

Pasco Public Facilities District Aquatics Facility Project

Project Review Committee Presentation
July 27, 2023



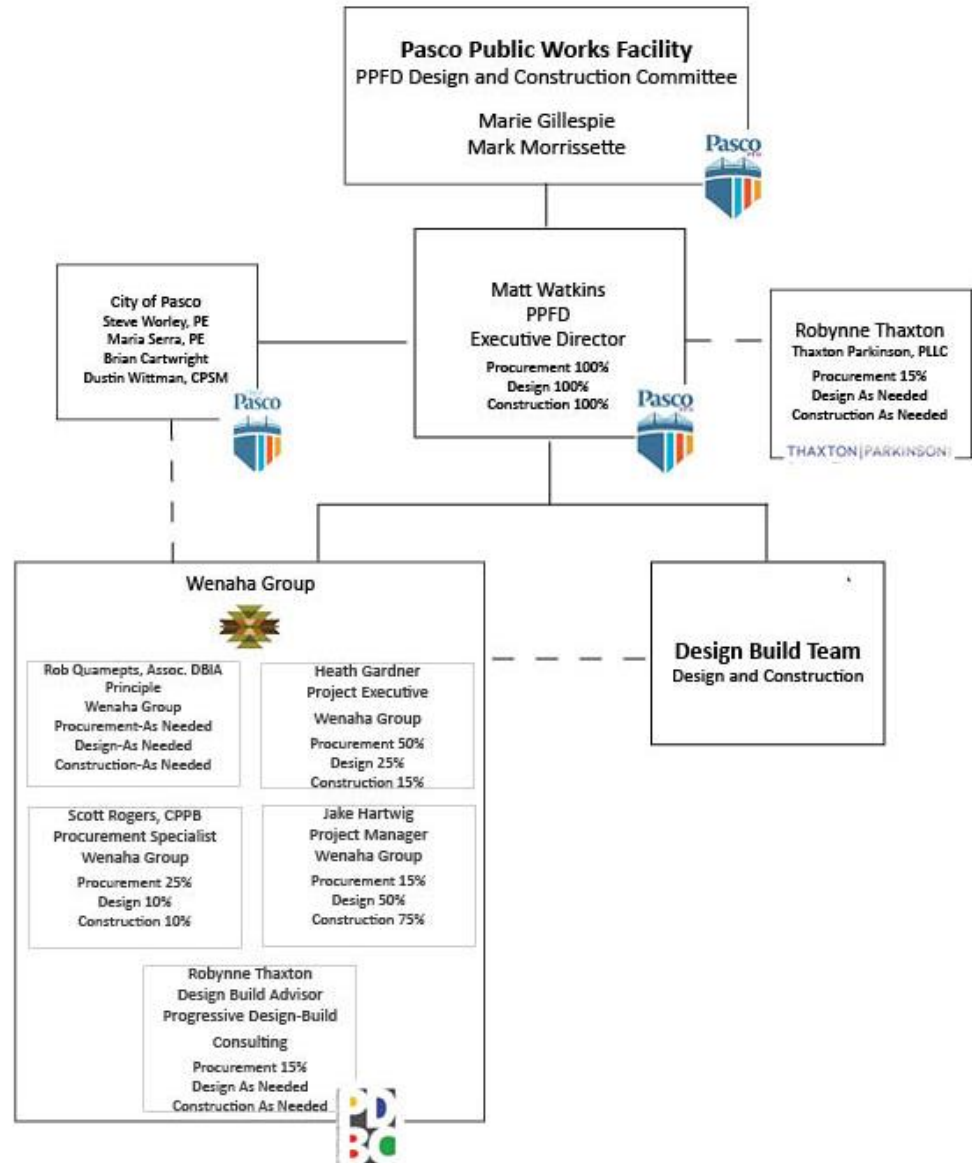
THAXTON | PARKINSON PLLC



Pasco Public Facilities District

History	
1990s	<i>Need for year-round indoor aquatics facility in Pasco and Tri-Cities established</i>
2002	<i>Pasco PFD Created. Initial state funding forwarded to Kennewick PFD for Regional Facility</i>
2010	<i>Pasco voters voted majority bond, needed 60%</i>
2013	<i>Tri-City Voters did not approve 0.1% regional aquatics facility, but majority approved in Pasco</i>
April 2022	<i>Pasco voters approve 0.2% sales tax measure to build “aquatics facility and competition pool” by phases</i>
August 2022	<i>PFD hires Executive Director to develop management infrastructure, funding analysis, project schedule, property acquisition, and contractual relationships for needed services.</i>
Fall 2022	<i>Pasco PFD reviews traditional and alternative contracting procedures and owner’s representative services</i>
January 2022	<i>Sale tax collection begins. About \$400K per month.</i>
April 2023	<i>Wenaha Group chosen as Owner’s Representative</i>
May 2023	<i>Funding, schedule, shareholders, and teaming for project refined</i>
June 2023	<i>PFD unanimously adopts resolution to pursue Progressive Design-Build, special counsel, & stakeholder decision matrix</i>
July 2023	<i>DBIA training, board committee training, and special counsel chosen (Robynne Thaxton)</i>

Project Team



Project Overview

Phase I

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

Phase II (future project)

- Indoor 8 lane by 25-yard pool

Area Summary	Phase I	Phase II	Total
Facility Area	49,930 SF	13,170 SF	60,100 SF
Total Site Area (SF/Acres)	174,672 SF 4 acres	26,688 SF .61 acres	201,360 SF 4.61 acres
Revisions	6-10 acres		



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

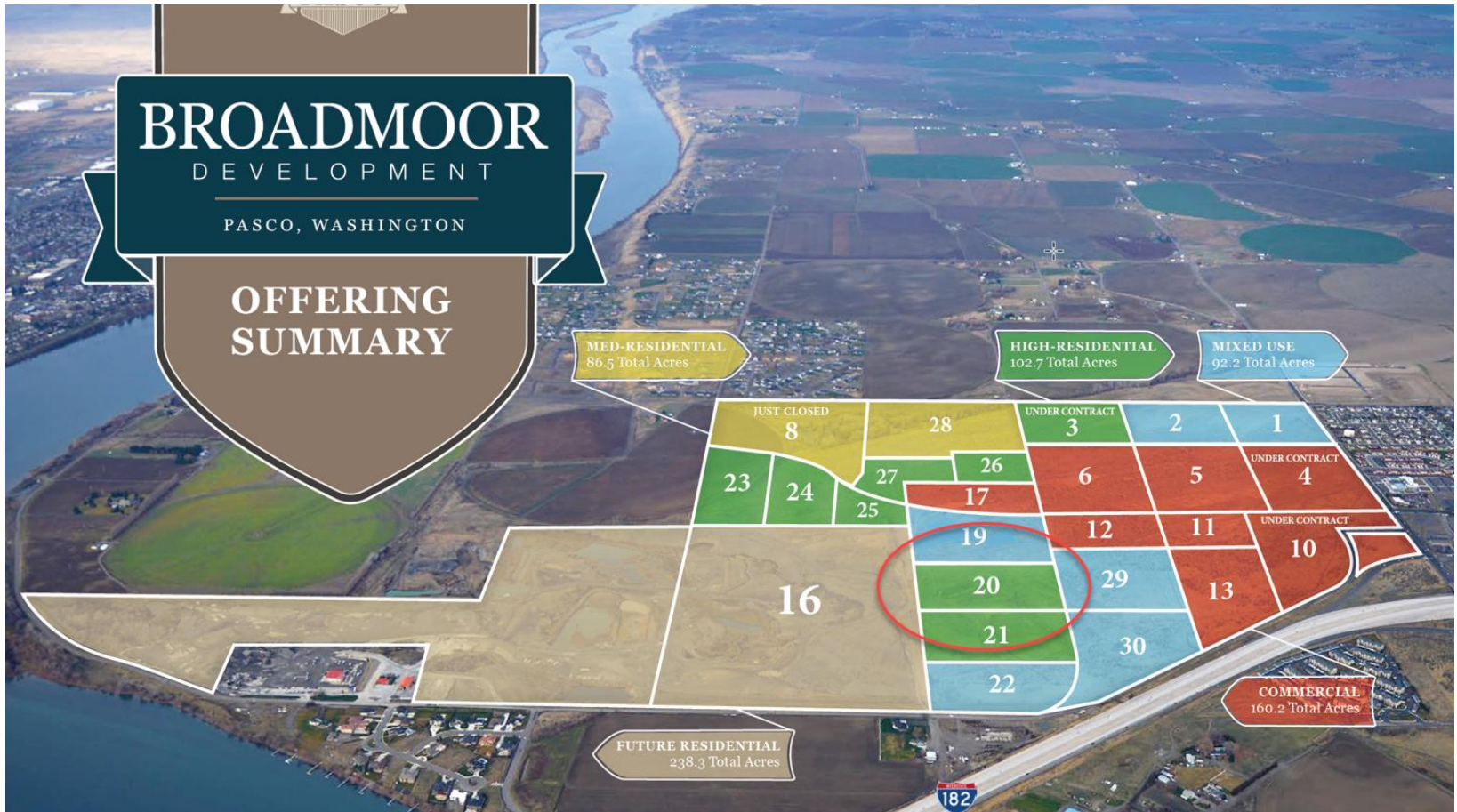
20. LAP POOL	8,300 SF
21. SPECTATOR SEATING	1,400 SF
22. GUARD ROOM	300 SF
23. POOL EQUIPMENT ROOM/STORAGE	1,910 SF
24. ADDITION WOMEN'S LOCKER ROOM	630 SF
25. ADDITION MEN'S LOCKER ROOM	630 SF

TOTAL GROSS AREA +/- 13,170 SF

TOTAL PROJECT GROSS AREA +/- 60,100 SF



Project Overview



Project Overview

Preliminary Project Budget

Project Budget	
Costs for Professional Services (A/E, Legal, etc.)	\$2,300,000
Estimated project construction costs (including construction contingencies)	\$23,350,000
Equipment and furnishings 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, inspections)	\$1,000,000
Sales Tax	\$2,500,000
Total	\$33,000,000

Design & Construction Schedule

Task	Projected Date
Procure Management Consultant	Complete
Application to PRC	Complete
Procure Design-Build Legal Advisor	Complete
Anticipated PRC Approval	July 27, 2023
PDB RFQ Released	August 16, 2023
Pre-proposal meeting	August 24, 2023
PDB SOQ Due	September 7, 2023
SOQ scoring	September 11, 2023
Shortlist firms and issue RFP	September 12, 2023
PDB proprietary meetings	September 26, 2023
RFP responses due	October 3, 2023
RFP response and fee scoring	October 5, 2023
PPFD approval of award	October 10, 2023
Design-Build NTP	October 2023
Design	October 2023-August 2024
Construction	May 2024-August 2025

Advantages
of Progressive
Design Build
For PPF
Aquatics
Facility



Highly specialized
construction



Greater innovation &
collaborations



Schedule

Questions

Understanding PPF is a new entity, how has the City of Pasco and others complied with RCW 39.10.330(8).

*The City of Pasco has met all requirements of the **RCW 39.10.330**. Specific to Item 8, the City's contract and solicitations comply with all requirements regarding reporting, non-discrimination, equal opportunity and encourages minority and disadvantaged businesses to partake in public contracts. For the most recent design-build project under RCW 39.10, the City reviewed the design-builder's work, and it is an elevated water reservoir tank, which is highly specialized; therefore, the work is all self-performed, and there are no opportunity for subcontracting. This project is not indicative of the City's commitment to utilize diverse businesses. The City of Pasco has extensive experience with DBE goals in both design and construction phases of projects. For example, the City Staff reports through the "Diversity Management and Compliance System (DMCS)" portal on all transportation projects with FHWA funds. In addition, on projects with non-mandatory goals, good faith efforts and/or inclusion plans are required. Additionally, City of Pasco includes non-discrimination and inclusion language with all RFQs, RFPs, Requests for quotes and Public bids.*

Finally, City Staff participates in regional events encouraging Disadvantaged, minority and women owned businesses participation in Publicly bid projects and solicitations. The PPF has already contracted with a certified WBE (Thaxton Parkinson), and a federally certified 8a Native owned firm (Wenaha) to assist with this project and is committed to requiring inclusion of small, minority, women, and veteran owned firms on the Aquatic Center project.

Please provide a copy of your utilization reports by RCW 39.10.330(8) and when these reports were submitted to OMWBE, as required.

Since the only project by the City performed under RCW 39.10 is not complete yet, no reports have been created. In the specific case of the current design build utilization rates will not be representative of Pasco's typical utilization, since this project is being self-performed by the specialized elevated water tank Contractor, which is not a DBE Certified firm.