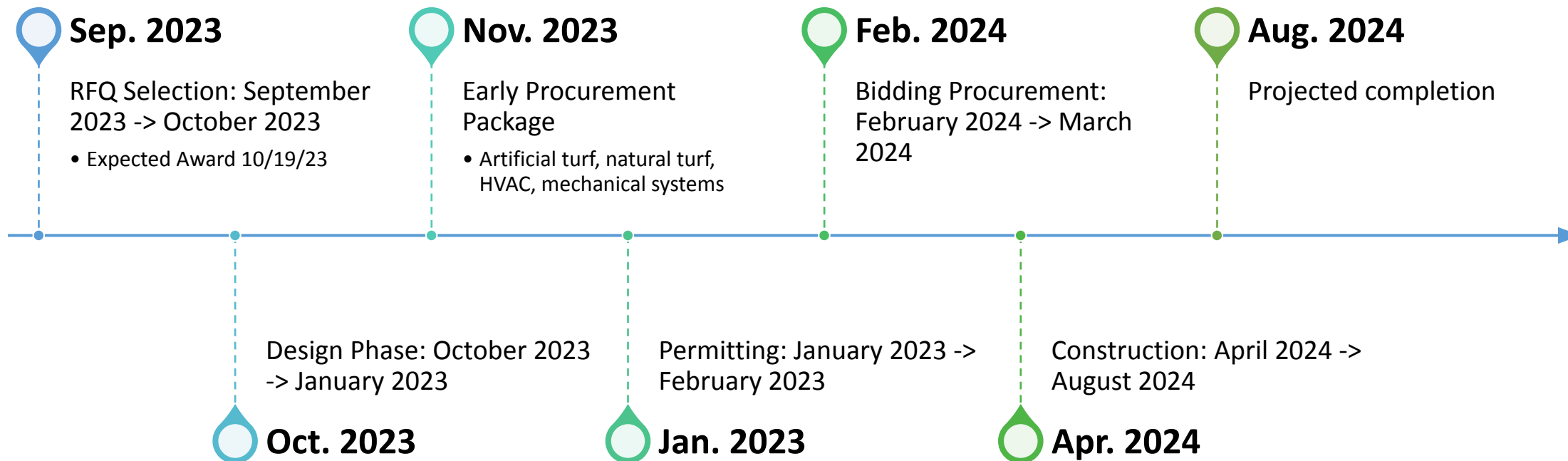
# Project Specifics

- Softball Field
  - Automatic irrigation system
  - Turf maintenance equipment
  - Renovation of support spaces (concessions, bathrooms, custodial)
  - Driveway and parking reconfigured
  - Combined bullpen and batting cages
  - Integrated scorers/announcer booth
- Football and Soccer fields
  - Two side-by-side multipurpose soccer football fields
  - Fixed football goals and portable soccer goals
  - New sod for fields
  - Automatic irrigation system



# Project Schedule

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# Next Steps

## Engage a geotechnical consultant

- To perform infiltration testing on native soil and bearing capacity



## Project Site Survey

- Survey triangle park, identify topography, utilities and boundaries

# Bidding Strategy

Alternate 1 – as described in proposal:  
synthetic turf infield, sod outfield

Alternate 2 – synthetic turf throughout infield  
and outfield (pending client's needs)

Alternate 3 – synthetic turf for soccer and  
football fields

Early Bid Package – procurement of long lead  
items (HVAC, turf synthetic and natural)

# Q&A



Any questions?





Turner & Townsend  
Heery

Thank you for your time