

RICHLAND HIGH SCHOOL MODERNIZATION – GYMNASIUM COMPLEX

RICHLAND, WASHINGTON

CLIENT • RICHLAND SCHOOL DISTRICT

PROJECT TYPE • MODERNIZATION AND ADDITIONS

CONSTRUCTION COST • \$32 MILLION
(ENTIRE SCHOOL)

YEAR COMPLETED • 2005 – 2008 (PHASED)

KEY PERSONNEL • LYNDA MONG
(WITH ANOTHER FIRM)

REFERENCE • MIKE EDWARDS, A.D., R.H.S.
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This 200,000+ sq. ft. high school was originally built in the 1940's. Additions were made to the campus over the next 40 years. The facility had two gyms, locker rooms, a few offices and small storage rooms and was inadequate for the

number of school and community programs utilizing the spaces.

In consultation with the structural engineer, cost estimator and client, the determination was made to demolish the smaller, older gym and add a significantly larger second gym. Also included in the programming was a weight room, athletic training classroom, additional storage, locker rooms, larger concession area, interior ticket booths and entirely new electrical, mechanical systems, equipment and finishes. Ms. Mong thoroughly reviewed, compared and documented existing conditions prior to developing the new design.

Integration of new building systems required extensive interdisciplinary expertise and consultation with stakeholders. Ms. Mong brokered many compromises needed to provide the client with the most efficient, usable facility possible within existing building and budget constraints.



Uncovered structural conditions had potential to seriously impact the construction schedule and cost. Ms. Mong developed solutions to keep Change Order costs to a minimum without adversely impacting the construction schedule or building functionality.

Another challenge during design and construction involved complaints from patrons regarding removal and

demolition of wood bleachers in the main gym. Bleachers with aisles and access for handicapped patrons were a primary design focus for the client. Because of the highly visible nature of new bleachers, the client was very concerned that everything worked well. Ms. Mong extensively researched and evaluated code and access requirements, aisle and handrail locations, loading conditions and bleacher locations in order to determine the optimum configuration for access, sight lines, code compliance, portability and occupancy loads. Complaints ceased once the new bleachers were installed and in use.