

Section 3 - Project Overview:

3 - 1 Client Information

Pearland Recreation Center and Natatorium is being built to promote recreation and economic activity in Pearland, Texas. The project is being funded by the City of Pearland, Pearland Independent School District, and the Pearland Economic Development Organization as shown below in **Table 3-1.1 - Project Funding Distribution:**

Table 3-1.1 - Project Funding Distribution

Party	Amount Contributed	Source of Funding
City of Pearland, Texas	\$13 Million	Tax Revenue
Pearland Independent School District	\$3.5 Million and 7-acre building site	School Bond
Pearland Economic Development Organization	\$1.5 Million	Tax Revenue

The City of Pearland identified a recreation center and natatorium as 'high' priority in their 2005 master plan. At the same time, Pearland Independent School District recognized a need for a natatorium for their school. The two parties decided to come together to build a joint project. The Pearland Economic Development Organization also recognized the potential economic impacts this project could have on local businesses through additional visitors to the Pearland area. A similar facility nearby, University of Houston's Recreation Center, currently has to turn away requests for facility use due to overbooking, so this new facility could have a significant economical impact on the community.

The master plan called for a project that would serve the community for many years. To meet this goal, the project was flexibly designed to meet any potential changes in regulations. For example the competition pool was designed to be 55 meters long with (2) 2.5 meter wide bulkheads so should regulation pool length change, the facility could easily be modified to meet this new requirement.

The only project deadline is to have the natatorium completed before the start of school in Fall 2010. At this time the project should be completed in June 2010, so this will not be an issue. Currently the project does not have a phased completion and there are no intentions to implement one at this time.

3 - 2 Project Delivery System

A design-bid-build delivery system is being used on the Pearland Recreation Center and Natatorium project. The City of Pearland, Pearland Independent School District, and Pearland Economic Development Organization are building the project as a joint-venture. However, all contracts for the project are held by the City of Pearland. The City of Pearland has hired PBK as the architect and EMJ Corporation as the construction manager for the project.

PBK has selected sub consultants to assist in designing the project. The primary consultants are shown in **Figure 3-2.2 - Project Team Organizational Chart**. The only designer contract held with the City of Pearland is a lump sum Professional Design contract, with payments distributed as shown in the **Table 3-2.1 - Design Contract Payment Distribution**.

Table 3-2.1 - Design Contract Payment Distribution

Deliverable	% of Lump Sum
Schematic Design	15%
Complete Design	15%
Construction Documents	20%
Contractor Procurement	25%
Construction Service	25%

EMJ was selected as general contractor through a 'Best Value' selection method. The City of Pearland considered items such as cost, schedule history, references, and proposed specialty contractors during this selection process. EMJ contracted specialty contractors to perform all the work on site. They hold lump sum contracts with all their subs as shown in **Figure 3-2.2 - Project Team Organizational Chart**. A complete list of specialty contractors on the project is available in **Appendix 3**.

The project design was essentially completed prior to contractor selection, so the design-bid-build delivery method with a lump sum contract is appropriate for this project.

Pearland Recreation Center and Natatorium – Final Report

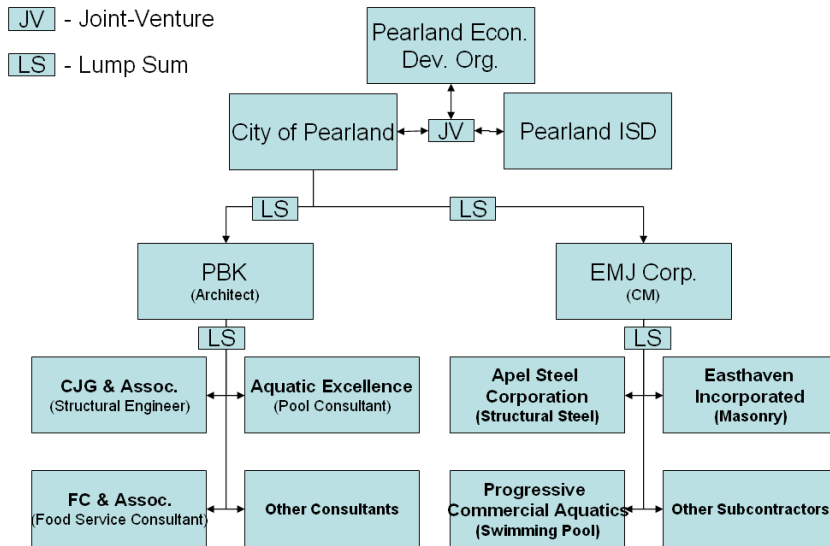


Figure 3-2.2 - Project Team Organizational Chart

The City of Pearland required the following insurance to be held by the contractors and design professionals on the project:

- Worker's Compensation as per Texas State Requirements
- Commercial General Liability Insurance:
 - \$1,000,000 for each occurrence
 - \$2,000,000 general aggregate limit
 - \$2,000,000 product-completed operations aggregate limit
 - \$1,000,000 personal and advertising injury limit
- Auto liability insurance coverage of \$1,000,000
- Employer's liability insurance coverage of \$1,000,000 per accident or disease
- Umbrella liability insurance coverage of \$5,000,000
- Professional liability insurance coverage of \$1,000,000.
- Builder's risk insurance in equivalence to total repair and replacement charges of every incident.

3 - 3 Project Team Contacts

City of Pearland – Andrea Brinkley – Project Manager

EMJ Corporation – Scott Stoltz – Project Manager

EMJ Corporation – Kevin Huff – Project Engineer

EMJ Corporation – Phillip Crissman – Project Superintendent

PBK – Van Franks – Principle

3 - 4 CM Staffing Plan

The CM (EMJ Corp) project team for the Pearland Recreation Center and Natatorium project consists of a Vice-President in Charge, a Project Manager, a Project Engineer, a Superintendent, and an Assistant Superintendent.

The Vice-President in Charge, Project Manager, and Project Engineer work from the EMJ home office in Dallas, TX and visit the project site about twice a month. The Superintendent and Assistant Superintendent are on-site in Pearland, TX at all times.

The Project Engineer, Superintendent, and Assistant Superintendent work full time on the project while the Project Manager and Vice-President in Charge are both part time on the project and oversee other projects as well. **Figure 3-4.1 - CM Organizational Chart** shows the organization of the staff on this project.

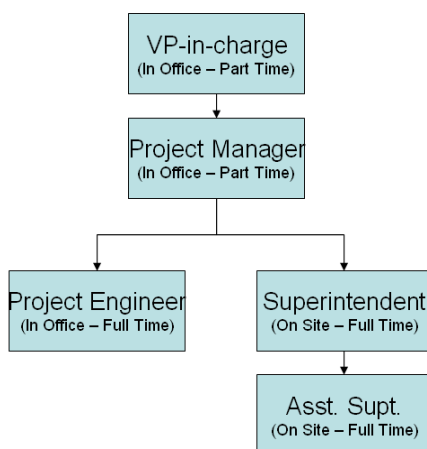


Figure 3-4.1 - CM Organizational Chart