

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

APPLICATION FOR PROJECT APPROVAL
*To Use the Design-Build (DB)
Alternative Contracting Procedure*

The PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to sections 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Section 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Pasco Public Facility District (PPFD)**
- b) Mailing Address: **525 North 3rd Ave. Pasco, WA 99301**
- c) Contact Person Name: **Matt Watkins** Title: **Executive Director**
- d) Phone Number: **509-521-6960** E-mail: **pfd-watkins@pasco-wa.gov**

1. Brief Description of Proposed Project

- a) Name of Project: **Pasco Aquatics Facility**
- b) County of Project Location: **Franklin**
- c) Please describe the project in no more than two short paragraphs. (*See Attachment A for an example.*)

Pasco and the Tri-Cities have long needed a regional aquatic center and the project has received positive community support since 2011 culminating with an April 2022 vote authorizing the construction of the facility. The PPFD has planned a two phased approach with the first phase to include an indoor leisure pool, outdoor activity pool, wet classroom/party room, concessions for the outdoor pool, locker rooms and other support spaces. Phase two is intended to be a separate project and will include an 8 lane competition pool.

The phase 1 project is anticipated to be about 46,000 square feet and will be built on property that is currently being procured by the PPFD.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$2,300,000
Estimated project construction costs (<i>including construction contingencies</i>):	\$23,350,000
Equipment and furnishing costs	\$600,000
Off-site costs	\$200,000
Contract administration costs (owner, cm etc.)	\$800,000
Contingencies (design & owner)	\$2,250,000
Other related project costs (permits, utilities, testing, inspection)	\$1,000,000
Sales Tax	\$2,500,000
Total	\$33,000,000

B. Funding Status

Please describe the funding status for the whole project. Note: *If funding is not available, please explain how and when funding is anticipated*

Funding for this project has been approved by Pasco voters via April 2022 election and began receiving .2% Washington State sales tax beginning January 1, 2023. The PPFD will issue a bond to pay for construction and has the capacity for a bond of \$40M.

3. Anticipated Project Design and Construction Schedule

Please provide (*See Attachment B for an example schedule.*):

The anticipated project design and construction schedule, including:

- a) Procurement;
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired.

Procure Management Consultant	Complete
Application to PRC	June 2023
Procure Design-Build Legal Advisor	July 2023
Anticipated PRC Approval	July 27, 2023
PDB RFQ Released	August 2, 2023
Pre-proposal meeting	August 10, 2023
PDB SOQ Due	August 24, 2023
SOQ scoring	August 28, 2023
Shortlist firms and issue RFP	August 29, 2023
PDB proprietary meetings	September 12, 2023
RFP responses due	September 19, 2023
RFP response and fee scoring	September 22, 2023
PPFD approval of award (special meeting)	October 3, 2023
Design-Build NTP	October 2023
Design	October 2023 – August 2024
Construction	April 2024 – July 2025

4. Explain why the DB Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If the construction activities are highly specialized and a DB approach is critical in developing the construction methodology (1) What are these highly specialized activities, and (2) Why is DB critical in the development of them?

The PPFD is interested in utilizing the Progressive Design-Build (PDB) approach for the aquatic center project. Aquatic centers require specialized construction including but not limited to:

- In ground commercial pool construction with critical underground infrastructure, bedding and backfilling requirements – The Design-Build (DB) team will be able to provide resources and expertise early in project development to ensure the constructability and coordination of these elements.
- Important phasing of the pool work with the surrounding structure – The DB will be able to identify potential conflicts and design processes to avoid delays during construction and look for ways to perform early preparatory work aimed at reducing schedule.
- Specialized equipment and life safety systems – Aquatic facilities require mechanical systems that not only condition the spaces, but control humidity and protect occupants from being exposed to unhealthy conditions. The DB will be able to engage specialized subcontractors and designers early in the process to make sure important considerations are integrated into the building design.
- Specialized coatings and material treatments – Coatings and material treatments are often overlooked in aquatic environments and can be crucial to the durability of the finished product. The DB will be able to engage local subcontractors regarding the latest products and their availability. This collaboration should lead to better integration of coatings into the construction methods and phasing, ensuring that coatings are applied where necessary before materials become inaccessible.

PDB will allow for the earliest involvement of resources and expertise to identify and address complexities inherent to aquatic facilities, resolve issues, design solutions and mitigate risks.

- If the project provides opportunity for greater innovation and efficiencies between designer and builder, describe these opportunities for innovation and efficiencies.

The PDB approach will provide for more timely and effective collaboration of the comprehensive project team resulting in the most accurate and timely identification of project costs and relative values of desired components. Through this collaboration the PPFD hopes to work with the DB to identify critical decisions and key schedule dates when these decisions should be made in order to improve design efficiency and maximize budget. These efficiencies will result in more predictable costs and fewer changes during construction.

The PDB approach will also allow for PPFD to collaborate with the DB team to incorporate planning for the separate phase 2 construction. Teaming with the DB team will provide opportunities to identify efficiencies between the phases and capitalize on ideas that will reduce costs and improve the quality of the completed project.

The PPFD hopes to deliver a one-of-a-kind facility using the latest in aquatic facility technology and invention. The integration between the designer, builder and trade partners on the DB team will increase opportunities for new ideas and lessons learned to be leveraged for the benefit of the PPFD and the community.

- If significant savings in project delivery time would be realized, explain how DB can achieve time savings on this project.

The Pasco community has long supported the aquatic center project and now that the funding mechanism is finally in place, the PPFD is motivated to deliver the project to the voters in an expeditious manner. The PDB process will provide opportunities to leverage the experience and expertise of the DB team in order to reduce the overall duration of project delivery. Some examples of how the PPFD hopes to engage the DB are:

- The DB will be able to identify critical and long lead materials and collaborate with the owner on decisions and timing to initiate procurement activities ahead of design completion and start of construction.
- The DB will be able to engage trade partners early with increased opportunities to delegate design and/or incorporate shop drawings to cut design time as well as construction phase submittal processes.
- Early collaboration between the DB, PPFD and the City of Pasco will increase opportunities for fast-track construction, possibly allowing sitework and in ground pool infrastructure to begin before design is complete.
- Early collaboration among the full DB team will decrease mistakes and delays during construction.

It is estimated that the PDB approach will result in a schedule reduction of at least two months. This time could be the difference that allows the PPFD to capitalize early in their operations schedule on calendar months that traditionally see higher revenues.

5. Public Benefit

In addition to the above information, please provide information on how use of the DB contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or

The use of PDB on this project is expected to bring substantial fiscal benefits:

- The efficiencies in the design and construction schedule detailed above will not only reduce costs in terms of construction but will also allow the PPF to begin collecting revenues sooner, which will improve the operations budget for the community.
- PDB allows for phasing and early procurement of key materials and equipment before the entire design is complete, which may reduce the risk of inflationary costs.
- The integrated team reduces the design risk of change orders resulting from errors or omissions in design documents.
- Because PDB allows for best-value decision making the public will benefit by getting the most value possible in the completed project.
- PDB is the best delivery method to utilize the Target Value Design or design to budget approach. This approach starts with the budget and then tailors the design to meet the budget rather than design-bid-build, which by necessity, begins with a full design, and the public agency is required to guess the cost of the design. With Target Value Design or design to budget, the public agency can get early alignment on an achievable scope within the owner's budget and benefit from the creativity of the team to incorporate cost savings measures before the design is complete.
- How the use of the traditional method of awarding contracts in a lump sum (*the "design-bid-build method"*) is not practical for meeting desired quality standards or delivery schedules.

The traditional Design-Bid-Build delivery method would not afford the same advantages as the PDB approach. It would reduce the opportunity to engage with an integrated team during the early design phase of the project to identify risks, control costs and encourage innovation. As noted above, it cannot utilize a Target Value Design or design to budget approach to the project. It would also result in a longer schedule which would increase construction costs and the risks of current inflation. PDB also exhibits advantages over DBB in allowing for more certainty in project costs early in the process which will allow the DB and PPF to plan for ways to utilize project funds to maximize value.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the DB contracting procedure.

Pasco Public Facilities District is a relatively new public entity comprised of a board made up of proven community leaders and an executive director. The PPF has an interlocal agreement with the City of Pasco which allows them to receive significant support and resources. Through the City of Pasco, PPF has access to and support from an experienced staff that has delivered a host of successful capital projects, including accounting, processing of invoices, and advice regarding the management of a PDB project. Most recently the city is underway with a PDB project for a new water storage facility.

The PPF has selected and hired Wenaha Group to provide comprehensive construction management services throughout the project. Wenaha Group has extensive experience in alternative project delivery including GC/CM and DB methods.

Additionally, Wenaha Group has partnered with Progressive Design-Build Consulting, LLC to provide support through PDB procurement and contract management.

- A project organizational chart, showing all existing or planned staff and consultant roles.

Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)

See Attachment A

- Staff and consultant short biographies that demonstrate experience with DB contracting and projects (not complete résumés).

Matt Watkins, Executive Director, PPFD

Matt has worked as Executive Director for Pasco Public Facilities District since August 2022 after having been councilmember, mayor, and aquatics facility supporter for the Tri-Cities and City of Pasco for 16 years. Construction experience includes policy-level and design-construction committee involvement in various public works projects including overpasses, water and waste infrastructure, police stations, fire stations, health district facilities, and various remodels.

Concurrently to council service, Matt worked for 29 years in the Information Technology field as a systems integration analyst, software testing, license management, and cybersecurity.

Matt also worked in college as a land surveyor, AutoCAD technician, and project inspector for a civil engineering firm and received a bachelor's degree in Social Science from Washington State University.

Marie Gillespie, PMP, Board Member, Design and Construction Committee Member, PPFD

Marie is a certified Project Manager with over seventeen years of proven performance and growth in complex projects; improving and developing people, processes, and equipment at Department of Energy Facilities. Marie has experience leading large, collaborative, geographically separated teams to solve complex design and construction projects in the nuclear energy field. Her broad-based management experience ranges from environmental remediation research activities to operations of a spent nuclear fuel processing facility, to Chief of Staff for the President and Chief Operating Officer, to Project Manager for \$170M in capital upgrades and construction projects. Currently she is providing leadership and direction for \$60M contract to design, test, fabricate, and construct a unique system to remove highly radioactive cesium and strontium capsules from wet pool storage in an operating Hazard Category 2 nuclear facility to dry storage at a future new interim storage facility. Marie's experience in large team collaboration and problem solving will be an asset to the PPFD and the aquatic facility project.

Steve Worley, P.E., Public Works Director, City of Pasco

Steve has nearly 37 years of experience in the Public Works field. This work includes civil, transportation, planning, design, and construction management. Steve is currently the Public Works Director for the City of Pasco, a city that is forecasted to nearly double in population over the next 20 years. Steve initiated and led Pasco's first effort to use the alternative progressive design-build process for a reservoir storage project which received PRC approval in 2021. Prior to Pasco, Steve worked for the City of Fife as their Deputy Public Works Director where he managed several major transportation projects. Steve also worked for 14 years for the City of Spokane Valley as manager of the Capital Improvement Program overseeing the funding, design, and construction of capital projects including roads, bridges, parks, and community buildings. Additionally, Steve held positions at Spokane County constructing regional stormwater facilities, and at a private engineering firm. Steve has a bachelor's degree in Civil Engineering from the University of Alaska, Fairbanks (Go Nanooks!), and is a licensed Professional Engineer in WA. Steve is available for consulting and support through the interlocal agreement between the City of Pasco and the PPFD.

Maria Serra, PE, Deputy Public Works Director, City of Pasco

Maria L. Serra, PE is the Deputy Public Works Director for Engineering at the City of Pasco. She holds a 6-year Civil Engineering degree from Universidad de Buenos Aires, Argentina. Maria has successfully managed and delivered in the past 16 years the design of dozens of major multi-million dollar port, transportation, and utility projects in Latin America and Washington State. Maria has over 9 years of experience at the City of Pasco, as a project manager for capital projects and, most recently, Engineering Manager for the Public Works Department responsible for the City's Capital Improvement Program delivery including the PDB project for water retention. Maria is available for consulting and support through the interlocal agreement between the City of Pasco and the PPFD.

Brian Cartwright, CIP, City of Pasco

Brian Cartwright is a CIP Project Manager at the City of Pasco. He has worked in a multitude of roles in Public Works since 2008. His "hands-on" experience operating and maintaining public infrastructure provided a unique background that has allowed him to excel since joining the project delivery team. His experience includes overseeing the construction of dozens of multi-million-dollar projects including a new water intake in the Columbia River (\$7.5M) and a 6-million-gallon pre-stressed concrete water reservoir (\$15M). Most recently, Brian has served as the project manager for an alternative delivery method project (PDB) for the construction of a 3.5 MG

skirted elevated tank (\$19.2M). Brian is available for consulting and support through the interlocal agreement between the City of Pasco and the PPFD.

Dustin Wittman, CPSM, City of Pasco

Dustin Wittman, CPSM is the Project Support Specialist for Public Works at the City of Pasco. He holds a bachelor's in communications from Lewis-Clark State College in Lewiston, ID. Dustin has supported over 40 Capital Improvement Projects over the past 4+ years at the City of Pasco in all including the recent PDB project for water storage. Dustin has also previously worked at the state level and helped deliver multiple projects in a contracting and procurement manner for Columbia Basin College. Dustin is available for consulting and support through the interlocal agreement between the City of Pasco and the PPFD.

Rob Quaempts, Assoc. DBIA, President, Wenaha Group

For over 25 years, Rob has developed an extensive background in long-term economic development and construction management in the A/E/C Industry. Prior to Wenaha Group, Rob served as the Public Works Director for the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). As President of Wenaha Group, a tribal member of the CTUIR, and a nationally recognized entrepreneur. He has a genuine interest and skill set in successfully managing complex projects, navigating political and complicated organizational structures, reducing owner risk by understanding nuances in contract negotiation, and strategically aligning Wenaha staff with clients' needs.

Rob's goal of bringing value to clients and projects means he leads by example, being the first in Wenaha Group's firm to sit for the DBIA exam in 2020 and becoming an associate. Since then, he has supported his operational teams companywide to become DBIA certified. Rob's extensive experience in Design-Build delivery began in 2008 with a Wastewater Treatment facility and well for Confederated Tribes of the Umatilla Indian Reservation. Since then, Wenaha Group has been involved in various design-build projects, from water infrastructure to a \$35,000,000 medical treatment center, and have recently been contracted to lead a \$90,000,000 casino and hotel expansion, as well as many other project types.

Heath Gardner, Assoc. DBIA (application pending), Project Executive, Wenaha Group

Heath has more than 25 years of project management experience and has been providing owner's representative consultant services for the last 13 years. Before Wenaha Group, he worked as a contractor including as a partner in a general contracting firm. Heath has experience with alternative project delivery including GC/CM Walla Walla High School \$63M; PDB East Umatilla Fire and Rescue \$5.6M; CMGC Hermiston Bond Projects \$60M; and CMGC Sherman County Courthouse \$9M. Heath also experienced many CM at risk projects as a contractor and early in his career two Design-Build projects; Weyerhaeuser Corporate Aircraft Hanger; and a private commercial bank. Heath has a reputation for managing collaborative teams in order to accomplish difficult projects and ensuring shared success among team members. Heath will serve as project executive for Wenaha Group through all phases of the project.

Scott Rogers, Assoc. DBIA (In progress), CPPB, Project Executive, Wenaha Group

Scott has built his career with an emphasis on collaboration, consensus building, and team interaction. Prior to joining Wenaha Group, Scott served as the Director of Operations for an Education Service District (ESD) for 7 years, working exclusively with Public K-12 Districts, assisting with Public Procurement, Facilities Planning, Energy Efficiency and Sustainability, and Project Management with a strong emphasis on the value of transparency and accountability of taxpayer funds. Since joining Wenaha Group in 2014, Scott has worked with a variety of project types and delivery methods. These include Progressive Design-Build East Umatilla Fire and Rescue \$5.6M; Progressive Design-Build CTUIR Covid 19 Improvements totaling \$6.5M; Progressive Design-Build CTUIR Ti'Mine North Development \$9.8M; also, several CMAR and CMGC projects such as CTUIR Yellowhawk Health Clinic \$60M. Scott is a Certified Professional Public Buyer (CPPB) and uses this expertise to ensure effective, fair and compliant procurement processes on the projects he serves. Scott will focus on procurement support and community outreach with heavy involvement during planning and as-needed during design and construction.

Jake Hartwig, Project Manager, Wenaha Group

Jake will serve as the project manager for the entire length of the project. Jake has extensive design and construction administration background for both public and private projects in Washington, Oregon and the southwest. Jake has acted as an architectural project manager leading designs, procurement and construction administration for public projects that have included Progressive Design build, GC/CM and traditional procurement projects. These projects include Design-Build East Umatilla fire and Rescue valued at \$5.6M, GC/CM Walla Walla High School \$63M, DBB Harrah K-8 \$30M, DBB Cashmere Addition and Modernization

\$32M and DBB East Valley High School \$44M. Jake has been in the architectural industry for over 30 years serving various roles including as an educator.

Robynne Thaxton JD, FDBIA, Thaxton Parkinson, PLLC

Robynne is providing progressive design-build consulting services on the project and is one of the leading experts in construction law and alternative procurement both in Washington State and on a national basis. Robynne served on the Washington State Capitol Projects Advisory Review Board from 2019-2023 and is co-chair of the CPARB Board Development Committee. In addition, she served on the National Design Build Institute of America Board of Directors from 2010 – 2016 and was named to the inaugural class of DBIA Designated Fellows. She is the current Chair of the DBIA National Progressive Design-Build Committee, which is responsible for drafting the DBIA Best Practices documents for progressive design-build, and the former chair of the DBIA National Education Committee as well as the Legal and Legislation Committee, where she was instrumental in drafting and revising the DBIA form contracts and subcontracts. She served as the President of the Northwest Region for DBIA from 2008 to 2010 and chaired the NW Region Legal Committee from 2003 to 2020. Robynne was named as a Washington Super Lawyer in 2010-2023 and is the 2021 recipient of the DBIA Distinguished Leadership award. She is also a frequent lecturer for universities and industry organizations. Robynne has developed a specific expertise in the area of progressive design-build and is one of only a few approved instructors for DBIA's Progressive Design-Build Best Practices class. As noted in the Attachment, Robynne has extensive experience with PDB projects.

- Provide the ***experience and role on previous DB projects*** delivered under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

Please see Attachment B

- The qualifications of the existing or planned project manager and consultants.
Note: For Design-Build projects, you must have personnel who are independent of the Design-Build team, knowledgeable in the Design-Build process, and able to oversee and administer the contract.

Please see section 6.3 and Attachment B

- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

The PPFD has selected Wenaha Group as project manager and they are expected to represent the PPFD for the life of the project. Funds to cover the cost of Wenaha Group's contract are available to be expended from monthly sales tax revenues paid to the PPFD.

- A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Wenaha Group – As previously stated, the PPFD has contracted with Wenaha Group to provide comprehensive project management and owner's representative services. Wenaha Group has a reputation for successful projects utilizing alternative project delivery methods including GC/CM (Washington), CMGC (Oregon), CMAR and Progressive Design-Build methods. Their experience applying these methods on projects under different authorities for both private and public clients has given them the expertise to maximize the value of an integrated team and benefit the PPFD stakeholders. In addition to the experience represented in other portions of this application, the PPFD team will have access to the full breadth of knowledge held by more than 30 Wenaha project managers with diverse backgrounds and experiences.

Robynne Thaxton of Progressive Design-Build Consulting, LLC will be supporting Wenaha and the PPFD as well. Robynne has advised owners on over 35 PDB projects with a total project

value in excess of \$5 billion. Representative clients include: The cities of Spokane, Portland, Richland, Wenatchee, Pasco, and Spokane Valley, WSDOT, the State of Washington, Western Washington University, University of California San Diego, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commission.

- A description of the controls your organization will have in place to ensure that the project is adequately managed.

Decision Making:

Public agencies must be prepared prior to implementing an alternative delivery method, particularly with respect to how decisions will be made. Wenaha Group has worked with the PPFD Board of Directors to establish an effective decision making authority strategy for this project so that the PPFD can make timely, well-informed decisions. A design and construction committee of the board has been established to represent the board on the project and provide more responsive decision making within the scope of board established priorities. Additional decision making authority has been given to Executive Director Matt Watkins in order to provide ground level decision making on a day-to-day basis. Wenaha will coordinate and communicate decisions and directives in accordance with the established stakeholder register.

Wenaha Group will meet regularly with the executive director and the committee to discuss project status, communicate risks and advise on mitigation strategies and key decisions. Wenaha Group and Progressive Design-Build Consulting will also assist in making regular presentations to the full board of directors regarding project progress, schedule, budget, risks and opportunities.

Communications:

Wenaha Group and PPFD will partner to establish clear lines of communication which will serve to keep all stakeholders informed. A variety of tools and methods will be used to encourage collaboration among the team while ensuring proper authority for decisions. The Design-Build team will work collaboratively with the PPFD and Wenaha Group to incorporate the needs of the PPFD and the input from the stakeholder groups into the design within the established budget.

Budget:

Wenaha Group will track project finances in concert with the City of Pasco staff who will be providing bookkeeping and account management duties through the interlocal agreement. The City of Pasco will use their recent experience managing the progressive design-build Water Tower to support this effort. All established processes for City capital projects will be followed. A budget update and financial report will be provided regularly to the design and construction committee and the board. These updates will include an accounting of contingency usage and an assessment of identified financial risks. The Design-Builder will be required to utilize Target Value Design/design to budget techniques which require robust early communication regarding the impact of the design on the budget and designing to the established budget.

Schedule:

The schedule for the project will be communicated in the PDB RFQ/P documents and verified by the DB during the PDB validation process. The DB will be required to provide regular updates to the PPFD on schedule status, trends, risks, and opportunities.

- A brief description of your planned DB procurement process.

The procurement process will be compliant with RCW 39.10 and will include a Request for Qualifications and Request for Proposals. Robynne Thaxton of Progressive Design-Build Consulting will draft the procurement documents and facilitate the selection process, using similar forms to many previous progressive design-build procurements. The selection process will be focused on the teams' and individuals qualifications and experience as well as their plan to accomplish the project. The procurement will have a limited price factor and will require the teams to demonstrate their experience with utilization of small, minority, women, or veteran-owned businesses in the qualifications phase and their inclusion plan for small, minority, women, or veteran-owned businesses in their management proposals.

- Verification that your organization has already developed (or provide your plan to develop) specific DB contract terms.

PPFD is required to competitively procure its professional services and is in the process of hiring experienced legal counsel to draft contract terms that are appropriate for progressive design-build. The PFD should be complete with this process by the date of the PRC hearing.

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(See Attachment E. The applicant shall use the abbreviations as identified in the example in the attachment.)*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please see Attachment C

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please see Attachment D

9. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

The PPFD has no audit findings.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation.

PPFD is committed to working with the selected design-builder to encourage small, women, and minority owned businesses to propose on the project. Pasco hired Wenaha Group, a Native owned firm, as its owner's consultant and Wenaha has partnered with Progressive Design-Build Consulting, a certified WBE, to assist with the project. Design-Build teams will be evaluated on both their past experience with utilization of small, women, and minority owned businesses as well as their inclusion plans. In the project inclusion plans, the PPFD will be looking for creative and specific plans that demonstrate a commitment of the design-build teams to not only reach out but also support these businesses, including training, mentorship, creative subcontract packaging, and favorable subcontract provisions. The PPFD will require robust tracking and reporting of inclusion plans and successes.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria of RCW 39.10.300 to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

The PRC strongly encourages all project team members to read the Design-Build Best Practices Guidelines as developed by CPARB and attend any relevant applicable training. If the PRC approves your request to use the DB contracting procedure, you also agree to provide additional information if requested.

The 2021 Legislature updated [RCW 39.10.330\(8\)](#) stating that Design-Build contracts must require the awarded firm to track and report to the public body and to the office of minority and women's business enterprises (OMWBE) its utilization of the OMWBE certified businesses and veteran certified businesses. By submitting this application, you agree to include these reporting requirements in project contracts.

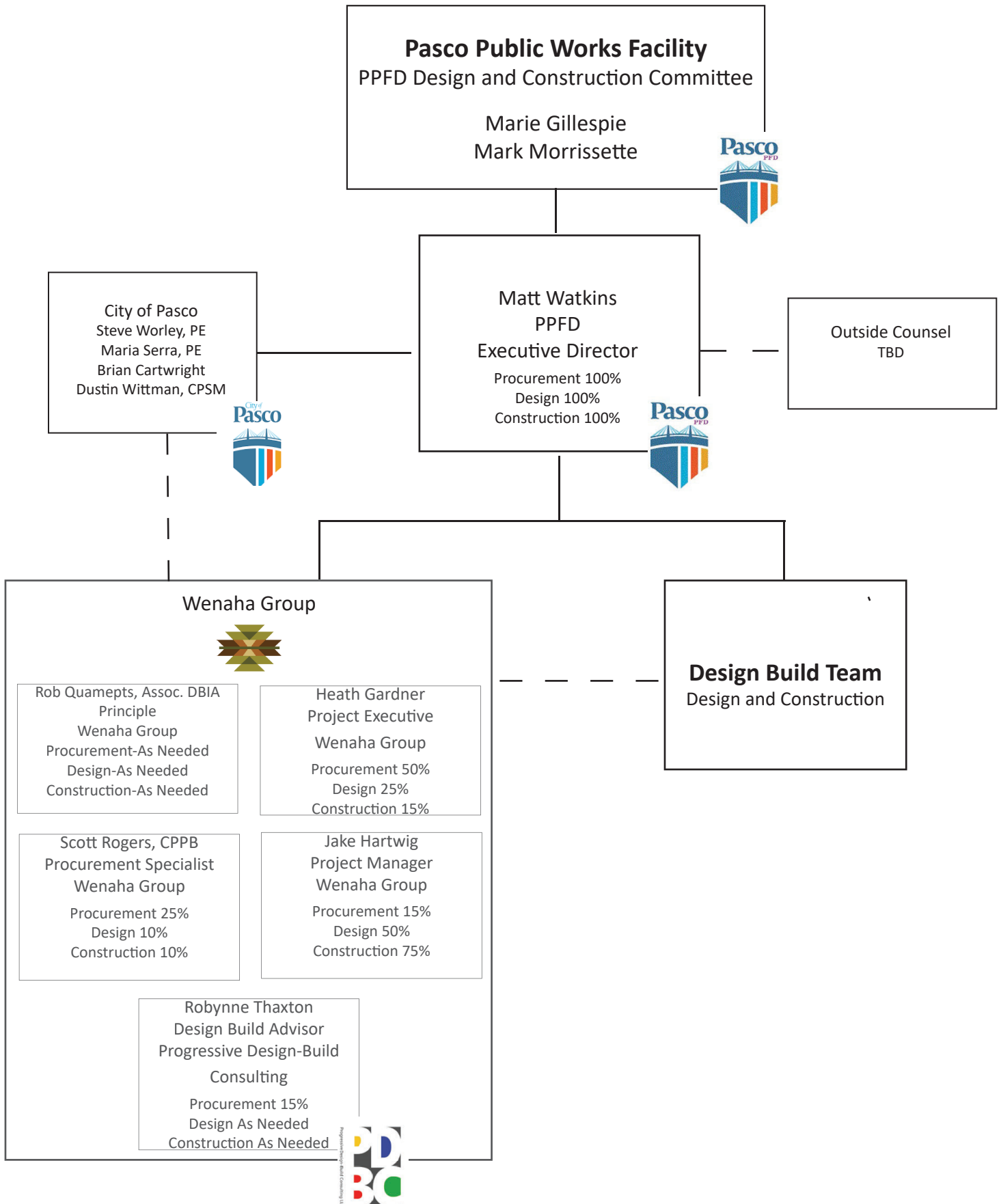
I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature: _____

Name: (please print): Matt Watkins_____ (public body personnel)

Title: Executive Director_____

Date: June 20, 2023_____



ATTACHMENT B

Pasco Public Facilities District Project Management Team Public Works Alternative Contract Experience

					Role during Project Phases		
Name	Summary of Experience	Project Names	Project Size	Project Type	Planning	Design	Construct
Marie Gillespie Recent/Relevant Project Alternate Contract Delivery Experience							
Marie Gillespie, Board Member, Pasco Public Facilities District, Design and Construction Committee	Marie has 17 years experience in project management of complex federal projects.	Cesium-Strontium Capsule Project	\$60M	DBB	PM	PM	PM
		WESF Stabilization and Ventilation Project	\$28M	DBB	PM	PM	PM
		105-KE Interim Safe Storage Project	\$17M	DBB	PM	PM	PM
		100-DX/HX Pump and Treat Facilities	\$46M	DBB	PM	PM	PM
		Canister Storage Building Security Upgrade	\$20M	DBB	PM	PM	PM
Steve Worley Recent/Relevant Project Alternate Contract Delivery Experience							
Steve Worley, PE, Public Works Director, City of Pasco	Steve has 37 years experience in municipal public works projects.	Zone 3 Reservoir Storage Tank	\$19.2M	PDB	Director of Public Works		
		PWRF Irrigation Pump Station	\$9M	DBB			
		Pearl Street Lift Station	\$1.4M	DBB			
		Foster Wells Force Main	\$4.7M	DBB			
		Chapel Hill Blvd. Extension (LID)	\$5.5M	DBB			
		Columbia East Lift Station	\$4.8M	DBB			
		Harris Rd Sewer Transmission Main	\$3.1M	DBB			
		Oregon Ave improvements, Ph. 1	\$8.7M	DBB			
Maria Serra Recent/Relevant Project Alternate Contract Delivery Experience							
Maria Serra, PE, Deputy Public Works Director-Engineering, City of Pasco	Maria has more than 16 years of design and project management experience on public projects.	Zone 3 Reservoir Storage Tank	\$19.2M	PDB	Program Manager		
		PWRF Irrigation Pump Station	\$9M	DBB			
		Pearl Street Lift Station	\$1.4M	DBB			
		Foster Wells Force Main	\$4.7M	DBB			
		Chapel Hill Blvd. Extension (LID)	\$5.5M	DBB			
		Columbia East Lift Station	\$4.8M	DBB			
Brian Cartwright Recent/Relevant Project Alternate Contract Delivery Experience							
Brian Cartwright, CIP Project Manager, City of Pasco	Brian has 15 years of public works experience overseeing municipal infrastructure projects.	Zone 3 Reservoir Storage Tank	\$19.2M	PDB	Project Manager		
		Chapel Hill Blvd. Extension (LID)	\$5.5M	DBB			
		Columbia East Lift Station	\$4.8M	DBB			
		Harris Rd Sewer Transmission Main	\$3.10	DBB			
		Oregon Ave improvements, Ph. 1	\$8.7M	DBB			
		Columbia Water Supply Project	\$9.7M	DBB			

Dustin Wittman Recent/Relevant Project Alternate Contract Delivery Experience							
Dustin Wittman, CPSM, Project Support Specialist City of Pasco	Dustin has supported over 40 capital improvement projects for the City of Pasco and state agencies.	Zone 3 Reservoir Storage Tank	\$19.2M	PDB	Project Support		
		Pearl Street Lift Station	\$1.4M	DBB			
		Foster Wells Force Main	\$4.7M	DBB			
Rob Quaempts Recent/Relevant Project Alternate Contract Delivery Experience							
Rob Quaempts, Assoc. DBIA, Principle, Wenaha Group	Rob has over 25 years construction experience including roles as public works director and president of Wenaha Group.	Mullen Polk Foundation Transitional Housing	\$10M	DB	PIC	P	p
		Emerald Queen I-5 Casino	\$370M	CMAR	Proj. Exec	Proj. Exec	Proj. Exec
		Jamestown Healing Clinic	\$20M	CMAR	Proj. Exec	Proj. Exec	Proj. Exec
		CTUIR Yellowhawk Tribal Health Center	\$60M	CMAR	Proj. Exec	Proj. Exec	Proj. Exec
		Warm Springs K-8 Academy	\$22M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Angel of the Winds Casino and Expansion	\$64M	CMAR	Proj. Exec	Proj. Exec	Proj. Exec
		Quinault Beach Resort and Casino Hotel Expansion and Renovation	\$30M	CMAR	Proj. Exec	Proj. Exec	Proj. Exec
		Marimn Health	\$17M	CMAR	Sr. PM	Sr. PM	Sr. PM
		Coyote Business Park	\$9M	CMAR	Sr. PM	Sr. PM	Sr. PM
		Nixyaawii Governance Center	\$23M	CMAR	PM	PM	PM
		TriMet Powell Garage Bus Facility	\$200M	CM/GC	Proj. Exec	Proj. Exec	Proj. Exec
Heath Gardner Recent/Relevant Project Alternate Contract Delivery Experience							
Heath Gardner, Project Executive, Wenaha Group	Heath has 25 years of construction management experience, working in roles including general contractor and owners rep.	Walla Walla High School Modernization	\$68M	GC/CM	Proj. Exec	Proj. Exec	Proj. Exec
		East Umatilla Fire and Rescue New Fire Station	\$5.6M	PDB			Proj. Exec
		Boardman Pool and Recreation Center	\$12M	CM/GC	Sr. PM		
		Sherman County Courthouse	\$9M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		City of Milton-Freewater Police Station	\$8.4M	DBB			Sr. PM
		Hermiston School District Wide Projects	\$10M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Armand Larive Middle School	\$20M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		West Park Elementary School	\$15M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Sunset Elementary School	\$15M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Kennewick High School	\$98M	DBB			Sr. PM
		A.C. Davis High School	\$97M	DBB	Sr. PM	Sr. PM	Sr. PM
		Grandview High School	\$55M	DBB		Sr. PM	Sr. PM
		Ben Franklin Transit Operations Building	\$9.9M	DBB			Sr. PM
		Ben Franklin Transit Queensgate Transit Hub	\$3.1M	DBB			Sr. PM
Scott Rogers Recent/Relevant Project Alternate Contract Delivery Experience							
Scott Rogers, Procurement Community Outreach, Wenaha Group	Scott has over 20 years of public project experience including roles as operations director for ESD and owners rep.	Boardman Pool and Recreation Center	\$12M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		East Umatilla Fire and Rescue New Fire Station	\$5.6M	PDB	Sr. PM	Proj. Exec	Proj. Exec
		Hermiston School District 2019 Bond	\$92M	DBB	Sr. PM	Sr. PM	Sr. PM
		Sherman County Courthouse	\$9M	CM/GC	Sr. PM	Proj. Exec	Proj. Exec
		Morrow County Administration Building	\$4M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		Confederated Tribes of the Umatilla Indian Reservation Education Center	\$20.9M	DBB	Sr. PM	Sr. PM	Sr. PM
		CTUIR Readiness Building	\$2.46M	DB	Proj. Exec	Proj. Exec	Proj. Exec
		CTUIR Yellowhawk Tribal Health Clinic	\$60M	CMAR	Proj. Exec	PM	Proj. Exec
		Union School District - 2019 Bond Projects	\$9.1M	CM/GC	Proj. Exec	Proj. Exec	Proj. Exec
		CTUIR Housing - Ti'Mine North Development	\$9.8M	PDB	Proj. Exec	Proj. Exec	Proj. Exec
		Pendleton School District 2013 Bond	\$58M	CM/GC	Sr. PM	Sr. PM	Proj. Exec
		Joseph School District - Classroom Addition and New Gymnasium	\$2.1M	CM/GC	Sr. PM	Sr. PM	Sr. PM

		Milton-Freewater Unified School District 2016 Bond	\$31.7M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		CTUIR COVID-19 Improvements, Phase I - Various	\$2.8M	PDB	Sr. PM	Sr. PM	Proj. Exec
		CTUIR COVID-19 Improvements, Phase II - Fire Station Renovation	\$3.75M	PDB	Proj. Exec	Proj. Exec	Proj. Exec
		Helix Park and Recreation District - Pool Renovation	\$1.7M	PDB	Sr. PM	Proj. Exec	Proj. Exec
		Imbler School District - Locker Room Renovation	\$800k	PDB	Sr. PM	Proj. Exec	Proj. Exec
		Joseph School District - Seismic Rehabilitation and HVAC Replacement	\$5.1M	CM/GC	Sr. PM	Sr. PM	Sr. PM
		City of Hermiston - Library Renovation and Assorted Tenant Improvements	\$4M	CM/GC	Sr. PM	Sr. PM	Proj. Exec
		Baker School District #5J - 2021 Bond Projects	\$15.5M	CM/GC	Sr. PM	Proj. Exec	Proj. Exec
		Enterprise Schol District - 2020 Bond Projects	\$9.1M	CM/GC	Proj. Exec	Proj. Exec	Proj. Exec
Jake Hartwig Recent/Relevant Project Alternate Contract Delivery Experience							
Jake Hartwig, Project Manager, Wenaha Group	Jake has 34 years experience as designer, project manager and owners rep.	Walla Walla High School Modernization	\$68M	GC/CM			PM
		East Umatilla Fire and Rescue New Fire Station	\$5.6M	PDB	PM	PM	PM
		City of Milton-Freewater Police Station	\$8.4M	DBB			PM
		Ben Franklin Transit Operations Building	\$9.9M	DBB			PM
		Mt. Adams Harrah K-8 School	\$30M	DBB	PM	PM	PM
		Cashmere High School Addition and Remodel	\$32M	DBB			PM
		Green Valley Recreation Center	\$3M	DBB		PM	PM
		East Valley School District EV Central Middle School Addition	\$12M	DBB	PM	PM	PM
East Valley Addition and Modernization	\$44M	DBB	PM	PM			
Robynne Thaxton Recent/Relevant Project Alternate Contract Delivery Experience							
Robynne Thaxton, JD, FDBIA, Design Build Advisor	Robynne Thaxton has advised owners on over 35 PDB projects with a total project value in excess of \$5 billion. Representative clients included: The cities of Spokane, Portland, Richland, Wenatchee, Pasco, and Spokane Valley, WSDOT, the State of Washington, Western Washngtn University, University of California San Diego, Bonneville Power Administration, Grant County PUD, and the Toronto Transit Commision.	Toronto Transit Commission, Bloor-Yonge Subway Expansion	\$2B	PDB	Consultant	As Needed	As Needed
		City of Wenatchee Confluence Parkway Project	\$180M	PDB	Consultant	As Needed	As Needed
		Wenatchee Valley YMCA	\$28M	PDB	Consultant	As Needed	As Needed
		Spokane County Operations Center	\$20M	PDB	Attorney/Consultant	As Needed	As Needed
		City of Spokane Valley City Hall Renovation	\$13M	PDB	Attorney/Consultant	As Needed	As Needed
		Kedren Health Care	\$200M	PDB	Consultant	As Needed	As Needed
		Grant PUD Power Delivery Facility	\$100M	PDB	Attorney/Consultant	As Needed	As Needed
		Benton County Justice Center	\$35M	PDB	Attorney/Consultant	As Needed	As Needed
		Benton County Three Rivers Behavioral Counseling	\$16.5M	PDB	Attorney/Consultant	As Needed	As Needed
		WWU, Coast Salish House of Healing	\$3.5M	PDB	Consultant	As Needed	As Needed
		Blue Mountain Community College, Farm II Project	\$11M	PDB	Consultant	As Needed	As Needed
		Haines Borough, AK, Lutak Dock Replacement	\$25M	PDB	Consultant	As Needed	As Needed
		WSDOT US101/SR 109 Fish Barriers Project	\$190M	PDB	Consultant	As Needed	As Needed
		City of Pasco, Zone 3 Water Storage Facility	\$29M	PDB	Consultant	As Needed	As Needed
		Bonneville Power Administration Secondary Capacity Model	\$500M	PDB	Consultant	As Needed	As Needed
		Bonneville Power Administration Ross Complex	\$700M	PDB	Consultant	As Needed	As Needed
		University of California, San Diego Triton Pavilion Project	\$250M	PDB	Consultant	As Needed	As Needed
		East County Advanced Water Purification Project	\$400M	PDB	Consultant	As Needed	As Needed
		City of West Richland Police Station	\$12M	PDB	Consultant	As Needed	As Needed
		City of Richland Fire Station/Public Safety 73 and 75	\$9M	PDB	Consultant	As Needed	As Needed
		City of Tacoma Cushman Re-wind	\$30M	DB	Consultant	As Needed	As Needed
		City of Tacoma Alder Re-Wind	\$4M	DB	Consultant	As Needed	As Needed
		Morrow County, OR Administration Bldg.	\$8 M	PDB	Consultant	As Needed	As Needed
		City of Bothell Fire stations 42 and 45	\$35M	PDB	Consultant	As Needed	As Needed
		Western Washington University New Residence Hall Project	\$65M	PDB	Consultant	As Needed	As Needed
		WWU Academic Support Services Project	\$10M	PDB	Consultant	As Needed	As Needed

Seattle City Light Cedar Falls project	\$13M	DB	Consultant	As Needed	As Needed
Seattle City Light Boundary Dam Re-wind project	\$40M	DB	Consultant	As Needed	As Needed
Okanogan County PUD Enloe Dam Project	\$40M	PDB	Consultant	As Needed	As Needed
SeaTac International Arrivals Facility	\$700M	PDB	Consultant	As Needed	As Needed
SeaTac Auxiliary Utility Facility	\$28M	System Procurement	Consultant	As Needed	As Needed
SeaTac Concourse D Hardstand	\$30M	DB	Consultant	As Needed	As Needed
City of Spokane Post Street Bridge	\$11M	PDB	Consultant	As Needed	As Needed
City of Spokane Riverfront Pavilion	\$19M	PDB	Consultant	As Needed	As Needed
Grant Count Load Growth Project	\$40M	PDB	Consultant	As Needed	As Needed
Grant County PUD Substation Reliability Project	\$27M	PDB	Consultant	As Needed	As Needed
City of Richland Town Hall Project	\$12.5M	PDB	Consultant	As Needed	As Needed
City of Richland Fire Station #74	\$3.2M	PDB	Consultant	As Needed	As Needed
Los Angeles County Correctional Treatment Facility	\$1.2B	DB	Consultant	As Needed	As Needed
City of Portland, Portland Building	\$100M	PDB	Consultant	As Needed	As Needed

Project Chart Key	
Project Executive	Proj. Exec
Senior Project Manager	Sr. PM
Project Manager	PM



ATTACHMENT C
City of Pasco - Construction History

CITY OF PASCO CONSTRUCTION HISTORY													
No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
1	Zone 3 Reservoir Storage Tank	Zone 3 Reservoir Storage Tank - A 3.5MG potable reservoir to serve Pressure Zone 3 of the City's water system.	\$19,200,000 (projected)	PDB	RH2 Engineering	T-Bailey	Summer 2021	Summer 2021	8/30/2024 (Anticipated)		\$11,700,000.00	\$17,000,000.00	Unprecedented inflations due to "Covid" supply chain shortage
2	PWRF Irrigation Pump Station	The Irrigation Pump Station (IPS) is a critical component to the operation of the Process Water Reuse Facility (PWRF). The purpose of the IPS is to pump partially treated wastewater from the PWRF storage/detention ponds to the City-owned farm fields for reuse and finishing (final treatment).	\$ 9,000,915.78	DBB	PACE Engineers	Apollo, Inc.	Fall 2019	Nov-19	Summer 2020	Nov-2020 (substantial completion)	\$ 8,048,615.76	\$ 8,647,015.18	Change order to accommodate longevity concerns of equipment and infrastructure missed during design, and operational needs. Substantial completion is issued, punchlist items are underway.
3	Pearl Street Lift Station	Construction of new lift station for replacement of the Pearl Street Lift Station and related appurtenances	\$ 1,433,526.32	DBB	HDR Engineering, Inc.	C&E Trenching, LLC.	Spring 2020	Jul-20	Fall 2020	Dec-20	\$ 982,721.40	\$ 982,922.31	Change order for modifications to specified manhole. Delay due to long-lead items.
4	Foster Wells Force Main	Construction of approximately 18,360 LF of HDPE, DR 11, 20-inch diam. (IPS) Force main including prefabricated bends, air vacuum valve assemblies, connection to existing Foster Wells Pump Station and existing PWRF facility. This project also includes approximately 300 feet of horizontal directional drilling under State Highway 395.	\$ 4,785,106.94	DBB	PACE Engineers	C&E Trenching, LLC.	Summer 2019	Aug-19	Spring 2020	Aug-20	\$ 4,768,614.05	\$ 4,421,388.90	Delay caused by WSDOT permit issuance and easement access coordination.
5	Chapel Hill Blvd. Extension (LID)	Construction of approximately 6,300 LF of new collector arterial roadway with associated sidewalk, trail, landscaping, potable water, irrigation, sewer, street lighting, and signal modifications. The project also involves the construction of two roundabouts. The project is located on the extension of Chapel Hill Boulevard between Road 84 and Road 68.	\$ 5,541,372.82	DBB	JF Engineering, PLLC (DKS)	Premier Excavation, Inc.	Spring 2019	May-19	Fall 2019	Aug-20	\$ 3,979,107.07	\$ 4,014,951.96	Change order to accommodate change in striping material for longevity concerns. Delay was due to winter weather.
6	Columbia East Lift Station	New pump station including cast-in-place reinforced concrete structure, immersible pumping system and appurtenances, heating and ventilation, electrical service, power distribution, in electric building with CMU block construction and metal roof.	\$ 4,881,058.27	DBB	PACE Engineers	Clearwater Construction	Fall 2018	Oct-18	Summer 2019	Apr-20	\$ 2,792,819.21	\$ 2,792,819.21	No budget overrun occurred. Substantial completion for the Project was achieved in summer of 2019, contract was extended to provide longer period of warranty on pumps, since Force main was not in place at time of completion.
7	Harris Rd Sewer Transmission Main	Installation of approx 4,000 lf of 30" PVC gravity sewer pipe with manholes, 2 trenchless borings and pavement restoration.	\$ 3,104,000.00	DBB	RH2	Culbert Construction	Spring 2019	Mar-19	summer 2019	Aug-19	\$ 2,412,115.89	\$ 2,608,360.45	Contract change order approved to facilitate FCID boring for crossing of existing irrigation line before irrigation season began. No delays occurred.
8	Oregon Ave Improvements, Ph 1	Roadway widening, addition of new traffic signal, updates to existing traffic signals, addition of sidewalks, curb and gutter, ADA ramps, access management median curbing, illumination, stormwater.	\$ 8,736,702.94	DBB	CH2MHill	Culbert Construction	Summer 2017	Apr-18	Summer 2018	Jul-19	\$ 6,898,384.05	\$ 6,898,384.05	No budget overrun occurred. Delays were attributed to right-of-way acquisition difficulties
9	Columbia Water Supply Project	New raw water intake pump station including installation of two stainless steel intake screens, single story building with a 30-foot diameter concrete wetwell approximately 85-feet deep, two 250-hp line shaft vertical turbine pumps, and approximately 700 LF of 30-inch pipe to supply the West Pasco Water Treatment Plant.	\$ 9,786,897.57	DBB	Murraysmith	Apollo, Inc.	Winter 2013	Mar-17	Winter 2018	Jan-19	\$ 7,696,482.00	\$ 7,784,119.00	Project design started in 2013 and construction was anticipated to begin in 2014. As design progressed it was clear that JARPA permitting and easement acquisition from state agencies would delay advertising of the project for bid until late 2016. This project was later affected by Government shut down, jeopardizing the awarded State

NOTES:



ATTACHMENT C
City of Pasco - Construction History

CITY OF PASCO CONSTRUCTION HISTORY

No.	Project Name	Project Description	Total Project Cost	Delivery Method	Lead Design Firm	General Contractor or DB	Planned Start	Actual Start	Planned Finish	Actual Finish	Construction or DB Planned Budget	Construction or DB Actual Budget	Reason for Budget or schedule overrun
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1. This list represents most projects over \$500K built in the last 5 years by City of pasco Public Works.
2. City of Pasco Public Works has undergone a reorganization in December 2019. This provided the opportunity for a new CIP Manager position in the department. In the last 15 months, under this new leadership, the department has advanced 18 capital projects into construction including: WWTP Improvements (\$17.9M), the Lewis Street Overpass (\$22.4M), a 5-mile Industrial Wastewater Dual Force Main (\$6M), and a Sewer trunk line extension LID (\$3.5M) among other projects. Pasco's ability to deliver project has increased significantly, including projects with alternative delivery methods.

Initial Facility

Phase I

- Indoor leisure pool
- Outdoor activity pool
- Wet classroom/Party room
- Concessions for the outdoor pool
- Locker rooms and other support spaces

Area Summary			
Description	Phase I	Phase II	Total
Facility Area	46,930sf	13,170sf	60,100sf
Total Site Area	174,672sf	26,688sf	201,360sf
(SF/Acres)	4 acres	.61 Acres	4.61 Acres

Phase II

- Indoor 8 lane by 25-yard pool

Facility Amenities



LEGEND

1. ENTRY/ LOUNGE/ CIRCULATION	3,435 SF
2. ADMIN / OFFICE	860 SF
3. PARTY ROOM	1,870 SF
4. WOMEN'S LOCKER ROOM	1,400 SF
5. MEN'S LOCKER ROOM	1,400 SF
6. UNIVERSAL CHANGING	1,625 SF
7. GUARD ROOM	650 SF
8. AQUATICS SUPERVISORS OFFICE	450 SF
9. INDOOR LEISURE POOL	8,000 SF
10. POOL STORAGE	1,800 SF
11. BUILDING MECHANICAL	660 SF
12. POOL EQUIPMENT ROOM	3,200 SF
13. CONCESSIONS	1,230 SF
14. UNIVERSAL CHANGING	550 SF
15. OUTDOOR LEISURE POOL	19,800 SF
16. TRASH	
17. FIRE LANE	
18. LOADING	
19. PARKING - 196 SPOTS	

TOTAL GROSS AREA +/- 46,930 SF

PHASE II	
20. LAP POOL	8,300 SF
21. SPECTATOR SEATING	1,400 SF
22. GUARD ROOM	300 SF
23. POOL EQUIPMENT ROOM/STORAGE	1,910 SF
24. ADDITION WOMEN'S LOCKER ROOM	630 SF
25. ADDITION MEN'S LOCKER ROOM	630 SF

TOTAL GROSS AREA +/- 13,170 SF

TOTAL PROJECT GROSS AREA +/- 60,100 SF

