PROJECT NO. 2025-294 SPSCC SOCCER FIELD

SOUTH PUGET SOUND COMMUNITY COLLEGE | 2011 MOTTMAN RD SW, OLYMPIA, WA 98512

April 28, 2025

McGRANAHANPBK

2111 Pacific Ave. Suite 100, Tacoma, WA 98402 | 253.383.3084 | www.mcgranahan.com

South Puget Sound
COMMUNITY COLLEGE

McGRANAHANPBK

April 28, 2025

Department of Enterprise Services, Engineering & Architectural Services
1500 Jefferson St. SE
Olympia, WA 98501

Re: Statement of Qualifications – Project No. 2025-294 SPSCC Soccer Field

Dear Selection Committee,

McGranahanPBK is excited to demonstrate our qualifications and enthusiastic interest in the South Puget Sound Community College (SPSCC) Soccer Field project. With over 55 years of experience and a strong record of higher educational projects in Washington and sports fields across the nation, we bring an exceptional balance of field expertise and deep understanding of the local landscape. Please consider the unique benefits we offer:

- Our Principal-led team brings extensive experience in higher education planning and field design. Matt Lane, our Principal/PM, brings a 30-year background leading project teams with Community Colleges & DES. Bill McBride, our Field Designer, has designed hundreds of sports fields across the nation. Both have dedicated their careers to high quality client service.
- Our team has proven success designing athletic playing fields at colleges & universities, parks and major sports venues facilities. We provide the right balance of talents and capabilities to collaborate with SPSCC in all aspects of creating a remarkable field – from design through construction and beyond.
- As SPSCC Campus Planners, we deeply understand the campus and its stakeholders. We will design the soccer field to meet the collective goals of the Students, the Campus Master Plan, and the Strategic Plan - creating a field that primarily serves students, while also connecting the college with the community. Our interdisciplinary team has direct experience on SPSCC's Campus Master Plan & soccer field site, and has successfully collaborated on past projects.
- During our work on the Master Plan, we helped SPSCC align the budget and scope for the Soccer Field Project. We developed a preliminary cost estimate and outline of the project scope in coordination with the college to ensure alignment with the Certificate of Participation (COP) funding.
- We have an inclusive design process that fits SPSCC's collaborative environment. We take a holistic approach to design- facilitating student, faculty, staff and community involvement to develop solutions that have unified support while maintaining schedule and budget.
- Our team has key experience with the City of Olympia permitting process, through the recent Campus Master Plan / Conditional Use Permit approval and other projects, and we've built positive relationships with City permitting officials.
- Diversity and inclusion are core to our practice and teams. We have an exceptional, diverse project team and a robust Diverse Business Inclusion Strategy to meet the state's participation goals.

We hope to have the opportunity to partner with SPSCC and DES on the new Soccer Field, and we're grateful for your consideration. We hope to get the privilege to share with you in person more of our observations and approach to this exciting project.

Sincerely,

Matt Lane, AIA, DBIA, LEED AP BD+C
Principal in Charge, Project Manager
McGranahanPBK
matt.lane@mcgranahan.com

STATE OF WASHINGTON

DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

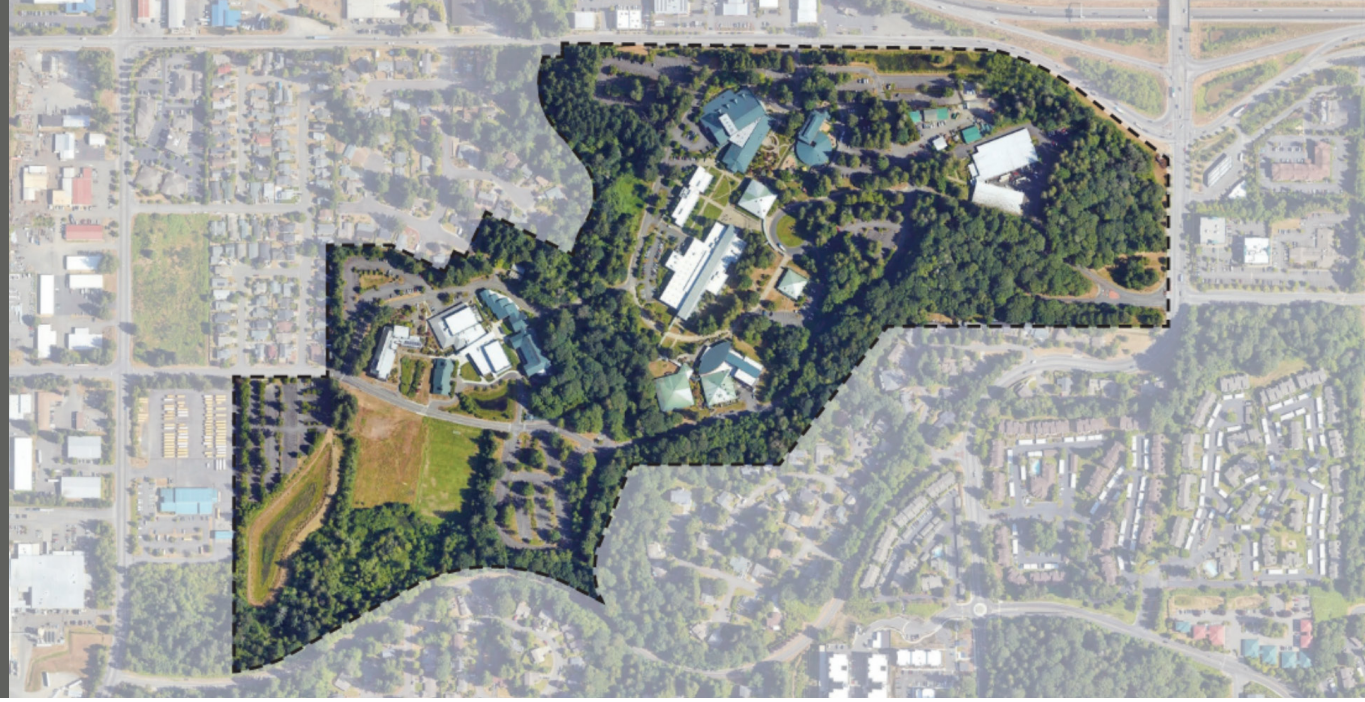
Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting (JOC) Selections

Firm Name: McGranahan Associates, Inc. DBA: McGranahanPBK		
UBI: 600298641	**TIN:**	**License#:**
Point of Contact Name: Matt Lane		
Point of Contact Title: Principal, Project Manager		
Email: matt.lane@mcgranahan.com	**Telephone:** 253.383.3084	
Address: 2111 Pacific Ave. Suite 100		
City: Tacoma	**State:** WA	**Zip:** 98402

Our team is focused on enhancing athletic performance and spectator experience with the new Soccer Field. We provide the right balance of talents and capabilities to collaborate with SPSCC in all aspects of creating a remarkable field – from design through construction and beyond.



EXECUTIVE SUMMARY

South Puget Sound Community College (SPSCC) is embarking on an exciting journey with the new soccer field project, crucial for meeting the evolving needs of student athletes and future campus development. The McGranahanPBK team brings extensive experience with sports fields, local project managers, and recent campus experience.

Our team is focused on enhancing athletic performance and spectator experience with the new Soccer Field. Key project member Bill McBride is a highly recognized figure in the athletic sports field industry, with over 31 years of experience. He specializes in the design and construction administration of athletic complexes and high-performance natural and synthetic turf fields.

This national field experience is paired with Principal/ Project Manger Matt Lane's decades of experience working with DES and local Washington community and technical colleges on master plans, major capital projects, on-call contracts and facilities improvements.

Additionally, our consultant team has supported SPSCC on the recent Campus Master Plan and other projects. We have experience collaborating closely with college leaders, students, DES and the City of Olympia. These connections have allowed us to engage with diverse groups and create a shared language around the College's development goals.

As a team we are passionate about student-centered design, creating spaces that foster interaction and support a diverse student population. We look forward to strengthening our relationships with SPSCC and creating you successful new Soccer Field.

Why McGranahanPBK

- 55+ Years of Experience
- Leading Expert in Sports Field Design
- Strong Campus Connections
- Student-Centered, Sustainable Design
- Proven Track Record
- Dedicated Senior Level Team Members

SPSCC EXPERIENCE, PROJECT UNDERSTANDING AND APPROACH

Project Understanding and Goals

The new NCAA Division One Turf Soccer Field at SPSCC aims to foster social connections and community engagement, providing a platform for teamwork, cooperation, and leadership development. It will enhance athletic abilities and offer opportunities for skill development, promoting physical health and well-being. The field will increase community pride and unity, welcoming individuals of diverse abilities and backgrounds, and improve campus aesthetics and infrastructure.

Our team is highly qualified and dedicated to fulfilling the project goals. We understand additional specific goals include:

- **Engage with students**: As a student-funded project, the Soccer Field will primarily serve SPSCC's students, and their voices should be included in the process. In coordination with the college, we will create an engagement plan to facilitate timely student input and ensure the field will support a variety of student uses and reflect the identity of SPSCC.
- **Foster community partnerships**: The NCCA Division One Turf Field and bleacher seating will be able to provide the durability and flexibility to support local sports teams and events, as wells as collegiate-level games.
- **Avoid wetlands buffers:** It will be important to locate the field within the existing pre-developed area and outside of wetlands buffers to avoid Critical Areas Review, which would complicate and lengthen the permitting process.
- **Facilitate future Student Housing**: We will locate and design the field and its infrastructure to complement the adjacent location of the Student Housing facility. We'll strategize utilities and accessible routes for the field to set the stage and facilitate the forthcoming Student Housing development.

SPSCC Relevant Experience - Campus Master Plan

Over the past year, McGranahanPBK led the update of SPSCC's Campus Master Plan, which included goals, recommendations, and implementation projects over the next 10 years to support the college's Strategic and Academic plans. Our team is excited to have the opportunity to implement the first project out of the new Campus Master Plan – the Soccer Field directly achieves Master Plan goals to:

- Support health & wellness activities for students, staff and the community.
- Form ongoing partnerships with other institutions and local businesses

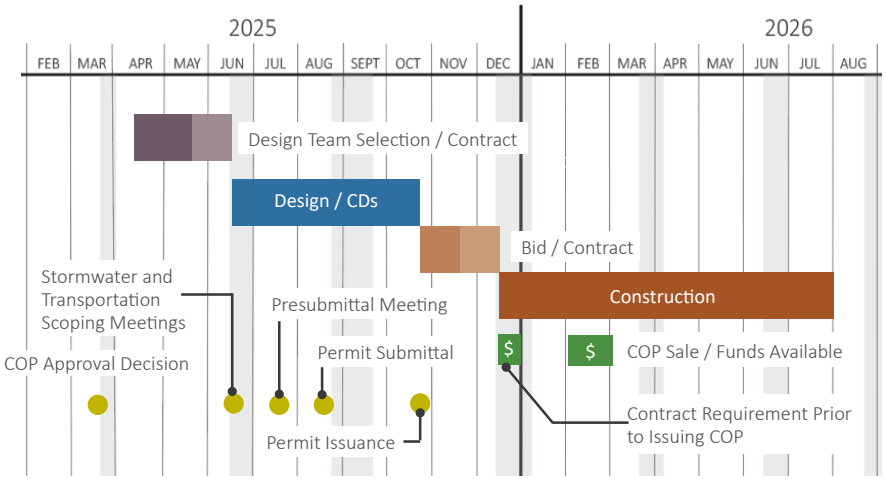
Soccer Field Project Schedule Approach

The project schedule is driven by two primary critical path items:

Certificate of Participation (COP): Our team will ensure the college submits a complete and timely COP package to the Office of the State Treasurer (OST) and gains State Financing Committee (SFC) approval. Annual COP sales occur in June, Oct & Feb, and it is OST's policy to require that a state agency has entered into a construction contract prior to issuing a COP. In order to achieve a COP sale and have funds available in Feb 2026, our schedule achieves bidding/contract before Jan 2026. This COP timing will allow the college to reimburse itself for design fees spent, and to fund construction payments moving forward.

Permitting: Our team will schedule scoping & presubmission meetings and submit permit documents to enable permit procurement and a construction contract to satisfy the required COP timing. Obtaining a Land Use Waiver from the City will be critical to expedite permitting time.

Our team is ready, committed and equipped to proactively complete these critical schedule goals. Below is a draft schedule for the SPSCC Soccer Field Project, outlining key milestones and timelines to ensure successful delivery, in coordination with the college and City of Olympia, to be completed before fall season 2026.



SPSCC Relevant Experience - CUP and City Regulations

McGranahanPBK's team coordinated with the City of Olympia to procure a Conditional Use Permit (CUP) for the Campus Master Plan, as required to allow the development of the Soccer Field and Student Housing projects.

We worked closely with the Planning & Engineering departments regarding critical areas/wetlands, traffic/parking, stormwater, landscaping, and SEPA. As the SW corner of campus (west of the field) is in Tumwater, we also responded to the City of Tumwater's transportation comments.

For the Soccer Field, the primary concerns by both Cities were wetlands and traffic, which we successfully addressed in the Campus Master Plan report:

- We strategically located the new turf Soccer Field within the previously developed recreational field and outside of wetlands buffers. The Wetland Reconnaissance & Mitigation Study demonstrates the proposed Soccer Field does not extend beyond the previously developed area nor into the wetland buffer. It is considered existing development and any reconfiguration within this area would be allowed without further Critical Area Review.
- Our Traffic & Parking Demand Scoping Analysis noted the proposed Soccer Field will result in no change to typical repeatable traffic volumes, and existing parking capacity on campus lots will support additional parking for varsity soccer games and the future Student Housing project.

In the CUP decision of approval, City staff recommended the proposed projects in the Campus Master Plan be entitled to a waiver from Land Use Review, with the following project-specific conditions for the Soccer Field:

- Transportation and stormwater scoping meetings with City of Olympia. Based on the transportation meeting, which will also include City of Tumwater, staff will determine if an additional TIA is necessary. Our team, which includes Ryan Shea who performed the thorough Traffic & Parking Demand Scoping Analysis, will articulate and reinforce the findings that the Soccer Field project will not adversely impact traffic & parking.
- Presubmission conference with City of Olympia, in which a Land Use Waiver will be decided. Our team will demonstrate that the detailed, multi-step CUP review process for the Campus Master Plan has already satisfied the Land Use Review process for the Soccer Field.

We are a firm of lifelong learners who delight in helping the communities in which we work understand their educational needs and realize the goals and aspirations they create for themselves and for their students.

QUALIFICATIONS OF KEY PERSONNEL

Local Education Specialists

Since 1968, McGranahanPBK has been dedicated to educational design in Western Washington, establishing a deep understanding of the region's unique needs and preferences. Our goal is to be our clients' trusted advocate for all their facilities needs, leveraging our local expertise to deliver quality projects. We uphold a culture that prioritizes local teams, high customer service and community-driven design solutions.

National Sports Field Experts

For the SPSCC soccer field project, McGranahanPBK provides local leaders and access to cutting-edge technologies and best practices from across the country. This collaboration leverages national expertise in sports facility design while maintaining a strong connection to local community needs. Together, we deliver a state-of-the-art soccer field that meets the highest standards of functionality, sustainability, and aesthetic appeal.

What do we do best?

We pride ourselves on a high level of customer service, creative design solutions, rigorous quality control, and a professional approach to construction administration. But what really sets us apart from many of our competitors is the way we engage with our clients. Listening is the cornerstone of our process. We don't just listen to respond—we listen to truly understand. Effective communication and teamwork are hallmarks of our process.





QUALIFICATIONS OF KEY PERSONNEL: ORGANIZATION, UTILIZATION AND CAPACITY

Team Roles and Responsibilities

Our team is dedicated to creating a cohesive and collaborative environment, both within our team and with SPSCC. Each member brings unique expertise, ensuring comprehensive coverage of all aspects of the project.

- Principal and Project Manager: **Matt Lane** will coordinate the project, ensuring that all elements align with SPSCC's goals and standards. He will be the main point of contact.
- Field Specialist: **Bill McBride** has extensive experience in athletic sports field design, he will provide strategic direction and ensure the technical aspects of the sports field meets high-performance standards.
- Community Engagement: **Dennis Adjetey** will facilitate communication between team members and stakeholders.
- Civil Engineer: **Puja Kashyap and Dan Valdee** of KPFF will design and document the technical aspect of the field design working closely with Bill and the team.
- Wetlands Specialist: **Alex Callender** provides expertise on ecological impact, ensuring compliance with environmental regulations and preservation of natural habitats.

Proposed Consultant Team

McGranahanPBK is pleased to present a list of subconsultants for a comprehensive design team that has successfully collaborated with SPSCC. We are committed to fostering a mentor-protégé relationship, where larger firms allocate a portion of the work to disadvantaged businesses, ensuring inclusive and equitable opportunities for all.

- Civil: **KPFF Consulting Engineers**
- Electrical: **BCE Engineers**
- Wetlands: **Land Services Northwest**
- Parking/Traffic: **SCJ Alliance**
- Cost Estimating: **RC Cost Group**

Having team members who are already familiar with the campus offers significant benefits. Their familiarity with the campus layout and facilities enhances efficiency, while their established relationships with campus staff facilitate smoother communication and collaboration. This continuity ensures contributes to the success of the project.

Key Personnel Workload and Involvement

KEY PERSONNEL	ROLE	DESIGN	CONSTRUCTION
Matt Lane, McGranahanPBK	Principal, Project Manager	20%	10%
Dennis Adjetey, McGranahanPBK	Community Outreach, Planner	10%	5%
Bill McBride, McGranahanPBK	Fields Specialist, Landscape	20%	5%
Puja Kashyap, KPFF	Civil Engineer	5%	5%
Dan Valdee, KPFF	Civil Engineer	15%	10%
Alex Callender, Land Services Northwest	Wetlands	5%	5%

% SPSCC Capacity

MATT LANE AIA, DBIA, LEED AP BD+C

Principal, Project Manager

With 30 years of experience leading higher education planning and projects, Matt has a proven legacy of success with state colleges & universities. His comprehensive leadership and management skills, and experience make him the ideal PIC/PM for the SPSCC Soccer Field project. Matt is a leader in alternative delivery processes, as well as fostering collaborative Design-Build team behaviors on Design-Bid-Build delivery projects. He has developed an expertise in maximizing the characteristics of high-performing teams, and will ensure that our team delivers exceptional results for SPSCC, DES and the community.

Relevant Experience

- Campus Master Plan, South Puget Sound Community College
- Campus Plan, Everett Community College
- UWT/YMCA Student Athletics Center, UW (DB)
- Triton Learning Commons Addition, Edmonds Community College
- Storm & Sewer Infrastructure Improvements, Highline College
- Olympic South Arts/Early Learning/CWU Renovation, Pierce College (PDB)
- Advanced Technology Center, Bates Technical College
- Learning Commons/Center for E&I/Engineering Renovation, UW Tacoma (PDB)

Education | Training | Certifications

University of Washington, Bachelor of Arts in Architecture

University of Washington, Master of Architecture

Architect: Washington

LEED Accredited Professional | DBIA Certified | SCUP Member and Presenter

BILL MCBRIDE

Principal, Playing Field Designer

Bill has over 30 years of experience as a lead civil and landscape designer specializing in the design and construction administration of athletic complexes and various types of high-performance natural and synthetic turf athletic playing fields. He has been responsible for the design of over 300 playing fields nationally and internationally. This level of competence allows him to be an effective leader in preparing comprehensive construction documents, communication, and written specifications based on the various types of playing field performance expectations, budgets without jeopardizing player safety.

Relevant Experience

- Collier County North Regional Park* *FIFA Quality Certified Field No. 1002712, 1002713, 1002714, Zurich, 13 March 2019*
- Village of Wellington Super Pitch* *FIFA Quality Certified Field No. 1006716, Zurich, 16 April 2021*
- University of Utah, Soccer Complex*
- University of South Florida, Soccer Fields*
- Elon University, Soccer Fields*
- Orlando City SC, Inter & Co Stadium*
- Mercedes Benz Stadium* *FIFA Pro Certified Filed No. AA7091.1, Zuric, 3 October 2017*
- Middlesex County Soccer Stadium* Edison, NJ
- Sporting KC, Compass Minerals National Performance Center* Kansas City, KS

Education | Training | Certifications

Pennsylvania State University, Turf Grass Management

Groundskeeping Internship with Tampa Bay Rays, Texas Rangers & New England Patriots

American Sports Builders Association

Sports Turf Managers Association Member

Sports Turf Managers Association Synthetic Turf Council

DENNIS ADJETEY ASSOC AIA

Campus Planner, Engagement

Dennis is a Planner who excels at facilitating the stakeholder input process. He will coordinate information gathering between students, athletic programs, and stakeholders through an inclusive process to ensure the project fulfills the goals of the students and college. Dennis recently completed planning projects with South Puget Sound Community College, UW Tacoma, Everett Community College, Highline College, Tacoma Community College, and Bellevue College.

Relevant Experience

- Campus Master Plan, South Puget Sound Community College
- Campus Plan, Everett Community College
- University of Washington Tacoma Master Plan Scoping Study
- Learning Commons/Center for E&I/Engineering Renovation, UW Tacoma (PDB)
- On-Call Architect, University of Washington
- Campus Gateway Study, University of Washington
- Tacoma Community College Master Planning
- Highline College Master Planning
- South Puget Sound Community College Master Planning
- Student Union Engagement Study, Bellevue College
- Triton Learning Commons Predesign, Edmonds College
- Tukwila Teen and Senior Center Predesign, City of Tukwila

Education | Training | Certifications

University of Washington, Tacoma, Bachelor of Science in Urban Design

AIA WA Council Board Associate

UWT Dressel Scholars Mentor

A4LE Emerging Professional

PUJA KASHYAP PE

KPFF, Principal, Civil Engineer

Puja has 25 years of civil engineering experience in the Pacific Northwest, including 18 years of consistent work with higher education institutions and sports fields. Through early work as both a subconsultant and prime consultant, Puja realized she was most fulfilled by projects and teams that encourage collaboration between design and build partners. She and her teams leverage her strategic thinking to focus on understanding a project's end goals early and formulating a well-informed plan to meet them. Where others see challenges, Puja sees opportunities for out-of-the-box thinking to achieve creative solutions

Relevant Experience

- University of Washington Soccer Field Big Ten Upgrades, Seattle, WA
- Bellevue College Midlakes United Soccer Stadium Study, Bellevue, WA
- Edmonds Civic Center Playfield, Edmonds, WA
- University of Washington, Husky Ballpark Redevelopment, Seattle, WA
- Shoreline Parks, Shoreline, WA

Education | Training | Certifications

University of British Columbia, BASc, Civil Engineering

PE: Washington, Oregon

Seattle Design Commission Engineer Commissioner, 2022-2024

DAN VALDEE PE

KPFF, Civil Project Manager

Dan has extensive experience with public clients and has completed numerous projects on college campuses around Washington state as a designer and as a prime consultant. His experience includes project types that range from pre-designs and studies through construction documents and as-builts for utility infrastructure, building, and site-related projects. Dan has experience with civil design elements including stormwater management, stormwater modeling, earthwork, paving, parking layout, utilities, and erosion and sediment control.

Relevant Experience

- Bellevue College Midlakes United Soccer Stadium Study, Bellevue, WA
- Edmonds Civic Center Playfield, Edmonds, WA
- Storm & Sewer Infrastructure Improvements, Highline College
- Highline College Multiple Projects, Des Moines, WA
- Seattle University On-Call, Seattle, WA
- Bellevue College Multiple Projects, Bellevue, WA
- Washington State University Pavement Assessment, Pullman, WA
- Oregon State University (OSU) Forest Science Complex, Corvallis, OR
- OSU Advanced Wood Products Lab, Corvallis, OR

Education | Training | Certifications

Oregon State University, BS, Civil Engineering

PE: Washington

ALEX CALLENDER PWS, CECSL

Land Service Northwest, Principal

Alex has over 21 years of experience as a business owner, regulator, and environmental consultant, providing innovative sustainable solutions for diverse projects. At Land Service Northwest, he has guided small cities, schools, developers, and more on environmental permitting and mitigation. His work includes evaluating feasibility for SPSCC's new athletic facilities and student housing. As a former Wetland/ Shoreland Specialist for the Department of Ecology, he offered technical assistance and enforcement for critical areas codes, enhancing development and environmental projects.

Alex is a Certified Professional Wetland Scientist with expertise in wetland delineations, ratings, and permitting. He offers services in mitigation plans, shoreline permitting, reasonable use and variance permits, biological assessments, and erosion control. He is proficient in wetland banking, mitigation banking, fluvial and groundwater studies, fish exclusion, watershed assessments, and soil and sediment sampling for physical or chemical lab analysis. Alex is an experienced lecturer on wetland and shoreline issues, and FEMA-trained for BIOP evaluations.

Education | Training | Certifications

The Evergreen State College, Masters in Environmental Studies
Indiana University, Bachelor of Arts, Economics
Society of Wetland Scientists Professional Certification Program: Professional Wetland Scientist (PWS)
Certified Erosion Control Specialist Lead (CECSL)
USFWS Certified Mazama Pocket Gopher Specialist

Civil Experience with SPSCC

KPFF Consulting Engineers brings extensive expertise as civil designers. Their experience includes athletic facilities, educational campuses, and public spaces, showcasing their ability to deliver high-quality designs that meet specific client needs. KPFF's approach emphasizes collaboration, creativity, and technical excellence, ensuring that each project is tailored to the unique requirements of the site and stakeholders.

KPFF designed a Stormwater Pathway Restoration project in 2024 which replaced stormwater piping running beneath the existing athletic field and terminating at the stormwater pond south of the field. This recent site-specific project experience will be important in coordinating this recent work with the subdrainage system design for the new Soccer Field.

Wetlands Experience with SPSCC

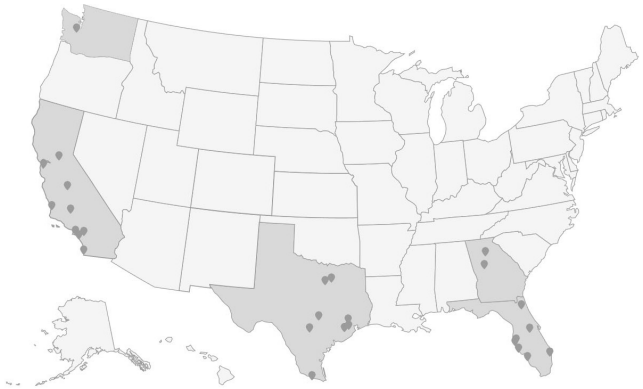
Land Service Northwest, represented by Alex Callender, a certified Wetland Scientist and project manager, brings extensive expertise in wetland, shoreline, and stream management to the team. Their initial involvement with SPSCC included conducting SEPA reviews for the Hawks Prairie Campus project, guiding the college through successful wetland mitigation and minimizing temporal loss.

Most recently Alex worked with SPSCC on the Conditional Use Permit developing plans for the new athletic field and on-campus student housing, providing valuable insights into mitigation needs and strategies. The firm's background ensures environmental compliance and sustainable development for the project.

From the Master Plan- Housing and Field with Mitigation and Buffers

Nation Wide Higher Education Experience

Our national experience with universities and colleges brings diverse expertise, resources and innovative trends to our design projects. This ensures high-quality, compliant, and cutting-edge outcomes. Despite being a national company, each office operates locally, understanding your community, standards, and expectations. Some of the campuses we have worked on include:



Washington
University of Washington
Bellevue College
Cascadia College
Highline College
Lake Washington Technical College
Lower Columbia College
Pierce College, Fort Steilacoom
Pierce College, Puyallup
Seattle Central College
North Seattle College
South Seattle College
Tacoma Community College

California
California Polytechnic State University
California State University, Fresno
Foothill-De Anza
Community College District
Kern Community College District
Los Angeles CC District
North Orange County CC District
Pasadena Area CC District
Peralta Community College District
Rancho Santiago CC District
San Bernardino CC District

Florida
Florida Atlantic University
University of Central Florida
University of South Florida
Sarasota-Manatee
University of South Florida Tampa
Florida Southwestern State College

Texas
Angelo State University
Sam Houston State University
St. Mary's University
Southern Methodist University
Sul Ross State University
Texas A&M University
Texas Southern University
Texas State University
Texas Woman's University
The University of Texas
UT Southwestern Medical Center
University of Houston
University of Houston Clear Lake
University of North Texas
UT Health Science Center
Alamo Colleges
Blinn College
Central Texas College
College of the Mainland
Collin College
Dallas College
Lamar Institute of Technology
Lamar State College
Lee College
Lone Star College
North Central Texas College
San Jacinto Community College
South Texas College
Tarrant County College
Texas State Technical College
Tyler Junior College

Our local reputation as educational architects and our national field experience and partnerships with industry leaders enable us to deliver high-quality, cost-effective projects.

RELEVANT EXPERIENCE

Our Expertise in Field Design

Our national field experience, coupled with our deep understanding of local drivers, DES processes, and construction cost control, allows us to deliver a financially efficient project without sacrificing quality.

With a sports-specific division, we have built lasting relationships with top vendors and suppliers in lighting, synthetic turf, seating, scoreboards, and more. Our partnerships with industry leaders like Musco, AstroTurf, FieldTurf, and Daktronics have consistently allowed us to secure competitive pricing and access to premium products, further supporting our commitment to delivering high-quality, cost-effective projects.

Along with national field experience, we offer extensive experience with community and technical colleges, DES, and exceptional design and management capabilities.

The following pages outline our field projects for parks, universities/colleges, and local schools. These examples showcase our ability to tailor solutions to meet the unique needs of each community, ensuring that every project is both functional and maintainable to serve the community for years to come.

Depth of Experience - By the Numbers

400+ SYNTHETIC TURF FIELDS

$20 BILLION IN SPORTS CONSTRUCTION

329 ATHLETIC PROGRAMS IMPACTED

130+ STADIUM COMPLEXES

120 RECREATION SPORTS COMPLEXES

MOMENTUM SPORTS COMPLEX Texas A&M University

The Momentum Sports Complex at Texas A&M University–Corpus Christi is a collegiate athletic facility designed to support NCAA competition and athlete development. The complex spans 85 acres and includes a 15,300 SF stadium, an 11,850 SF synthetic turf field, and a 10,610 SF fieldhouse.

The stadium features an eight-lane, 400-meter track encircling the synthetic turf soccer field, with designated areas for pole vault, long jump, discus, and hammer throw events. Seating accommodates up to 1,000 spectators, and the facility includes a 1,240 SF press box. The adjacent fieldhouse provides locker rooms, sports medicine facilities, and utility spaces.

The complex serves as the home for the Islanders' track and field teams and the women's soccer program. Since its opening, it has hosted Southland Conference competitions and tournaments featuring nationally recognized programs. The facility has also been the venue for the 2016 and 2023 Southland Soccer Championships.

Final Construction Cost: Practice Facility: $20,000,000 Locker Room: $1,000,000
Location: Corpus Christi, TX | Project Size 11,850 SF, 85 Acres
Contract Delivery Method: Construction Manager at Risk (CMAR)

SOUTHSHORE SPORTSPLEX PHASE 1 & 2

The SouthShore Sportsplex, located in Apollo Beach, FL, is a premier multi-sport athletic complex featuring the largest FIFA Quality Certified synthetic turf field in the U.S. This state-of-the-art facility includes four multisport athletic fields designed to accommodate a variety of sports such as adult baseball, softball, little league, soccer, lacrosse, and football. In addition to the fields, the Sportsplex offers amenities like a playground, pavilions, LED lighting, a concession building with restrooms, offices, meeting spaces, and parking for over 500 vehicles 1. The complex is available for practice, league play, and tournaments, providing a versatile and high-quality environment for athletes and sports enthusiasts.

PBK principal and field design specialist, Bill McBride, developed the master site plan, field layouts, and technical details, ensuring efficient construction and long-term usability. His work encompassed key elements such as precision marking, turf installation, and drainage optimization for field engineering. Additionally, he provided clear documentation and budgeting to facilitate seamless execution through specifications and cost control. Bill also oversaw construction to ensure quality and adherence to standards.

Project Contact: Chris Postiglione, Hillsborough County, P: 813.635.5400 E: postiglionec@hcfl.gov
Estimated Construction Cost:
Contract Delivery Method:

WILLIAM & MARY ANN SMITH SPORTS COMPLEX

The William & Mary Ann Smith Sports Complex is a 23-acre, multi-sport facility designed to accommodate football, soccer, lacrosse, baseball, softball, and track & field events while integrating community use and sustainability. The complex features a synthetic turf stadium field with unified field markings for football, soccer, and lacrosse, along with a full track & field facility. Additional components include a synthetic turf baseball and softball field, covered dugouts, bullpens, batting cages, and a natural turf soccer field for high school competition. Turf berms enhance spectator seating and event experiences.

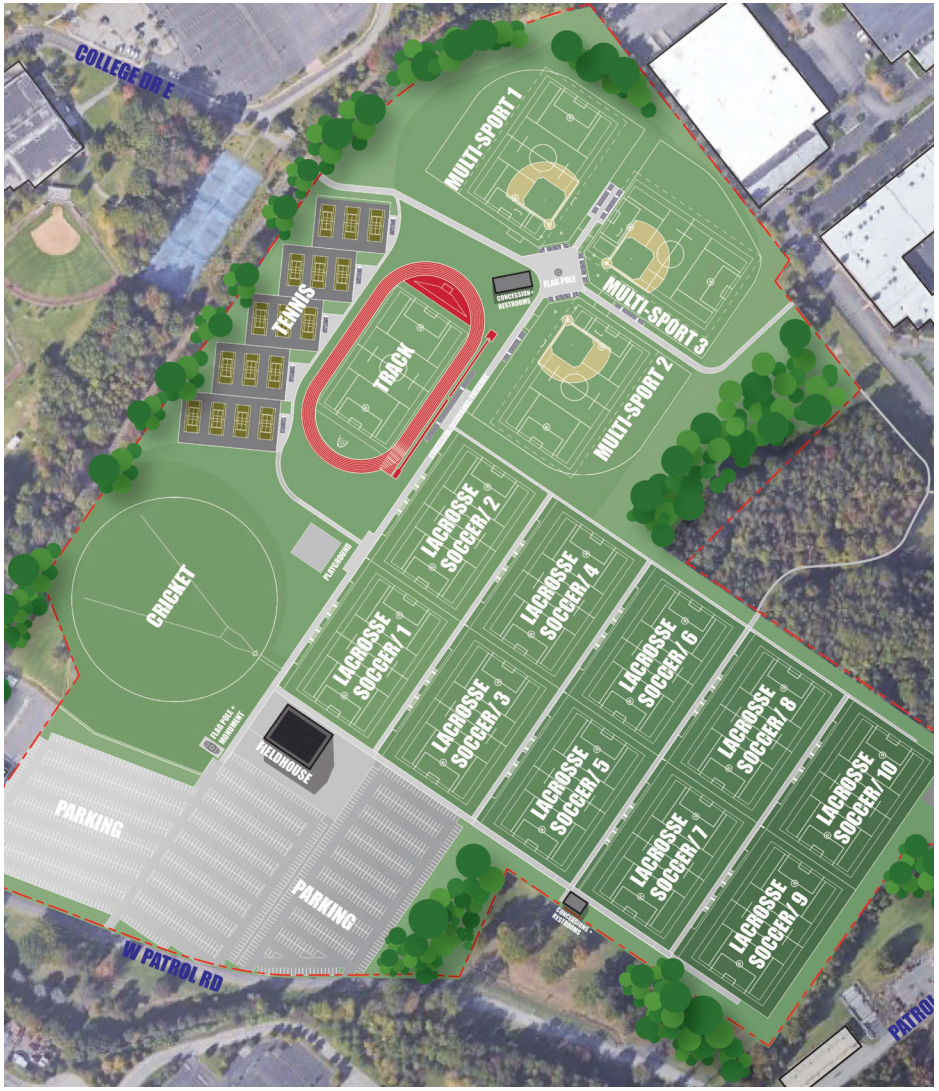
PBK developed the site plan, field layouts, grading, drainage, and irrigation plans, ensuring performance and sustainability.

Project Contact: Bill Moore, Babcock Property Holdings, LLC, Kitson & Partners
P 239.449.5920, E bmoore@kitsonpartners.com
Final Construction Cost:
Contract Delivery Method:

BUFFALO SPORTS COMPLEX

The 771,000-square foot Buffalo Sports Complex consists of a comprehensive master plan and design on 85-acres of land. The complex contains a soccer field, practice facility, NCAA 400-meter, 8-lane track and field facility, NCAA baseball and softball fields, football practice field, tennis complex, four (4) intramural fields, and a field house with athletic locker rooms.

Project Contact: Michael McBroom, Athletic Director, P: 806.651.4400
Final Construction Cost: $17,793,000 | Location: Canyon, TX
Contract Delivery Method: Construction Manager at Risk (CMAR)



THOMAS A. EDISON PARK

The redevelopment of Thomas A. Edison Park in Middlesex County centers on the installation of 14 synthetic turf fields designed for multi-sport use, including a 500-foot cricket pitch. The complex includes a championship field with an integrated track and grandstand seating. All fields feature lighting and bleachers to support year-round competition and spectator access.

UW SOCCER FIELD BIG TEN UPGRADES

KPFF was hired to provide the civil and structural design to upgrade the University of Washington Soccer, Baseball, and Softball facilities to meet the BIG10 broadcasting standards. Improvements included new and replaced camera platforms, new utility and broadcasting infrastructure.

BELLEVUE COLLEGE MIDLAKES UNITED SOCCER

KPFF was hired by Midlakes United, a new USL2 soccer team, to conduct a study of potential options for increased seating capacity and field upgrades at the Bellevue College Soccer Field. KPFF provided site plans, cost estimates, and coordinated the permitting strategy for various versions of the design with the City of Bellevue. The designs involved additional bleacher seating, ADA accessibility, and visitor amenity area logistics including concessions, restrooms, food trucks, beer garden, and ticketing.

FEDERAL WAY PUBLIC SCHOOLS MEMORIAL FIELD

Memorial Field, once the gem of Federal Way, required major improvements to revitalize its facilities. The new design features covered grandstands accommodating 4,000 spectators, split equally between home and away teams, supporting events like graduations and state playoffs. State-of-the-art athletic surfacing, equipment, and field lighting have been installed. Rezoning has created clear and distinct areas for home and away teams and spectators, enhancing safety with numerous security features. The new branding and graphics give Memorial Field a distinct identity, reflecting and celebrating its multiple uses for the diverse community of Federal Way.

MEMORIAL FIELD
FEDERAL WAY PUBLIC SCHOOLS

POWELL-DAVIS STADIUM RENOVATION

The renovation of Powell-Davis Stadium at Venice High School enhances both athletic performance and the spectator experience, modernizing the school's competition venues to meet National Federation of High School (NFHS) standards. The project includes a multi-use synthetic turf stadium field with markings for football, soccer, lacrosse, and public events, a resurfaced track and field event areas, and expanded spectator seating—increasing capacity to nearly 5,000.

McGranahanPBK Local Stadium Experience

Memorial Field, FWPS	4,000 seats
White River HS Stadium	1,440 seats
Montesano HS Stadium	1,250 seats
Woodland HS Athletic Complex	1,500 seats
Oak Harbor HS Stadium	3,000 seats
Arlington HS Athletic Complex	2,500 seats
Sultan HS Athletic Complex	1,000 seats
Troy Field, Auburn	1,200 seats
Edmonds Stadium	2,700 seats
Lakewood HS Stadium	4,000 seats
Sparks Stadium	4,500 seats
Bethel HS Stadium	4,400 seats
Granite Falls HS Stadium	1,000 seats

McGranahanPBK utilizes a collaborative, team-focused approach to effectively enhance athletic performance, spectator experience and maintain strict control over project budget and schedule.

PAST PERFORMANCE

Depth of Experience in Washington

For over 55 years, we have supported educational institutions in Washington State, completing projects for 13 Community and Technical Colleges and several Universities, including the University of Washington, Seattle Pacific University, Pacific Lutheran University, and Saint Martin's University. Our projects consistently meet diverse needs while staying within budget and on schedule.

Our extensive experience underscores our holistic approach to design and management, ensuring functional, sustainable, and community-focused projects. We prioritize maintainable educational designs through community involvement, inclusivity, sustainability, safety, maintenance efficiency, and cost-effectiveness.

Key Elements of our Management and General Design Approach

- **Leadership and Communication:** We provide clear leadership, set expectations, and offer regular updates. Quick timelines require detailed management and effective communication.
- **Integrated Team Approach**: Highly successful teams are built through clear communication, mutual trust, and a shared vision. We collaborate with staff, students, facilities personnel, and consultants to create designs that meet your needs. Our experience ensures we ask the right questions and conduct necessary site investigations.
- **Resilient Design**: Our design approach focuses on resilience by integrating sustainability, safety, maintenance efficiency, and cost-effectiveness. We prioritize ecological, social, and economic considerations to ensure enduring benefits and reduced costs. By meticulously planning the site for future development and needs, we minimize risks. Our field designs are easily maintainable, optimizing long-term upkeep costs.
- **Proactive Scheduling:** We develop effective construction sequencing strategies, communicate plans and critical dates, and manage the project to maximize return on investment and minimize operational impacts.
- **Student-Focused**: Every choice the team makes is in alignment with the needs and aspirations of the community, athletes, students, and staff. By engaging stakeholders, we gather valuable insights that guide our design process.

Athletic Field Project Approach

As specialists in the design of athletic fields for collegiate and professional play, our team approaches the NCAA Division I Turf Soccer Field project for SPSCC with a comprehensive understanding of the technical, regulatory, environmental, and experiential factors that define a successful facility. Our design approach is rooted in delivering a durable, high-performance synthetic turf system that supports elite-level play, withstands intensive use, and enhances community pride.

Expertise in Synthetic Turf Design for Collegiate Soccer

Designing a synthetic turf field for NCAA Division I competition demands rigorous attention to performance standards, athlete safety, and playability. Our process begins with a detailed assessment of use patterns, competitive schedules, and environmental conditions specific to Olympia.

We design fields that meet NCAA and optional FIFA Quality certification criteria, with performance metrics that simulate natural grass in terms of uniform ball roll, ball splash, shock absorption, traction, and player interaction.

Corpus Christi ISD- Cabaniss Soccer Synthetic Turf

Key elements of our synthetic turf design approach

Turf System Selection: We guide the selection of an advanced monofilament or blended slit-film fiber system with an infill system profile engineered for optimal resilience, Gmax/H.I.C. safety ratings, consistent ball roll, and uniform surface consistency. This includes evaluating organic vs. SBR infill options to address performance, heat reduction, environmental impacts, and meeting sustainability goals.

Base and Drainage Design: A laser-graded finished topping stone and high-performance drainage gravel aggregate profile, and a perimeter perforated drainage perimeter collector piping along with a herringbone network of slotted flat panel piping which creates a proper horizontal/vertical drainage network that ensures the field longevity and year-round usability. Our drainage solutions are tailored to the Pacific Northwest's rainfall intensity and durations and local soil conditions, which results in an increase in the playing field recovery time after a rainfall event has occurred.

Subgrade Considerations: Olympia's climate requires careful detailing of the well compacted subgrade to preserve the final uniform final surface integrity. We incorporate the appropriate geotextiles fabric that minimizes cross contamination between the well compacted subsurface soils and two layers of high-performance gravel drainage aggregate materials.

Perimeter Detailing and Edge Anchoring: Durable concrete header curbing and subsurface wooden anchoring system ensures that the synthetic turf product remains secure and retains its uniform surface slope. The finished edge of the playing field should create a uniform transition between the top of the concrete header curb and the synthetic turf finished grade. This smooth transition eliminates potential tripping hazards and allows for ease of access for operation and maintenance equipment which are built into the design.

NCAA Regulations and Collegiate-Specific Features

Our team is well-versed in NCAA requirements, and we incorporate all field dimensions, safety zones, team areas, and technical accommodations to comply with NCAA Division I men's and women's soccer regulations. In addition to the field itself, we provide:

- High-visibility line striping for competition and training overlays.
- Team benches and shelters situated to meet NCAA field separation requirements.
- Camera platforms and media access zones for game recording and broadcast.
- Field access for maintenance vehicles without compromising the field surface.

We also consider the potential for field use as a practice facility for other sports or for intramural/community recreation during non-game days.

Corpus Christi ISD- Cabaniss Soccer Synthetic Turf

Integrated Systems: Sports Field Lighting, Scoreboard, and Bleachers

NCAA best lighting practices: We will provide recommendations based on best practices for lighting college level sporting events with considerations for quality lighting for player safety; reduced energy, maintenance and life-cycle costs; and environmental sensitivity.

The use of high-efficiency LED lighting will be designed to meet NCAA lighting standards with a minimum average of 50 foot-candles for intercollegiate competition while mitigating light spill (light pollution) to adjacent wetland areas through proper aiming, shielding, and zoning controls.

Upon selection, we can work with the team to determine if higher levels are desired, with an available range of over 100 foot-candles, understanding that as numbers increase, pole requirements do as well. The scoreboard will be visible across the field and designed for integration with real-time scoring and school branding. Bleachers will be modular and ADA-compliant, with potential to scale up for future events or tournaments.

Environmental Stewardship and Site Integration

Given the proximity to wetlands, we will work closely with environmental consultants to ensure ecological preservation and compliance with local and state permitting requirements. Strategies include:

- Low-impact grading and minimal disturbance construction practices
- A stormwater management system design that provides all the necessary required volume, and water quality prior to discharge.
- Design in accordance with the wetland buffer setback requirements and utilize native landscaping planting that will support healthy habitat.
- Design a sustainable turf field and specific infill materials that have no negative impact on the surrounding environment.
- A design that will eliminate the need for a fully automatic irrigation system which reduces the overall water consumption use. One of the major benefits to a synthetic turf field as compared to a natural turf field is that it requires no harmful applications of fertilizers, herbicides, and pesticides.

Community-Centered Design Vision

Our field will serve as more than a competition surface—it will be a gathering place for students, families, and fans. We design for inclusivity, with accessible seating, safe pedestrian pathways, and gathering areas that reflect the school's mission of community engagement. Wayfinding, entry signage, and site lighting are designed to enhance safety and welcome.

Budget-Conscious Delivery and Long-Term Value

With a preliminary MACC of $5.77 million and construction funds available in 2026, our team will provide clear cost projections, phased implementation options, and robust value engineering. We will help ensure that every dollar spent contributes to long-term performance, aesthetics, and reduced lifecycle maintenance.

Providence Mission Hospital Sports Park features lighted sports fields, tennis and pickleball courts, a swimming pool, and a tot lot. This 30-acre facility offers stunning views and serves both residents and the surrounding community.

Maintaining Schedules

By their nature, athletics projects are often fast-tracked to meet the compressed time frames between seasons. McGranahanPBK is a proven leader in fast track and integrated delivery on projects with extensive experience in projects of a variety of scopes and complexities. We work in a collaborative environment, with teams organized around the unique challenges and opportunities associated with fast track projects. The key elements to successful delivery of this type of project are:

- Early design decisions and defined critical elements
- Integrating the contractor early on in the design process
- Understanding the owner's procurement and construction process
- Developing a schedule of key delivery packages to meet that process
- Understanding all the coordination elements that interface with different packages
- Designing so that long lead decisions will not hold up design of other critical elements
- Predicting and managing change

Establishing and maintaining the budget and delivery schedule for each project are guided by written project management procedures, an effective communication plan, and a well organized decision-making process – all implemented by a team with ample experience working in this environment.

"Throughout the design process McGranahan Architects brings to the table a willingness to think outside the box, to measure creative opportunities with budget constraints, and to weigh the benefits of an idea against the construction methodology as well as aesthetic intent. As the Owner's Project Manager (for the UW), I appreciate the clear communication style and the team spirit mentality"

Catherine Vogt, Former Project Manager, University of Washington Tacoma

"In all of our work together, McGranahanPBK has listened to us and served as a valued advisor. Their leadership brought consensus to a variety of differing thoughts and opinions and enhanced the overall design process. They brought experience to the table facilitating a three-way alliance between the owner, A/E and contractor through project management during the construction period as well."

Marty Mattes, Former Director of Facilities & Operations, Bates Technical College

Campus Outreach / Communication

Our approach as the field designer involves proactive communication and engagement with students throughout the project's lifecycle.

For example, we can host regular forums where students can voice their opinions and concerns. Additionally, we can provide updates via digital platforms such as social media, email newsletters, and dedicated project websites to keep everyone informed about progress and upcoming milestones. We can also encourage feedback through surveys and interactive sessions to ensure the project aligns with student needs and expectations.

This collaborative effort fosters a sense of ownership and community involvement, making students integral to the development process and ensuring the final outcome reflects their vision and requirements.

Campus outreach is key to our engagement approach, providing opportunities for participation and input. During Bellevue College's Welcome Week, we collaborated with student leaders and campus leadership to inform and gather feedback from hundreds of students, faculty, and staff about the C-building renovation project. This allowed us to connect with many who were unfamiliar with the project, ensuring broad awareness and valuable input.

At McGranahanPBK, fostering diversity and inclusion is not just a commitment; it's a core value ingrained in our project teams. We endeavor to create innovative solutions that address the multifaceted needs of our communities, ultimately shaping a more equitable and sustainable future for all.

DIVERSE BUSINESS INCLUSION STRATEGIES

Championing Diversity and Equity

McGranahanPBK is dedicated to supporting Diverse Business Enterprises (DBEs). We actively promote outreach and collaboration with certified businesses, frequently participating in equity programs and implementing diverse partnerships on numerous projects. Our approach focuses on building strong relationships with certified businesses, striving to surpass client expectations, not just meet quotas.

Fostering Diversity in Design

We seek to build more diverse teams and bring more diversity to the firm's leadership. This brings benefits to the culture of our practice, drawing talent to the firm and clients to our work. Additionally McGranahanPBK's firm leadership is vested in giving opportunities to disadvantaged businesses, emerging professionals and mentorship.

The objective of our plan is to set our team members and sub-consultants up for success from the outset, because overall success of the project depends on the individual success of each member of the team.

We are committed to fostering diversity within our architectural teams and office atmosphere by actively seeking and nurturing talent from diverse backgrounds, perspectives, and experiences.

Our inclusive recruitment practices, ongoing support, and open dialogue promote diversity across our entire design team. Our commitment reaches beyond the scope of one project; diversity and inclusion is a key focus of the firm. In our Tacoma office our professional/ technical staff is currently 41% minority/women.

To further strengthen our focus on diversity and inclusion, we:

- We use tools designed to eliminate bias in the hiring process, ensuring equal opportunities for all candidates.
- We offer mentorship programs to support the career development of employees from underrepresented groups.
- We encourage open discussions and feedback to continuously improve our diversity and inclusion practices.
- We establish and regularly review diversity, equity, and inclusion (DEI) goals to hold ourselves accountable and drive meaningful change.

Outreach and Training

We participate in networking seminars and outreach events by various agencies and professional organizations. At these events, we seek out diverse firms without existing relationships, inviting them to present their credentials for potential inclusion on future design teams.

Project Targeted Outreach Events

McGranahanPBK, with our contractor partner, held a networking event at Bates Technical College for DBE subcontractors. Local school districts and Pierce County set up informational tables for attendees to network and learn about future projects. With 83 participants, including local DBE vendors for catering and photography, we connected with Tacoma-area DBEs for a local educational design-build project.

Monitoring and Methods

To ensure the effectiveness of our outreach efforts, we implement several monitoring and evaluation methods:

- Post-Event Surveys: Gather feedback to assess impact and improve.
- Performance Debriefs: Assist Diverse Business firms in project outcomes.
- Regular Reviews: Our Diversity and Inclusion Group and HR department updates policies and ensures continuous improvement.
- Tracking Engagement: Monitor interactions and full project participation of diverse firms.

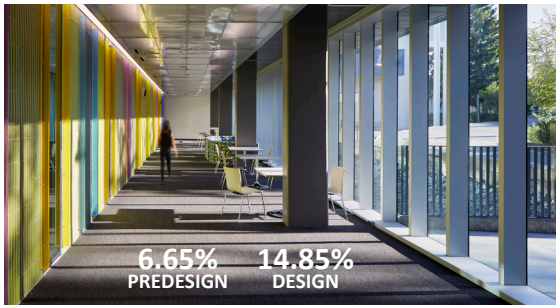
These methods refine our outreach, strengthen relationships with diverse firms, and achieve participation goals. Our commitment to diversity and inclusion is evident through proactive efforts and continuous monitoring. Together, we can drive meaningful change.

Project Success

Highline College Building 26

Design Contract Value: $2,388,191 ($409,706 predesign)

The scale of this major remodel and expansion to Highline's Building 26 allowed our designers to team with four diverse business partners, including electrical engineering, LEED consulting, cost estimating, and signage/wayfinding. Our SBE team members provided their unique viewpoints and capabilities, greatly enhancing the overall success of the project.



Champion of Diversity Award

McGranahan teamed with CG/CM Korsmo Construction for Grant Center for the Expressive Arts in Tacoma. The team focused on providing opportunities for local and disadvantaged sub-contractors, including recruitment efforts, getting qualifying businesses certified, breaking up scopes, and mentoring. This project won the 2020 AGC of Washington Champion of Diversity Award- MBE: 25%, WBE: 2%, SBE: 9%, Local 98%

Architecture/Engineering Mentorship Opportunities

We offer internship opportunities for high school and university students through mentorship programs like ACE Mentorship and NextMove Tacoma, engaging young emerging design voices and supporting the next generation of diverse professionals. It is also a way to make an impact on diversity within architecture as we work to reach students who otherwise might have little exposure to the field.

ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: Project No. 2025-294

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME	McGRANAHANPBK (McGranahan Associates, Inc.)
2b. STREET	2111 Pacific Avenue, Suite 100
2c. CITY	Tacoma
2d. STATE	WA
2e. ZIP CODE	98402
3. YEAR ESTABLISHED	2023
4. DUNS NUMBER	087594388
5. OWNERSHIP a. TYPE	Professional Services Corporation
b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE	Matt Lane, Principal
6b. TELEPHONE NUMBER	253.383.3084
6c. E-MAIL ADDRESS	matt.lane@mcgranahan.com
7. NAME OF FIRM *(If block 2a is a branch office)*	

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER
McGranahan Partnership	1968	087594388
McGranahan Architects	2000	087594388

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
06	Architect	20	
48	Project Manager	5*	
37	Interior Designer	2	
56	Specifications Writer	1*	
02	Administrative	7	
	Architectural Staff	5	
	* Project Managers and Specification Writers may also be counted as Architects		
	Other Employees		
	Total	34	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
E02	Educational Facilities; Classrooms	7
I05	Interior Design; Space Planning	5
C11	Community Facilities	5
C05	Child Care/Development Facilities	4
A11	Auditoriums & Theaters	5
F02	Field Houses; Gyms; Stadiums	4
R06	Rehabilitation (Bldgs, Structures, Fac.)	5
P06	Planning (Site, Installation & Project)	4

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

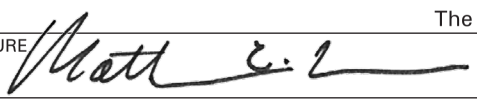
a. Federal Work	
b. Non-Federal Work	7
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than$250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: 

b. DATE: April 28, 2025

c. NAME AND TITLE: Matt Lane, Principal