

State of Washington  
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): **City of Ellensburg, WA**
- b) Mailing Address: **501 N. Anderson St., Ellensburg, WA 98926**
- c) Contact Person Name: **Brad Case** Title: **Parks & Recreation Director**
- d) Phone Number: **509-925-8639** E-mail: **caseb@cityofellensburg.org**

**1. Brief Description of Proposed Project**

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

The Fieldhouse project will provide up to 150,000 sq ft of indoor recreation and wellness facilities on City-owned property at Rotary Park. The goal is to create a fieldhouse that brings people together and creates a safe space to connect through shared activity and wellness. This region experiences weather extremes on a regular occurrence ranging from below zero temperatures in the winter to commonly reaching over 100 degrees in the summer, making the need for indoor year-round recreational opportunities key to the community's mental and physical well-being. Major cardiovascular disease (CVD) is the highest cause of death in Kittitas County, and providing an indoor facility for physical activity is a decisive preventative step in decreasing the health risks of CVD.

The City's recreation center was destroyed by fire, and the Fieldhouse project will replace and expand the previous structure. To be able to collect the insurance proceeds from the fire, the City must commit funds toward the construction by the end of the year. Note that in this case, committing funds means that the City need to hire the design-builder, not complete the project. However, the City would like to do more than just replace the previous structure. It is seeking additional funding to expand the facility to meet the changing needs of the City and provide additional services. With the assistance of a progressive design-build team, the City can construct the facility in phases, starting the first phase before the end of the year to meet the funding commitment deadline, and designing a project to allow for the develop of further services as the City is able to raise funds. To accomplish this task, the City will need assistance from a design-build team who can advise on the most efficient way to construct a fully functional facility and maintain the option to expand over time. Although the City is hopeful that it will receive full funding for the project, the City will be careful regarding the level of commitment to the construction, and it will not commit to constructing more than what is funded.

**2. Projected Total Cost for the Project:**

**A. Project Budget**

Costs for Professional Services (A/E, Legal etc.)	<b>\$2.5M</b>
Estimated project construction costs ( <i>including construction contingencies</i> ):	<b>\$17M</b>
Equipment and furnishing costs	<b>\$1.0M</b>
Off-site costs	<b>\$1.4M</b>
Contract administration costs (owner, cm etc.)	<b>\$635K</b>
Contingencies (design & owner)	<b>\$1.7M</b>
Other related project costs (briefly describe) Misc., Transfer out of debt service	<b>\$1.6M</b>

Sales Tax

\$1.6M

Total

\$27.435M

**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 will be comprised of money from several different sources. We currently have approximately \$6.7 million dollars in funding from insurance payout for the recreation center that was lost to fire. Other identified funds include the sale of the property that the building was on, state and local grants, and commitments from Kittitas County. Secured funding is expected to total approximately \$10.6 million by the time the validation phase is complete. The remainder of the funding will be received over the next four years and includes federal, state, and local grants, naming rights to the facility, private funds, and other contributions. The City is also considering issuance of a councilmanic GO debt in order to fund construction and reduce schedule.

**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 Design-Build Advisor	Complete
Procure Management Consultant	Complete
Application to PRC	April 22, 2024
Anticipated PRC Approval	May 23, 2024
PDB RFQ Released	May 28, 2024
Pre-proposal meeting	June 10, 2024
PDB SOQ Due	June 27, 2024
SOQ Scoring	July 10, 2024
Announce Shortlisted Firms	July 12, 2024
PDB Proprietary Meetings	July 25, 2024
RFP Responses Due	August 06, 2024
RFP Response and Fee Scoring	August 12, 2024
City Approval of Award	August 19, 2024
Design-Build NTP	August 23, 2024
Validation	August 26 <sup>th</sup> – November 2024
Phase 1 Design and Construction	January 2024 – March 2026

**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?

**This option is not applicable to this project.**

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

The City currently has funding for a portion of the project to replace what was destroyed by fire through insurance proceeds, and that funding must be committed by the end of the year. One of the benefits of progressive design-build is that a project can be phased so that an owner can

design, permit, and construct a segregated portion of a project while the remainder of the project awaits full funding. The City will need to work with a creative design-build team that can phase the project so that as the base project is being designed, the design-build team will provide options to be able to expand the facility as funds are awarded, or if the subsequent funding is not awarded, the City will still have a fully functional building funded by the insurance proceeds. Without progressive design-build, the City would be forced to essentially create two projects without the ability to seamlessly incorporate the newly funded scope when it is available.

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

This project as envisioned, would not be possible without progressive design-build. The ability to possibly phase the project will not only allow the City to commit funds this year while still preserving the option to provide the residents of Ellensburg a much better facility, phasing the project will allow residents to utilize at least a portion of the project far earlier than they would otherwise.

## 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

As noted above, this project provides the substantial fiscal benefit of allowing the City to use the insurance proceeds in a timely fashion while maintaining the ability to expand and enhance the facility as additional funding becomes available. Progressive design-build also provides greater opportunity to maximize the scope of the project within limited funds.

- 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.

Again, because of the timing of the funding, if performed using design-bid-build, the City would have to create two separate projects: one to address the current available funding, and one that would have to be separately bid after the subsequent funding is available. Design-bid-build will either increase the number of prime contractors on the site, which causes inefficiency and a greater risk of inefficient construction, or require a fully separate subsequent construction, which will greatly delay completion of the entire facility.

## 6. Public Body Qualifications

Please provide:

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

The City of Ellensburg is an established municipal government with a Council of proven community leaders and a staff that has a track record of successful delivery of capital projects.

The City has partnered with Thaxton Parkinson, PLLC to provide legal advice pertaining to the PDB process and to facilitate procurement and contracting.

Additionally, the City has selected and hired Wenaha Group to provide comprehensive design-build management services throughout the project. Wenaha Group has extensive experience in alternative project delivery including GC/CM and PDB methods.

- 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.)*

**Please see Attachment A.**

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

**Brad Case, Parks & Recreation Director, City of Ellensburg**

Brad has more than 30 years working in recreation, the last 21 years serving the Director of the City of Ellensburg Parks & Recreation Department, the longest serving city department head. Brad oversees 250 acres of city-owned park and open space and three year around recreation facilities. During Brad's tenure as director, the Ellensburg park system has grown by over 150 acres of park and open space, with 55 of those acres being developed. These improvements total over \$10M in design-bid-build projects. Brad has been involved in the Washington Recreation & Park Association serving as Board President in 2015. Brad has a bachelor's degree in Leisure Services from Central Washington University.

**Derek K. Mayo, P.E., City Engineer, City of Ellensburg**

Derek has 25 years of experience in the Public Works and Utilities field. This work includes civil, transportation, utility, planning, design, and project management. Derek began his career in Ellensburg as a college intern and has worked his way up through the Public Works & Utilities Department ranks from an Engineering Tech I to the City Engineer, a position he has served in since 2014. Derek supervises engineering technicians and electrical, natural gas, and civil engineers. He has managed several multi-million-dollar transportation and utility projects for the City. He oversees the planning, funding, design, and construction of capital projects including utilities, roads, traffic signals, bridges, trails, and parks. Additionally, Derek supervises the Development Coordinator for the City and ensures private developments are in compliance with City infrastructure standards. Derek has successfully managed multiple projects with federal funding, utilizing the City's 2003 approval for use and administration of Federal Highway Administration funds. Derek has a bachelor's degree in Mechanical Engineering from Central Washington University and is a licensed Professional Engineer in WA.

**Josh Mattson, P.E., Assistant City Engineer – Capitol Project Manager, City of Ellensburg**

Josh has 25 years of experience in the Public Works field. This work includes mechanical, civil, forestry, transportation, planning, design, and construction management. Josh is currently the Assistant City Engineer and Capitol Project Manager for the City of Ellensburg. In the last 10 years with the City, he has managed several multi-million-dollar transportation and utility projects. He manages the planning, funding, design, and construction of capital projects including roads, bridges, parks, and water/sewer utilities. Prior to Ellensburg, he spent 12.5 years in forest engineering and natural resource management. This time included 10 years with the WA Department of Natural Resources as a forest engineer and Assistant Region Engineer performing public works contracting for forest road improvements and fish enhancement projects with bridge and large culvert installations. Josh also worked for 2.5 years for a private firm as a mechanical engineer assisting in the design and construction procurement of large natural gas and solid fuel-fired power plants. Josh has bachelor's degrees in Mechanical Engineering from Washington State University and Forest Engineering from the University of Washington and is a licensed Professional Engineer in WA.

**Heath Gardner, Assoc. DBIA, 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 including PDB Pasco Public Facilities District Aquatics Facility \$46M; 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.

**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 including PDB Pasco Public Facilities District Aquatics Facility \$46M;; 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 legal and 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 has served on the Washington State Capitol Projects Advisory Review Board since 2019 and is the 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 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. Robynne has been substantively involved with over 40 progressive design-build projects with project values in excess of \$5 billion. See also the information in the attachment.

- 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, bullet 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 City has selected Wenaha Group as project manager and they are expected to represent the City for the life of the project. Funds to cover the cost of Wenaha Group's contract are available to be expended from the project budget.**

- 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 City 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 City stakeholders. In addition to the experience represented in other portions of this application, the City 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 Thaxton Parkinson, LLC will be supporting Wenaha and the City as well. Robynne has advised owners on over 40 PDB projects with a total project value in excess of \$5 billion. Representative clients include: The cities of Seattle, Tacoma, Spokane, Portland, Richland, Wenatchee, Pasco, and Spokane Valley, WSDOT, King County, 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 is working with the City to establish an effective decision making authority strategy for this project so that the City can make timely, well-informed decisions. For this project, Parks and Recreation Director Brad Case has been designated to represent the City and provide a single point of contact to provide responsive decision making within the scope of board established priorities. He has been given broad authority to facilitate 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 Brad Case and City staff to discuss project status, communicate risks and advise on mitigation strategies and key decisions. Wenaha Group and Thaxton Parkinson, PLLC will also assist in training the City in progressive design-build and making regular presentations to the full City Council regarding project progress, schedule, budget, risks, and opportunities.

Communications:

Wenaha Group and the City 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 City and Wenaha to incorporate the needs of the City 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 Ellensburg staff. A budget update and financial report will be provided regularly to Brad Case and the City Council. 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 delivery/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 City 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 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.

**Robynne Thaxton will draft procurement and contract documents that have been used many times in the State of Washington on projects governed by RCW 39.10 and are fully vetted by the industry. Robynne is a national expert in developing progressive design-build procurement and contract documents.**

#### **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
- Small-, minority-, women-, and veteran-owned business participation planned and actual utilization

**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*

**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 City of Ellensburg has no audit findings.**

#### **10. Subcontractor Outreach**

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

**The City is committed to working with the selected design-builder to encourage small, women, minority, and veteran owned businesses to propose on the project. The City has already hired Wenaha Group, a Native owned firm, as its owner's consultant, as well as Thaxton Parkinson PLLC,**

a certified WBE, to assist with the project. Design-Build teams will be evaluated on both their past experience with utilization of small, women, minority, and veteran owned businesses as well as their inclusion plans. In the project inclusion plans, the City 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. Considering Ellensburg's location and few certified businesses located in the area, the City will expect design-build firms to reach out to businesses that have not yet been certified and provide support in obtaining certification. The City will require robust tracking and reporting of inclusion plans and successes and require reporting using OMWBE's newest Design-Build Reporting Form.

**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.

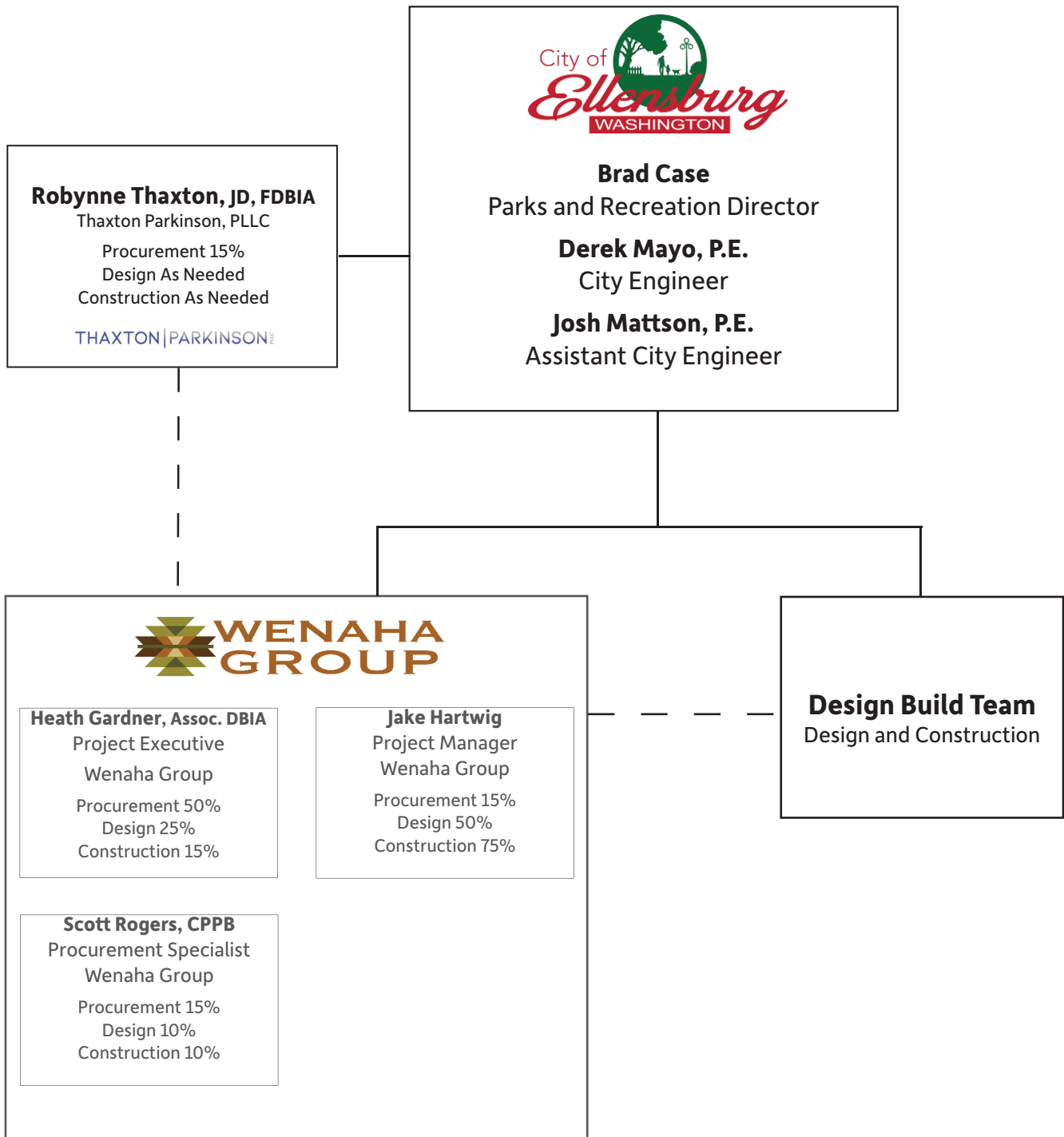
Signature:  \_\_\_\_\_

Name: (please print) BRAD CASE (public body personnel)

Title: PARKS & RECREATION DIRECTOR

Date: 4/22/24





ATTACHMENT B

**City of Ellensburg Project Management Team Public Works Alternative Contract Experience**

City of Ellensburg 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
<b>Brad Case/Relevant Project Alternate Contract Delivery Experience</b>							
<b>Brad Case, Parks and Recreation Director, City of Ellensburg</b>	Brad has over 20 years of experience in park project planning and implementation and grant management as the City Parks & Recreation Director.	Rotary Park Field Lights	\$0.5M	DBB	Proj. Exec	Proj. Exec	Proj. Exec
		North Aldert Street Park	\$0.5M	DBB	Proj. Exec	Proj. Exec	Proj. Exec
		Unity Park	\$2.6M	DBB	Proj. Exec	Proj. Exec	As Needed
		Rotary Park Baseball and Softball Field Construction	\$0.75M	DBB	Proj. Exec	Proj. Exec	As Needed
		Rotary Park Off Leash Dog Park	\$0.15M	DBB	Proj. Exec	Proj. Exec	As Needed
		Palouse to Cascades Reconnection - Phase I, II, III	\$1.5M	DBB	As needed	As needed	
<b>Derek Mayo Recent/Relevant Project Alternate Contract Delivery Experience</b>							
<b>Derek Mayo, City Engineer, City of Ellensburg</b>	Derek has 25 years of municipal engineering and construction management experience working in roles including civil infrastructure design, project management, development review, and Ellensburg's City Engineer.	Dolarway Road Improvements	\$6M	DBB	Sr. PM	PM	Sr. PM
		Alder St Improvements	\$2.1M	DBB	Proj. Exec	Proj. Exec	Proj. Exec
		Bull Road Utility Extension	\$5.3M	DBB	Proj. Exec	Proj. Exec	Proj. Exec
		Ellensburg Police Department Renovation & Additions	\$9M	DBB			As needed
		Gateway I	\$7.2M	DBB	As needed	Sr. PM	Proj. Exec
		Helena Avenue Improvements	\$1.1M	DBB	Proj. Exec	Proj. Exec	Proj. Exec
		Illinois Well Installation & Testing	\$1.2M	DBB	Proj. Exec	Proj. Exec	Proj. Exec
		Illinois Well Outfitting	\$4.5M	DBB	Proj. Exec	Proj. Exec	Proj. Exec
		Mountain View / Ruby Street Improvements	\$3.2M	DBB	PM	PM	PM
		Univ. Way & Wildcat Way Signalization & Main Street Extension	\$2.6M	DBB	Proj. Exec	Proj. Exec	Proj. Exec
Willow Street Improvements	\$1.5M	DBB	Proj. Exec	Proj. Exec	Proj. Exec		
<b>Josh Mattson Recent/Relevant Project Alternate Contract Delivery Experience</b>							
<b>Josh Mattson, Assistant City Engineer, City of Ellensburg</b>	Josh has 25 years of engineering and construction management experience working in roles including civil infrastructure design, project management, grant management, and Ellensburg's Capitol Project Manager.	Alder St Improvements	\$2.1M	DBB	Sr. PM	Sr. PM	Sr. PM
		Bull Road Utility Extension	\$5.3M	DBB	Sr. PM	Sr. PM	Sr. PM
		Ellensburg Police Department Renovation & Additions	\$9M	DBB			As needed
		Gateway I	\$7.2M	DBB		As needed	As needed
		Helena Avenue Improvements	\$1.1M	DBB	Sr. PM	Sr. PM	Sr. PM
		Illinois Well Installation & Testing	\$1.2M	DBB		As needed	As needed
		Illinois Well Outfitting	\$4.5M	DBB		As needed	As needed
		Reecer Creek Levy Construction	\$2.3M	DBB		As needed	Sr. PM
		Univ. Way & Wildcat Way Signalization & Main Street Extension	\$2.6M	DBB	Sr. PM	Sr. PM	Sr. PM
Willow Street Improvements	\$1.5M	DBB	Sr. PM	Sr. PM	Sr. PM		
<b>Heath Gardner Recent/Relevant Project Alternate Contract Delivery Experience</b>							
<b>Heath Gardner, Project Executive, Wenaha Group</b>	Heath has 25 years of construction management experience, working in roles including general contractor and owners rep.	Pasco Public Facilities District Aquatics Facility	\$30M	PDB	Proj. Exec	Proj. Exec	Proj. Exec
		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		

**ATTACHMENT B**

		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
<b>Scott Rogers Recent/Relevant Project Alternate Contract Delivery Experience</b>							
<b>Scott Rogers, Procurement Community Outreach, Wenaha Group</b>	Scott has over 20 years of public project experience including roles as operations director for ESD and owners rep.	Pasco Public Facilities District Aquatics Facility	\$30M	PDB	Procurement /Community Engagement		
		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		
<b>Jake Hartwig Recent/Relevant Project Alternate Contract Delivery Experience</b>							
<b>Jake Hartwig, Project Manager, Wenaha Group</b>	Jake has 34 years experience as designer, project manager and owners rep.	Pasco Public Facilities District Aquatics Facility	\$30M	PDB	PM	PM	PM
		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	
<b>Robynne Thaxton Recent/Relevant Project Alternate Contract Delivery Experience</b>							
		Sound Transit Operations and Maintenance Facility South	\$1.2 B	DB	Attorney/consultant	As needed	As needed
		WWU Student Development and Success Center	\$30 M	PDB	Consultant	As needed	As needed
		WSDOT SR 167-161 Project	\$500M	PDB	Consultant	As needed	As needed
		WSDOT/Kitsap Fish Passages Project	\$400M	PDB	Consultant	As needed	As needed

**ATTACHMENT B**

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Pasco Public Facilities District Aquatics Facility	\$30M	PDB	Attorney/Consultant	As needed	As needed
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
City of Seattle Elevator Modernization Project	\$50M	DB	Attorney/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

ATTACHMENT B

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 B**

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.

Pasco Public Facilities District Aquatics Facility	\$30M	PDB	Procurement /Community Engagement		
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
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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 Ellensburg - Construction History**

CITY OF ELLENSBURG 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	Bull Road Utility Extension	The project consisted of filling in a utility gap to improve utility availability, performance and reliability. Constructed 5,700 feet of 12-inch watermain, 12-inch and 15-inch sanitary sewer main, and 4-inch HDPE natural gas main; 6,400 feet of PVC power and comm. conduits; and 460 feet of 15-inch irrigation piping. Included (2) concrete box culverts and sealing off a tunnel beneath WSDOT Interstate 90.	\$5,286,000	DBB	RH2	Belsaas & Smith	3/1/2021	3/9/2021	11/24/2021	3/30/2022	\$4,254,204.00	\$4,300,242.00	Reserved final paving for spring of 2022. Extra cost was primarily a result of standard asphalt cost price adjustments, adding epoxy coating to installed concrete box structures, reinstallation of a disturbed survey monument, and making utility and box culvert installation adjustments to complete the project.
2	Helena Avenue Improvements	The project consisted of completing sidewalk and street improvements on Helena Avenue from Water Street to Airport Road. The project constructed approximately 2,100 linear feet of curb and gutter, 1,065 square yards of sidewalk, 500 square yards of concrete driveway, ground existing asphalt and overlaid with 2100 tons of hot mix asphalt, installed 500 linear feet of storm pipe, three new fire hydrants and one new bus shelter. The project will also included new traffic lane lines, pavement markings & sign revisions.	\$1,119,000	DBB	City of Ellensburg	ProGrade Enterprises	2/7/2022	2/14/2022	5/15/2022	5/26/2022	\$ 1,004,033.00	\$ 1,072,392.00	Minor delay due to short incliment weather shutdown. Extra cost was primarily a result of Schedule A standard asphalt cost price adjustments and construction material overruns to address saturated soils and unsuitable subgrade materials.
3	Willow Street Improvements	Filled in sidewalk gaps to meet ADA standards, widened and overlaid the existing Willow Street roadway to add bike lanes. The project included new curb & gutter, planting strips, sidewalk, illumination, trees, drainage, irrigation improvements, fencing, stormwater improvements, utility improvements for water, sewer, gas and power, and other associated work on Willow St and a portion of Capitol Ave.	\$ 1,459,000.00	DBB	City of Ellensburg	Belsaas & Smith	3/11/2020	3/11/2020	9/11/2020	9/11/2020	\$ 1,293,276.00	\$ 1,309,002.00	Extra cost was primarily for minor changes for street work, sewer adjustments, and additional landscaping.
4	Alder St Improvements	Installation of a 12-foot-wide concrete sidewalk/trail connecting the Palouse to Cascades Trail to 14th Avenue / Dean Nicholson Blvd along Alder Street. A traffic signal modification to improve safety and turning movements occurred at Alder Street / University Way and a new traffic signal was installed at Alder Street and Dean Nicholson Blvd. Included utility adjustments, surfacing, paving, concrete sidewalks and ramps, signing, pavement marking, traffic signals, illumination modifications, landscaping, and irrigation.	\$ 2,107,300.00	DBB	SCJ Alliance	Western Excavating	6/1/2022	6/6/2022	8/24/2022	12/29/2022	\$ 1,810,726.00	\$ 1,816,134.00	Project was temporarily shutdown while waiting for delivery of materials needed for signal improvements. Completed within approved working days. Additional costs were incurred due to minor variations in the site conditions compared to the project plans.



**ATTACHMENT C**  
**City of Ellensburg - Construction History**

CITY OF ELLENSBURG 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
5	Univ. Way & Wildcat Way Signalization & Main Street Extension	The project installed a signal at the intersection of University Way and Wildcat Way and at the intersection of Water Street and 15th Avenue, widened University Way to the south from Ruby Street to Anderson Street to add protected left turn lanes at Wildcat Way, improved the alignment of Sprague Street with Wildcat Way, ground and installed an asphalt overlay on University Way, extended Main Street north and west with curb, gutter and sidewalk to connect with Water Street at 15th Avenue, and installed a slip lane for west bound traffic on 14th Avenue turning north at Main Street. The project also included stormwater system improvements.	\$ 2,652,600.00	DBB	Perteet	Belsaas & Smith	4/24/2019	4/25/2019	8/27/2019	9/24/2019	\$ 2,160,162.00	\$ 2,256,696.00	Project was delayed primarily due to approved extra work to accommodate site condition variations. Additional costs were primarily because of increased asphalt planing/paving limits, sewer utility repairs, additional landscaping, additional water utility relocations, irrigation additions and signal pole foundation upsizing.
6	Illinois Well Installation & Testing	Constructed the Illinois Well project by drilling and installing a 1,000-foot-deep municipal water supply well.	\$ 1,174,500.00	DBB	RH2	Schneider Water Services	12/17/2018	12/17/2018	9/16/2019	9/11/2019	\$ 735,725.00	\$ 966,469.00	During the drilling of the well, based on field conditions and drill cutting samples, it was decided to drill deeper and increase the number and lengths of the screens than what was originally included in the bid, to take advantage of the availability and volumes of water in the aquifer.
7	Illinois Well Outfitting	Constructed a new wellhouse and outfit the recently drilled Illinois Well. Included the installation of a vertical turbine well pump with variable frequency drive (VFD) and electric motor and associated discharge piping; a chlorine gas water treatment system; a fluoridation water treatment system; electrical and control systems including motor control center and control panel; and a permanent generator for backup power supply. Also included the construction of approximately 2,050 lineal feet of 16-inch ductile iron water main, 600 lineal feet of 4 inch HDPE natural gas distribution main and 50 lineal feet of signal conduit.	\$ 4,482,700.00	DBB	RH2	PCI Civil & Infrastructure	2/14/2022	2/14/2022	12/29/2022	2/15/2024	\$ 3,965,132.00	\$ 3,963,987.00	Project was temporarily shutdown while waiting for delivery of materials needed for completion of the well house. Completed within approved working days.
8	Gateway I	Frontage improvements on both sides of University Way from Wenas Street headed west 0.85 miles. Installed a 7-foot wide permeable paver sidewalk along the north side of the road and a 12-foot wide permeable paver shared use path along the south side of the road. Stormwater treatment swales and trees were installed, overhead power and telecommunication utilities were moved from overhead to underground, and a new street lighting system was installed.	\$ 7,213,000.00	DBB	Osborn	Rotschy	8/3/2022	8/29/2022	9/28/2023	1/31/2024	\$ 6,839,996.00	\$ 6,371,559.00	Project has been delayed primarily due to contractor delays and utility conflicts. Substantial completion reached 1/31/2024.



**ATTACHMENT C**  
**City of Ellensburg - Construction History**

CITY OF ELLENSBURG 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
9	Reecer Creek Levy Construction	The project consisted of flood hazard reduction and floodplain restoration improvements east of the middle-reach Reecer Creek near its crossing at Dolarway Road including creation of a 2,550 LF setback levee, creation of 5,300 LF of overflow swales, new Dolarway Road bridge crossing, and utility improvements along Dolarway Road.	\$ 2,277,500.00	DBB	Aspect Consulting	Hurst Construction	9/27/2022	10/17/2022	11/28/2022	4/14/2023	\$ 2,183,607.00	\$ 2,271,030.00	Project was temporarily shutdown due to winter weather conditions. Completed within approved working days. Additional costs were incurred due to increases in traffic control signage and variations in the site conditions compared to the project plans.
10	Ellensburg Police Department Renovation & Additions	The project consisted of renovating over 16,000 square feet of existing building space, adding over 3,000 square feet of construction, along with site improvements to convert a fire department station to a dedicated police station and public safety building.	\$ 9,067,000.00	DBB	Hansen Design	TW Clark	4/8/2019	4/8/2019	6/8/2020	7/1/2020	\$ 5,640,000.00	\$ 6,043,420.00	Minor delays and additional costs were incurred due to variations in the site conditions compared to the project plans.

**NOTES:**

# Rotary Park Master Plan

West Ellensburg, Washington

October 25, 2023



### Parking Totals

- Existing Parking Stalls 383
- NEW Parking Stalls 1,110
- Possible Total Stalls = 1,493

### Existing Multi-Use Fields

- Open grass lawn area - Irrigated
- Can be striped for multiple sports field options/quantities

### NEW Multi-Use Field

- Lighted Synthetic Turf Surface
- Striped for 225' x 336' Soccer Field
- Can be striped for multiple other field options/quantities

### Baseball / Softball Field

- Existing Backstop with NEW Paved Plaza
- NEW Lighted Synthetic Turf Infield (Baselines to 90')
- 300' Outfield size can be varied w/portable, temporary fencing

### Softball Complex

- 4 Softball Fields (Fenced 300' outfields) (Fields 1 & 2 are Existing, Fields 3 & 4 are NEW)
- NEW Field Lighting (Irrigated Outfields)
- NEW Synth. Turf Infields (Baselines to 90')
- NEW Restroom / Concessions Building

### Disc Golf Area

- 18 Holes on Varied Terrain

### West Ellensburg Park

- Existing Picnic Shelter
- Existing Playground
- Existing Pickleball Courts (4) with NEW Court Lighting
- NEW Pickleball Courts (8) with Court Lighting

### Existing Sigler Field

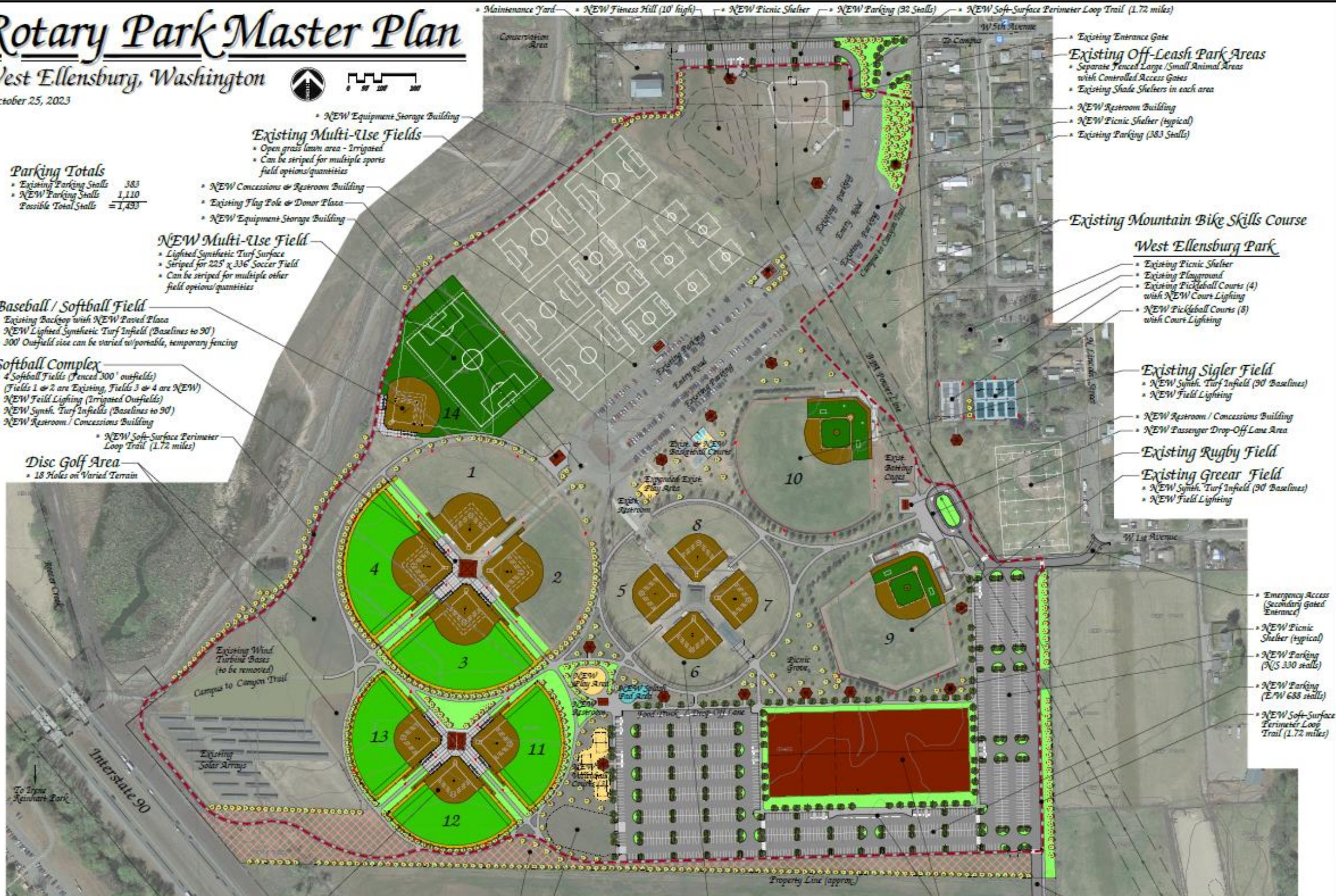
- NEW Synth. Turf Infield (90' Baselines)
- NEW Field Lighting

### Existing Rugby Field

- NEW Synth. Turf Infield (90' Baselines)
- NEW Field Lighting

### Existing Greear Field

- NEW Synth. Turf Infield (90' Baselines)
- NEW Field Lighting



### NEW Youth Baseball Fields

- 3 Fields (Fenced 250' outfields)
- Field Lighting (Irrigated Outfields)
- Synth. Turf Infields (Baselines to 70')
- Restroom / Concessions Building

### NEW Riding Railroad Area

- Approximately 4.03 Acre Space
- 7.5' Gauge Railroad Track
- 1/8 Scale Historic Buildings

### NEW Grasscrete Area

- Farmer's Market Space
- Tournament Host RV Space
- Temporary Overflow Parking

### Existing Youth Baseball Fields

- 4 Lighted Fields (Fenced 200' outfields)
- Existing Field Lighting (Irrigated Outfields)
- NEW Synth. Turf Infields (Baselines to 70')
- Existing Restroom / Concessions Building

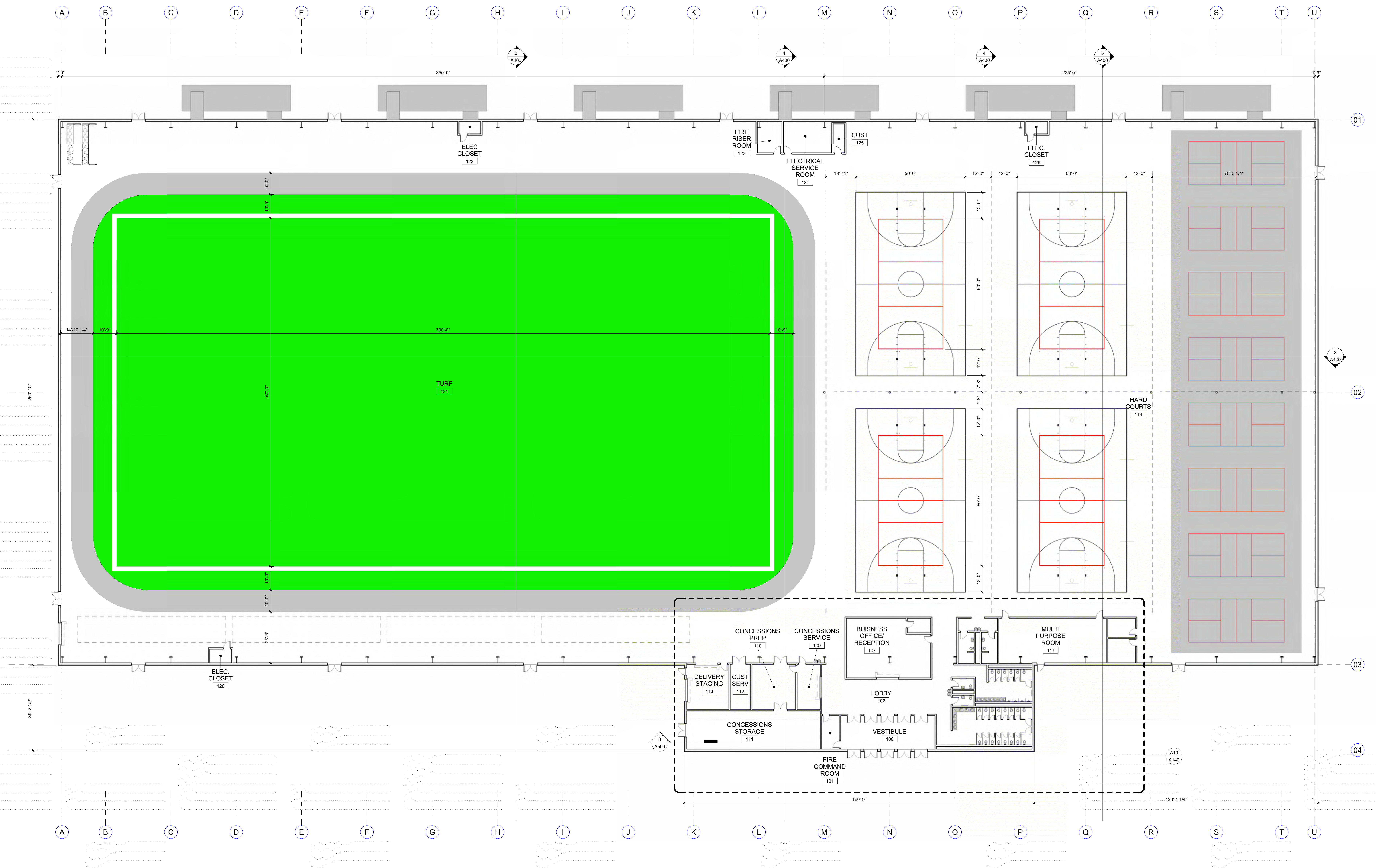
### NEW Field House

- Multi-sport capable
- 100,000 to 150,000 square feet
- Passenger Drop-Off Lane Areas

### Primary Park Entry

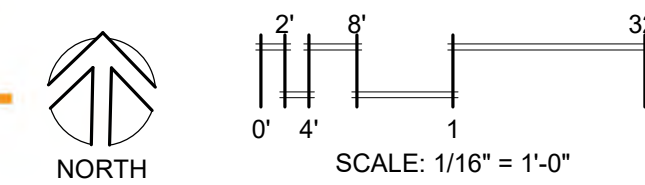
- Via Anderson Road
- 30' road width
- Pedestrian Access



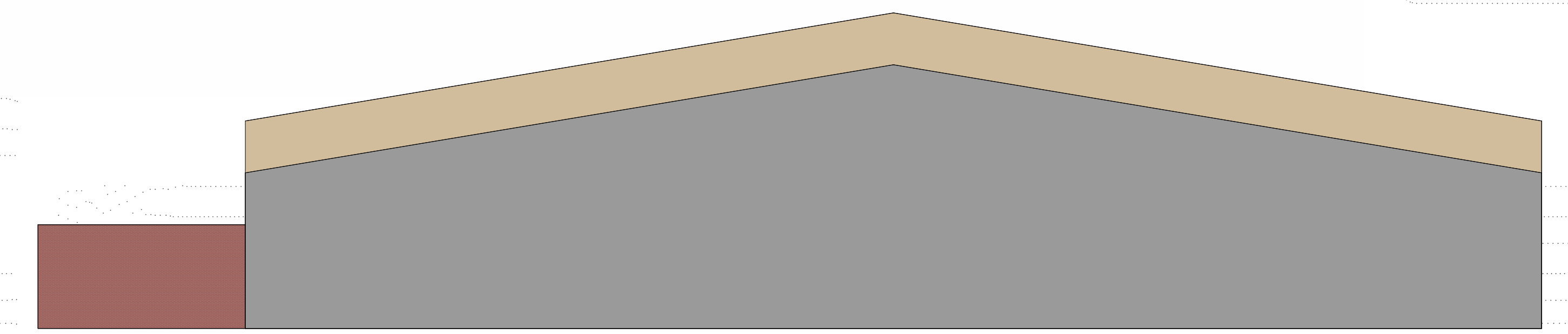
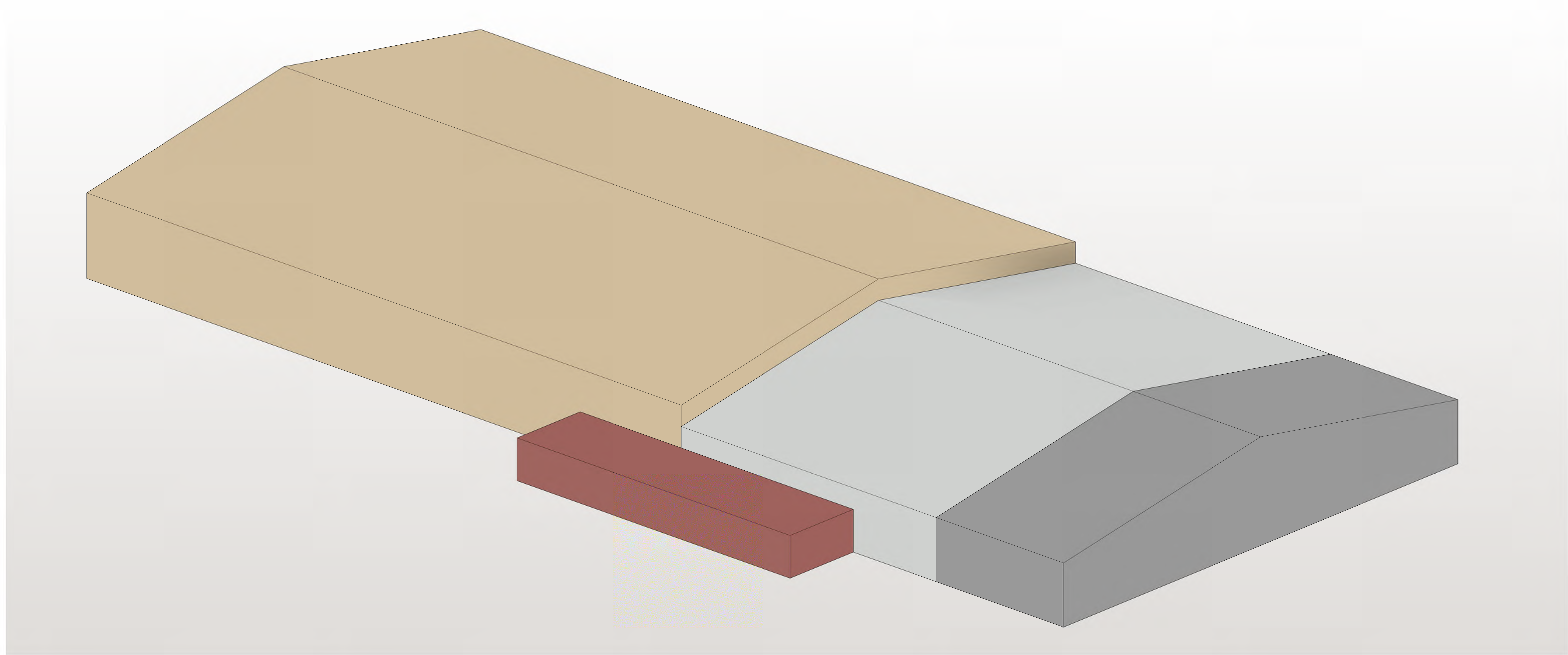


# FLOOR PLAN

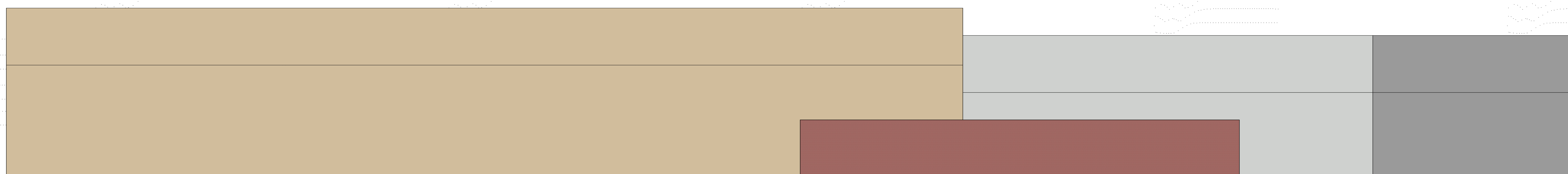
HELIX DESIGN GROUP, INC.



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East Elevation



South Elevation

## Massing Option 1 - Massing To Date