



# COUNCIL CONNECT

OUR LEADS. YOUR OPPORTUNITIES.

The official publication of the Tri-City Construction Council

2019-2020

**West Richland brings  
one-million-gallon  
water reservoir online**

**The TCCC now offering  
color printing and scanning  
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**Pasco School Division #1  
building four new schools  
to accommodate  
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Standing Seam Metal Roof over R-38 batten insulation on a pre-engineered building (middle of page)



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**IS PUBLISHED BY**

DEL Communications Inc.  
Suite 300, 6 Roslyn Road  
Winnipeg, MB R3L 0G5  
[www.delcommunications.com](http://www.delcommunications.com)

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**PRODUCTION SERVICES PROVIDED BY**

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Publications mail agreement #40934510

Return undeliverable Canadian addresses to:

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A message from  
the president  
of the TCCC  
**ROBERT ROJAS**



I have been very honored to be president of the Tri-City Construction Council (TCCC). Since my very early days of using the services provided by the council in the early '90s, to the online presence it has today, I have seen the great benefits it has to our construction industry.

As a member, you can take advantage of the great programs the council offers, ongoing educational aspects, as well as working together with other members to complete projects.

We as members need to encourage the youth of our area to consider our trades as a viable career option. Our local workforce is so scarce that we must adopt and grow our own mentality to teach our trades to the youth of today.

I encourage you to join in on our annual golf tournament, which raises scholarship funds for students who are entering the construction field, and to also join us for our annual Christmas party.

Scott and his team are always there to answer your questions and do a fabulous job of keeping our project information up to date and we appreciate that.

I look forward to our fabulous economy and wish you all a very successful 2019 and beyond!

Best regards,  
*Robert Rojas*  
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A message from  
the executive director  
of the TCCC  
**SCOTT HOWARD**

It's been a year since I took on the role of executive director, and it has been a challenging and rewarding experience. Our previous director, Jamie Lennick, is certainly a tough act to follow. I am honored that Jamie and the board of directors put their confidence in me to lead the construction association into its next chapter.

My focus this year has been on finding ways to strengthen the connection to our members and the community. The inaugural debut of this magazine is just one aspect of that plan. Earlier this year, an official newsletter was established. Members can now receive notice of updates on new virtual plan room features and additional member benefits. Everyone can sign up to stay informed about the latest events and special announcements from the Tri-City Construction Council.

In my second year, my goal is to continue adding value to your membership. New features such as downloading plans "as received" by our plan center, batch downloading of specs or plans as a ZIP file, and paperless invoicing are just the beginnings of what is to come. Further streamlining of credit card payments is in the works with the choice to opt into recurring Square invoices for easier payments, without the need to submit a form.

I'm excited to announce an expansion to our reprographic services. With the procurement of an HP PageWide XL, we now offer color

printing and scanning at competitive prices. Members receive the benefit of color printing on large format drawings at no extra cost. We will potentially be able to offer several paper types. As we assess the needs of our members, we'll roll out additional media options, which may include posters, banners, and tear-resistant paper. The HP PageWide uses pigment inks that are certified for long-term storage, can withstand harsh exposure to light, and are water resistant.

Over the 11 years that I've been with this association, we have grown from posting 2,600 projects annually to nearly 6,500 in each of the past two years. Our commitment to you is to not only provide your business with the latest construction leads, but to also ensure that our virtual plan room is maintained with accurate, timely updates on the details and documents for each of your bidding opportunities.

Your membership with the Tri-City Construction Council is greatly appreciated. It is essential to me that you are getting the most value out of it. Whether it's a demonstration of the website, over-the-phone troubleshooting, or answers to all your plan room questions, the TCCC staff is dedicated to helping you. Thank you for your continued support and feedback as it helps us improve and implement new features for you in our plan room. ▲

# A fond farewell from the previous executive director of the TCCC



As many of you know, I retired as the Tri-City Construction Council executive director at the end of September 2018. Some of you probably don't even realize I am no longer there! I didn't share with many that I was retiring as I wasn't sure of the date. At that time, trying to coordinate building a new house 225 miles away, selling a house in the Tri-Cities, as well as finishing up work for the council made it hard to pin-point an exact date. Our house sold quickly, however, making the retirement date become a reality faster than anticipated.

It is hard to believe I was in my 23rd year with the TCCC. I loved my job and always joked that eventually someone would be looking for a way to get rid of me. It was a marvelous opportunity for me and came at just the right time in my life. However, after 23 years, it was time for a new adventure. Our son and his family encouraged my husband and myself to move closer to them in Battle Ground, WA. And we did – right next door in fact. My daughter-in-law is a saint. Who lets your in-laws live right next door to you? It has been so wonderful! I get to see that darling smiling face of my grandson every day. What could be better than that?! Oh, and it's nice to be around the kids too...

I want to thank the Tri-City Construction Council members and tell you what a pleasure it was to work with each and every one of you. I want to also thank other plan center executive directors that exchanged ideas with me over the years and became friends. As for the board members I've endured over the last 23 years, thank you for your leadership, guidance, and friendship. It was a blast.

To the staff – I've been through a few over the years, but I certainly found some keepers. I always felt it was a joint effort to run the council. I can't tell you enough how much I appreciated all your work and dedication. I lost a few good employees, but many of the best are still there today, including Scott Howard, your new executive director. He will do a great job for you and I hope he develops a love for it as much as I did and stays there for the next twenty-some years.

With gratitude and friendship,

*Jamie Lennick*

*Retired and loving it! ▲*



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# PLAN ROOM UPDATES

Your support and ongoing feedback help us improve and implement new features for you in our virtual plan room. Here are just a few of the current changes that came from members' feedback:

- **Downloading plans "as received" by our plan center:** We understand layers are lost when posting plans to our online system. When available, plans can be downloaded as they were originally received from the plan issuer.
  - **Credit card payment request form:** We have streamlined the process of paying your invoice with a credit card. Send a request via [tricityplancenter.com/ccp/](http://tricityplancenter.com/ccp/), and we will email you a Square invoice to pay directly.
  - **Paperless invoicing:** Members can now opt-in to paperless invoicing for quarterly dues. Email [scott@tcplancenter.com](mailto:scott@tcplancenter.com) with your company name, along with the name and email of the contact whom should receive the invoices.
  - **Batch downloading of specs or plans as a Zip file:** Not all documents provided to the plan center can be combined into a single PDF. Files will be automatically packaged into a ZIP file when most appropriate.
- The following are some of the upcoming changes:
- **Recurring Square invoices:** Further streamlining of credit card payments is in the works with a choice to opt in to recurring Square invoices for easier payments, without the need to submit a form. Dues will be invoiced by mail or email as usual, but the Square invoice to pay will be emailed by the middle of the month.
  - **Expanded reprographic services:** Color printing and scanning is now available! Members will benefit from color printing on large-format drawings at no extra cost. As the needs of members are assessed, other media options will become available, which may include posters, banners, and tear-resistant polypropylene paper. For more information and pricing details, please visit [www.tricityplancenter.com/membership](http://www.tricityplancenter.com/membership).
  - **Quality of life improvements:** Additional improvements to the virtual plan room are on the horizon. These changes will be implemented over time and will range from minor visual tweaks to an improved workflow, all of which should improve your plan room experience. ▲

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# Introducing the **HP PageWide XL 5100**

The Tri-City Construction Council now offers color printing and scanning! As a member of the plan room, you'll receive the benefit of color printing on large-format drawings at no extra cost. For more information and pricing details, please visit [www.tricityplancenter.com/membership](http://www.tricityplancenter.com/membership).

## **EFFICIENT**

Our members are already used to the quick turnaround time on print jobs, but now we can print even faster. Production will increase from 8 D/A1 (24x36) pages minute to 20 pages a minute with a quick first page print out. Quotes for custom print jobs can be generated in seconds.

## **QUALITY**

Expect a new standard for technical documents, with a print quality at a constant 1200 DPI, drawings will have crisp lines and text, smooth grayscales, and vibrant color. HP PageWide XL pigment inks are certifiably permanent under the ISO 11798 standard, concerning fade-resistance and durability of writing, printing, and copying on paper. This is a rigorous industry standardized test method proving that plain paper prints made using HP inks will withstand harsh exposure to light, water, abrasion and handling, and long-term storage and heat, and still be legible in the future.

## **OPTIONS**

As we continue to expand our services, there are several paper types that can potentially be offered. As members needs are assessed, additional media options will be available over time, which may include posters, banners, tear-resistant polypropylene paper, and more. Media can now be printed up to 40-inches wide. ▲





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# EVENT LISTINGS

## TRI-CITY CONSTRUCTION COUNCIL (TCCC) ANNUAL CHRISTMAS PARTY

When: Friday, December 6th, 2019  
Where: Red Lion Hotel – Pasco, WA

The annual Christmas party is a great and affordable way to host a holiday party for your office. Let TCCC do the party planning and come enjoy the appetizers during social hour, a full banquet dinner, no host bars, prizes, and music. With tables for eight and up, you can reserve several to accommodate a larger staff.

The Red Lion Hotel offers a special holiday party rate for those that want to spend the night.

Tickets and pricing will be announced soon! Subscribe to the Tri-City Construction Council Announcements and Events newsletter to get the opportunity to make your reservations early!



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## TRI-CITY CONSTRUCTION COUNCIL (TCCC) 70TH ANNIVERSARY OPEN HOUSE

When: To be announced (Spring 2020)  
Where: Tri-City Construction Council – Kennewick, WA

Our 70th anniversary is fast approaching! Come celebrate with us as we look back on the past 70 years. Full event details will be announced in 2020. This is a great opportunity to meet the staff and get an inside look at how we operate. The event will be free to all members and non-members alike.

## TRI-CITY CONSTRUCTION COUNCIL (TCCC) 23RD ANNUAL SCHOLARSHIP GOLF TOURNAMENT

When: To be announced (May 2020)  
Where: Canyon Lakes Golf Course, Kennewick, WA

Help us continue providing scholarships to deserving students by supporting the annual golf tournament. Support can be provided by either reserving a team of four players or by sponsoring a hole.

Team registration include green fees, a cart, range balls, dinner and a goodie bag. This is a very popular event and team slots fill up quickly. Be sure to subscribe to the Announcements and Events newsletter to be notified as soon as the 2020 registration is open. ▲



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# The Tri-City Construction Council

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# SCHOLARSHIP AWARDS / ANNUAL GOLF TOURNAMENT



Every year, the Tri-City Construction Council hosts a golf tournament to provide scholarships to deserving students. The scholarship committee selects winners based upon the following criteria: academic achievement, community and school involvement, financial need, leadership potential, and relationship of the student's field of study to the construction industry.

Over the past 22 years, a total of \$128,000 has been awarded to students!

Congratulations to all the following students who were each awarded a \$2,000 scholarship in 2019:

– Cole Farwell – Cameron Jamison – Conner Niel – Tyler Slade

To be eligible to apply for next years scholarship, one must be currently enrolled or planning to enroll in an accredited public or private college, university, or trade school. The criteria, application process, and deadline will be announced by February 2020. Subscribe to the Tri-City Construction Council's Announcements and Events newsletter to be notified when the application process opens. ▲



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# GETS SPOOKY FOR HALLOWEEN!

Every October at the Tri-City Construction Council, things start to get a bit spirited.



*How did we get so batty about Halloween? It all started with a few donations from the staff, and the collection has grown from there. It's a festive, fun, and family-friendly atmosphere.*

*We invite people, monsters, and all other manner of creatures to come see the decorations and grab a treat! There are no tricks; we are just here to lift your spirits and properly kick off the holiday season.*



*Don't be scared to come see us. We'll be un-boo-lievably happy to offer the same great service you expect all year. Happy Halloween from the Tri-City Construction Council! We wish you a safe and happy holiday season!*





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# On the waterfront

## The Port of Kennewick is expanding their Wine & Artisan Village with new tasting rooms

By Shayna Wiwierski



*The Columbia Gardens Wine & Artisan Village is a development of land along Columbia Drive in Kennewick's downtown and is part of the Port of Kennewick's revitalization project.*



*Currently, Bartholomew Winery and Monarcha Winery are open to the public and this next phase will include a new building which will house Gordon Estate Winery and Cave B Estate Winery.*

Two new tasting rooms will be coming to the Port of Kennewick early next year.

The Port of Kennewick is the fifth oldest of 76 ports in Washington state and was originally established as a small port district providing docking and terminal facilities for steamboats. Today, the port's mission is to facilitate trade and economic development and to promote tourism in the area. Part of this revitalization project is the Columbia Gardens Wine & Artisan Village, which is a development of land along Columbia Drive in Kennewick's downtown. The Port is partnering with the City of Kennewick and Benton County to transform the city's historic waterfront and the project includes small, boutique

production wineries and wine tasting rooms. Currently, Bartholomew Winery and Monarcha Winery are open to the public and this next phase will include a new building which will house Gordon Estate Winery and Cave B Estate Winery.

"The redevelopment project is about bringing new life, new interest, and new vitality into an older, kind of overlooked area of town," says Tana Bader-Inglisma, deputy CEO for the Port of Kennewick, who adds that they've taken down some of the tired industrial buildings to open up and showcase the waterfront. "Visitors will travel to where the wineries are to meet the winemakers and taste the wine, and once they start experiencing wine on the waterfront, that will help develop

interest in other mixed-use type of developments in that neighborhood."

The first two wineries, which have production sites in Columbia Gardens, opened to the public in February 2018. Construction on the two new tasting rooms started in April 2019 and is expected that construction will be done by January 2020 so the wineries can make tenant improvements, get their permits, and move in for a spring 2020 opening. The port is hoping that once all four tasting rooms are open to the public, they will be able to sell or ground lease the remaining six parcels of land to private-sector businesses for complementary use.

"It doesn't have to be wine, it could be a



# VISTAFIELD

## Creating a vibrant, regional town center

Vista Field is 103-acres at the commercial core of the Tri-Cities, Washington. The development is near Columbia Center Mall, and adjacent to the City of Kennewick's Vista Entertainment District, which includes the Three Rivers Convention Center and the Toyota Center.



Water feature under construction

Port of Kennewick's Vista Field redevelopment project aims to establish a vibrant, regional town center to foster visitation and entrepreneurial ventures, as well as create new jobs, new living options, civic amenities, entertainment, and recreation opportunities that everyone can enjoy. Small-scale city blocks with pedestrian-friendly neighborhoods, a mix of work and open spaces, residential, restaurants, and shops are essential elements.

For the initial infrastructure, Port of Kennewick contracted with Total Site Services to construct the roads, utilities, linear parkway and stream, that will open the first 20-acres to development.



Conceptual of Phase One with initial roads & utility infrastructure



Conceptual of Phase One at build-out with private-sector investment

***The Port, which is acting as master developer, will sell or lease parcels to the private sector and use those funds to bid and construct future phases until that entire 103-acre site is complete.***



Gathering Spaces



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*Construction on the two new tasting rooms started in April 2019 and is expected that construction will be done by January 2020 so the wineries can make tenant improvements, get their permits, and move in for a spring 2020 opening.*



*Once the project is complete it will help bring tourists and residents down to enjoy the waterfront as a gathering place.*

cheese shop, a café, a bistro, it might be a distillery or even a craft brewery, all the things that complement a wine and artisan experience,” says Bader-Inglima.

The building itself will be split up evenly into two distinct portions with a total area of 2,568 square feet; both will have patios for outside seating and a two-way gas fireplace will be another

unique feature of the building. There will also be a small parking lot where infrastructure is being prepared to accommodate electric vehicle charging stations.

The building is designed to be reminiscent of what could have been a boat house on the banks of the Columbia River. It features rustic

elements and will be approachable from 360 degrees, meaning that all HVAC elements had to be put on the roof. Meier Architecture Engineering, a TCCC member, performed the architecture and engineering for the project. Thomas Kastner, AIA for Meier, said that they had to disguise these elements to fit the aesthetic of the building, and as a result, they came up with a clock tower to camouflage it.

“All the HVAC and air conditioning systems and heat systems are contained within a central tower, which is another story taller than the rest of the one-level building,” says Kastner, who says his company has worked with the Port of Kennewick on a number of projects in the past.

“It looks like a clock tower, but is full of equipment to serve the wine tasting rooms on either side so you are able to walk around the building unfettered by anything that would service it.”

Another challenge contractors had was the location. The project is situated right on the bank of Duffy’s Pond – a water feature which appears as part of the Columbia River – and there is a six-foot drop from the north edge of the water-side patio to a paved public-use pathway below. The designers had to structure the foundations on the building and patio to allow for that



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transition and they installed a decorative retaining wall which separated the two elevations.

The general contractor on the project is Banlin Construction, and some member TCCC subtrades who are also working on it include Metalfab Inc., Big D's Construction of Tri-Cities Inc., Amos Construction Inc., Generation Plastering LLC, and Bassett Concrete LLC. Both Banlin and Big D's were also involved with elements of the wine village's earlier, Phase 1 construction.

The project, although not a LEED one, incorporates a number of sustainable features. The designers put in an energy system that meets or exceeds the Washington energy code and they used local materials, wherever possible. They also aren't using any applied finishes, such as carpets and tiles in the building aside from the bathroom areas. Instead, they are using stained concrete, which is a more environmentally responsive way to treat flooring surfaces, as well as renewable wood products wherever possible.

Once the project is complete it will help bring tourists and residents down to enjoy the waterfront as a gathering place. The community has a great deal of riverfront, but most of it is controlled and operated by the US Army Corps of Engineers, so there is limited commercial development on the actual waterfront itself. The wine village development allows people to enjoy their wine with nature and take in the scenic river views, while at the same time it will generate commercial and residential interest in the surrounding area.

"Once people start going there, tasting and experiencing the wine, and realizing that it's a beautiful, public-use waterfront, that'll help create interest in other mixed-use type of developments along that waterfront," says Bader-Inglima. ▲

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# West Richland brings 1M gallon water reservoir online



## New reservoir part of more than \$10 million in drinking water upgrades

By Laura Bailey

*Above: The new water reservoir is replacing a 60-year-old 250,000-gallon unit.*



More than six years in the making, the community of West Richland will have a new, one-million gallon water reservoir to meet the drinking water needs of the small, but growing, city.

The new \$4.4 million reservoir sits between two hills off North 58th Place. At 37-feet tall, and more than 70 feet in diameter, the concrete structure is, for its size, remarkably easy to miss.

Funding for the reservoir, along with another almost \$6 million for additional water system upgrades, was initiated in 2013 with a request for funding through the Drinking Water State

Revolving Fund, but construction was delayed by a 2017 budget impasse in the Washington State Legislature. Construction began in May of 2018 and is expected to be wrapped up by the end of October this year.

In addition to the new reservoir, 7,000 linear feet of new water lines were installed throughout West Richland's downtown area, improvements were made to existing wells, and a new well, Number 11, was drilled.

According to West Richland city engineer, Drew Woodruff, the new reservoir and related water system improvements were

*The new \$4.4-million reservoir sits between two hills off North 58th Place.*

*The new reservoir and related water system improvements were needed to meet current demands and create capacity for future growth.*

needed to meet current demands and create capacity for future growth. The reservoir will help increase water pressure for customers, ensure adequate capacity for fire suppression, and create redundancy in the system. The new water reservoir is replacing a 60-year-old 250,000-gallon unit.

The population of West Richland has seen a steady pattern of growth in recent years, and Woodruff said that trend is expected to continue.

The project did not come without a few challenges — most notably, last winter's cold, snowy weather, which slowed construction at the project site, Woodruff said. However, the general contractor on the project, Clearwater Construction and Management, LLC, proposed a precast roof with a cast-in-place cap, which helped to save on the overall cost of the project, as well as accelerate the timeline to make up for days lost during the winter.

"Their proposal went to our team, which thoroughly reviewed it and we decided it would benefit everybody," Woodruff said.

The new reservoir is equipped with state-of-the-art features that help mix and regulate chlorine levels.

"If you don't have a lot of demand to turn the water over, over time chlorine levels drop," Woodruff explained. "This reservoir will have a mixer built into the system that will keep the water from sitting still while at the same time taking samples of chlorine levels and automatically making adjustments to maintain a constant standard."



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*The new reservoir is equipped with state-of-the-art features that help mix and regulate chlorine levels.*

Before it's put into commission, the reservoir will be inspected, leak-tested, and sanitized.

The City of West Richland is pleased with the new water reservoir and is eager to put it to use, especially next summer when demands peak due to municipal irrigation, Woodruff said.

JUB Engineers Inc. was the lead engineering firm on the project and Conley Engineering Inc. out of Yakima provided the electrical engineering and telemetry expertise. ▲

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Thorn has worked in construction his

whole life. He has experience in flooring, framing, sheetrock, hearth products, HVAC, finish carpentry, custom wood working, stone and masonry, mechanical work, sheet metal work, and service work. He has served as president of the Tri-Cities Commerce Club and has ingrained the act of donating through his business for organizations such as Habit for Humanity, churches, as well

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# Places to learn

## Pasco School District #1 building four new schools to accommodate a growth in student population

By Shayna Wiwierski

*Above: Reynolds Middle School, the fourth middle school in Pasco, will be a two-story, 15,000-square-foot steel-frame building.*

Pasco School District #1 (PSD1) will soon have four more schools in its district to deal with overcrowding issues.

Recognizing that the school district was growing at a rapid rate, PSD1 received a bond in November 2017 for \$99.5 million to build four new schools. The first one, Three Rivers Elementary School, opened in August 2019, with Columbia River Elementary School and Reynolds Middle School opening

in August 2020, and a new Stevens Middle School set to open in January 2021.

"Pasco School District has been growing so fast that we have had difficulty trying to keep up with the growth," says Randy Nunamaker, executive director of capital programs for PSD1.

Columbia River Elementary School, being built on a parcel of land the

district owns along Burns Road between Road 90 and Broadmoor Boulevard, will be a two-story Kindergarten to Grade 5 school that is 72,834 square feet. The design and footprint of the school will be the same as two other elementary schools in the district in that it's a T-shaped building. There will be a classroom wing and an administrative area that connects the gym, multipurpose room, and kitchen area.

"The majority of the school districts in our area have gone to prototyping their elementary schools for efficiency in design purposes," says Brandon Mayfield, president of Chervenell Construction Co., the general contractors on the project. "The elementary school has a good layout; it's open, the hallways are quite large for an elementary school, and they



*The new Stevens Middle School set to open in January 2021.*



*Once all four schools are up and operational it will help ease overcrowding in the school district, which currently has over 18,000 students.*

have put all the mechanical systems of the entire building up top so the maintenance work can be done without interrupting the students."

The building, which is budgeted at \$28.5 million, will be all structural steel, concrete slabs on deck, with the majority of the building being CMU masonry on the exterior with some metal panels on scope. Construction started in May 2019, and once completed, it's expected to accommodate approximately 669 students.

The site will also feature a big play area with basketball courts, tether ball, and a grass playfield. It will also have some unique elements, such as school emblems in the sidewalk out front, as well as a painted map of the U.S. in the middle of the play area.

The architects on the project are Design West Architects and other member TCCC subtrades include Watts Construction Inc., Aden Masonry, and Leslie & Campbell Inc.

Directly beside Columbia River Elementary will be Reynolds Middle School, which will be the fourth middle school in Pasco. The design is similar



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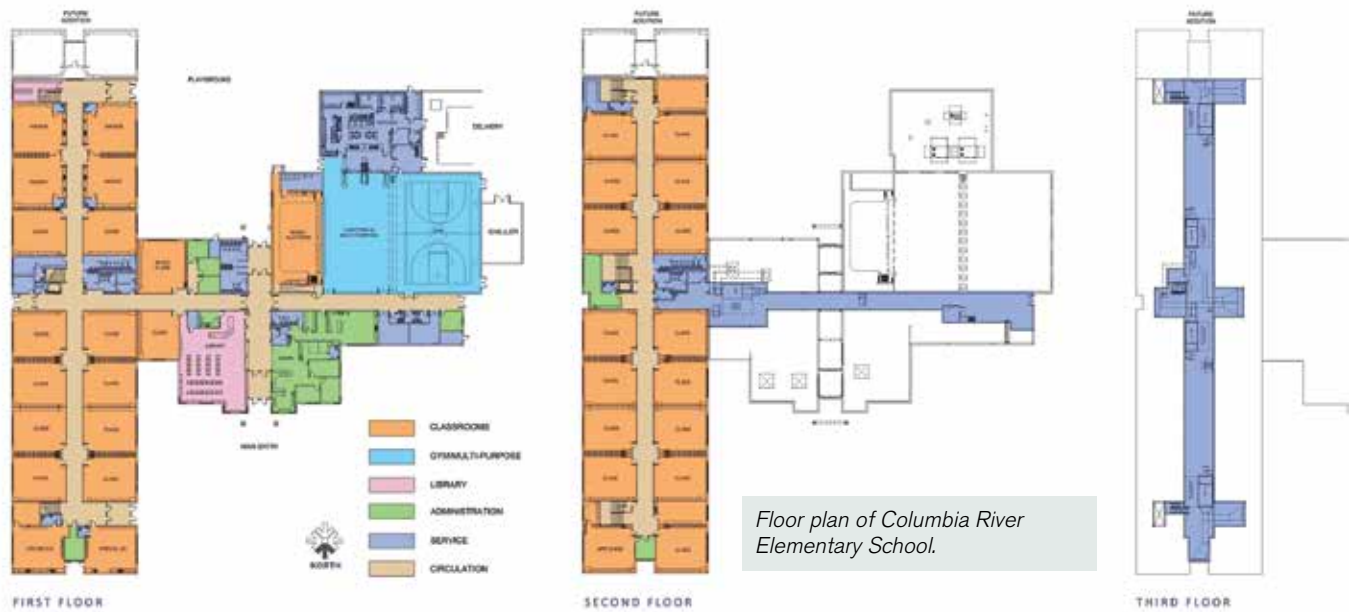
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# PASCO SCHOOL DISTRICT COLUMBIA RIVER ELEMENTARY SCHOOL

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Floor plan of Columbia River Elementary School.



to the replacement school for Stevens Middle School and will accommodate approximately 1,100 students.

The building will be a two-story 115,000-square-foot steel-frame building. The architect on the project, Doug Mitchell, says that although it will be the same design as Stevens Middle School, which is a replacement school, this new school is being built to accommodate the growth of the district.

"We went through a pretty extensive educational specification process with district personnel to get what kind of teaching and learning spaces were needed for the district for different programs, not only for typical classroom environments," says Mitchell, architect at MMEC Architectural. "It also includes music, physical education, science classrooms, and spaces like that."

Construction started for the school in April 2019 and will cost approximately \$46.5 million. Fowler General Construction are the general contractors on the project and other member TCCC subtrades working on the project include Apollo Inc., Sierra Electric Inc., and Total Energy Management.

All four of PSD1's new schools are being built under the Washington State Sustainable Schools Protocol. Mitchell adds that the classrooms in Reynolds Middle School are being orientated to the north or south of the building for more solar control.

"Compared to much of the Northwest, the Tri-Cities gets a lot of hot weather and direct sun. Being able to control [the glare and solar gain] when you have west or east-facing classrooms is harder," says Mitchell. "The solar gain means you've got a lot of heat coming

into the classrooms where you don't necessarily need that."

Although construction only started a few months ago, Nunamaker says that everything has been going smoothly so far. Once all four schools are up and operational it will help ease overcrowding in the school district, which currently has over 18,000 students. Previously, the district was using portable classrooms to accommodate the large population, but these new schools will help to get students back into actual buildings.

"These schools will help students get out of portable classrooms and back into regular brick and mortar buildings. That's our goal, for all students to have the same experience being inside the actual school facility," says Nunamaker. "It's going to take us a little while to catch up to the growth, but this is part of that plan." ▲

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