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COUNCIL CONNECT

The official publication of the Tri-City Construction Council
2021-2022



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CONTENTS

– 6 –

A message from the TCCC executive director, Scott Howard

– 8 –

TCCC Scholarship Awards / Annual Golf Tournament

– 10 –

TCCC 2022 event listings

– 12 –

Our HP PageWide XL 5100

– 13 –

Printing services offered by TCCC a value-added member benefit

– 16 –

The future of the TCCC

– 17 –

The Tri-City Construction Council Retrospective Rating Program

– 18 –

A clean energy future: Construction of the
PNNL Grid Storage Launchpad to start early next year

– 22 –

Get moving:
New Student Recreation Center coming to Columbia Basin College

– 26 –

Oh baby!
New birthing center under construction at
Trios Health Southridge campus

– 30 –

Index to advertisers

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Darren Johnson, Operations Manager | E: darren.johnson@applusrtd.com



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A message from the executive
director of the TCCC

SCOTT HOWARD

Throughout this pandemic, we have all experienced some instability in the construction industry. Between the strained global supply chain leading to rising costs and scarcity for some materials, to an ongoing worker shortage, it's been tough for some of our members. Even the number of actively bidding construction projects dropped due to project cancellations or postponements, in what normally would be a very busy construction season. It's tough to predict when things will be more normal. As many of you have had to do, we will continue to adapt to meet the needs of the construction industry to support you.

As we look towards the future, we are evaluating an upgrade to the Virtual Plan Room service. I'm sure most people know how frustrating a change in a service can be. How you interact with the service, what it looks like, how it functions, and what features are being added or removed. All these changes can add up to compounding frustrations towards why the service even changed in the first place. There is the adage of "if it ain't broke, don't fix it", and just as we've all adapted to doing business in this COVID-19 world, I trust that we'll be able to adapt to a new Virtual Plan Room as well. My staff and I will do everything we can to evaluate, test and ensure a smooth transition, along with offering our members proper training and customer support as needed. In that vein, drop in or schedule an appointment for a demonstration of the Virtual Plan Room service (current or future) in our spacious meeting room.

Did you know that we now offer paperless invoicing? About one third of TCCC members have switched over to emailed invoices. To opt-in to this service, contact myself, Scott Howard, with a name and email of whom you would like to receive the paperless billing. Square recurring invoices is another service we offer. If you opt-in, a Square invoice will be automatically emailed on the 12th day of each quarterly billing cycle with a link to pay the invoice by credit card online. Please email myself at scott@tcplancenter.com for more information on either of these services.

Whether you are a member for access to the Virtual Plan Room, or you utilize our flat-rate printing services, thank you very much for your continued support! Be sure to visit the following link to read up on the other programs that we offer at tricityplancenter.com/programs/. Keep an eye out for a refresh of our main website soon, as this update will offer better support for modern browsers, a clean look and enhanced security.

In closing, I hope this letter is a reminder that the TCCC staff is here and ready to assist you with your needs and answer any questions you have. Don't hesitate to call, email us, or stop by. On behalf of the entire TCCC staff and the board of directors, we wish you a better 2022! ▲



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TCCC SCHOLARSHIP AWARDS / Annual Golf Tournament



The Annual Golf Tournament made a welcome return this year after the cancellation of the 2020 event. The 23rd annual event was long-awaited and met with much enthusiasm. A total of \$10,000 was given to five deserving students. Thank you to everyone that was able to participate and a special thanks to all the hole sponsors that help us raise the bulk of the scholarship

funds each year. The list of sponsors and donors are available on our website at tricityplancenter.com/scholarship-golf-tourney.

Next year, perhaps we can raise even more money to continue providing scholarships to deserving students. Each year, 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 23 years, a total of \$152,000 has been awarded to students!

Congratulations to all the following students who were each awarded a \$2,000 scholarship in 2021:

- Ariana Daniel
- McKenna Migas
- Esme Nelson
- Cesar Trejo
- Gabrielle Winstead

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 2022. Subscribe to the Tri-City Construction Council's Announcements and Events newsletter to be notified when the application process opens. ▲

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EVENT LISTINGS

Although the 2021 Annual Christmas Party was cancelled, we're optimistic that it will return in some form next year. The ongoing pandemic and the changing guidance on large gatherings make it tricky to plan such large events, but we hope to return bigger than ever.

Looking forward into 2022, here are the following events currently being planned:

TRI-CITY CONSTRUCTION COUNCIL (TCCC) 24TH ANNUAL SCHOLARSHIP GOLF TOURNAMENT

When: TBD (May 2022)

Where: Canyon Lakes Golf Course, Kennewick, WA

We continue the tradition of our annual scholarship golf tournament. Please help us continue providing scholarships to deserving students. Support can be provided by either reserving a team of four players or by sponsoring a hole. Please note that

team registration will require at least one hole sponsorship, and ticket prices will be adjusted accordingly. Team registrations 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 about the 2022 registration.

TRI-CITY CONSTRUCTION COUNCIL (TCCC) ANNUAL CHRISTMAS PARTY

When: Friday, December 2, 2022

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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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.



Vista Field water features

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.

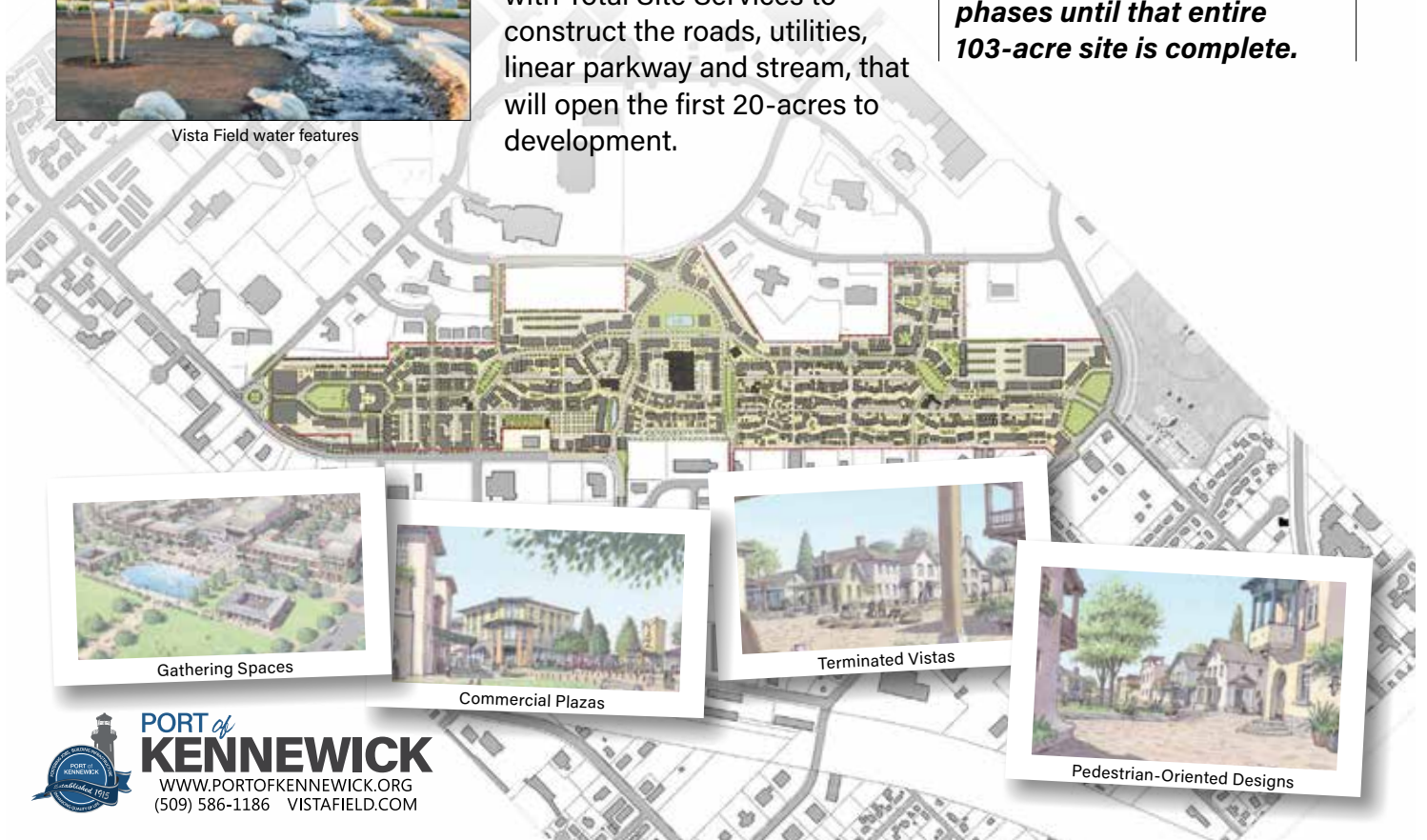


Conceptual of Phase One with initial roads & utility infrastructure



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

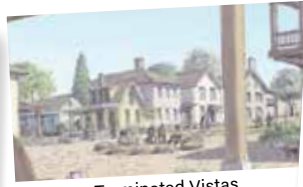
The Port, which is acting as master developer, will sell or lease parcels to the private sector and use those funds to bid and construct future phases until that entire 103-acre site is complete.



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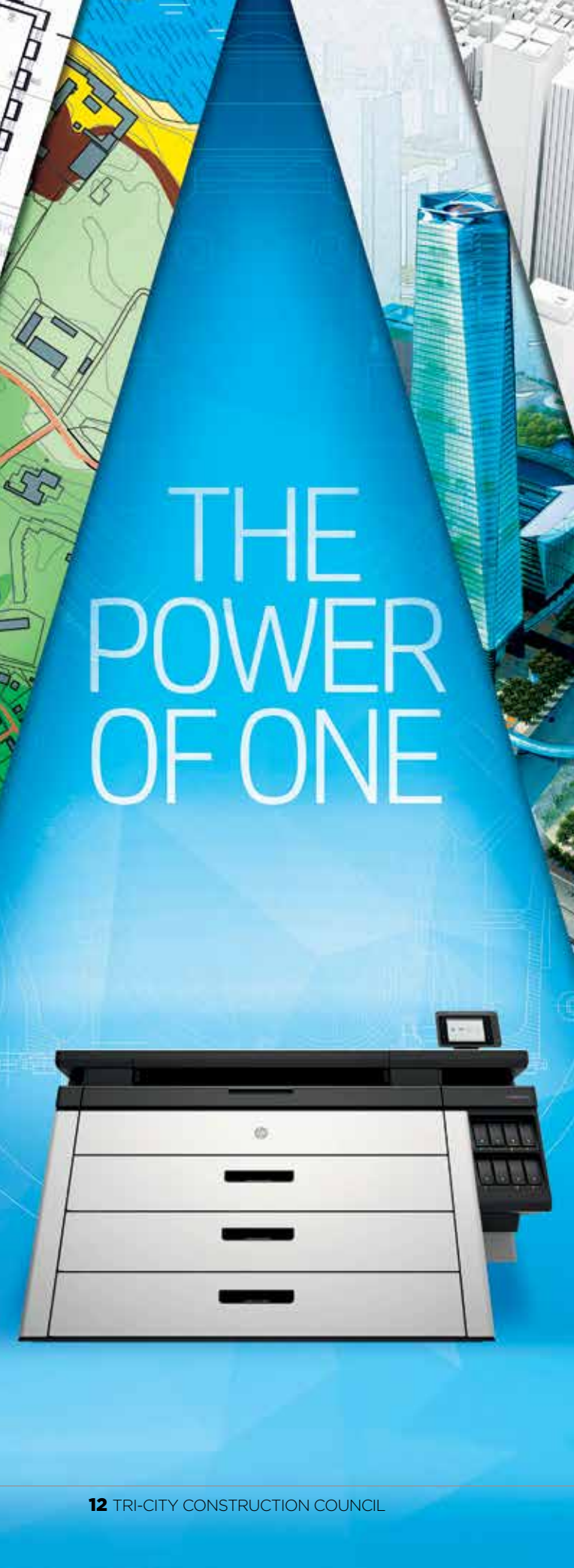
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We are continuing to assess our members needs while we consider offering additional media types, such as posters, banners, tear-resistant polypropylene paper, wrapping paper and more. Media can now be printed up to 40 inches wide. Enlargement or reduction of drawing size is available upon request, but please note that scale is not guaranteed on orders that request a change in size for printing. ▲



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- Spec Copies (B&W and color) \$0.15/Page

**Color large-format prints refers to all technical drawings with lines and partial page renderings (drawings with less than 50 percent ink fill density). All printing costs are based on standard projects. Please note that ink dense or custom projects will be subject to price adjustments.*

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TRI-CITY CONSTRUCTION COUNCIL

The future of the **TCCC**



Help us shape the future of the Tri-City Construction Council (TCCC)!

If you are a current member of the TCCC, stay tuned for an email invitation

to our inaugural survey. The primary or administrative contact for each member company will be sent a link to the first of our planned series of surveys throughout 2022. This initial survey

will be limited to one participant per company, and you will have the option to opt out of these communications at any time. These emails are separate from the nightly email service and the Announcements & Events newsletter.





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The survey will help us understand which services are most valuable to you, as well as guide us towards offering additional services in the future. The survey should take less than two minutes to complete and each question is optional. You choose what information you want to provide and how much feedback you'd like to share with us. If you decide to disclose your email to us at the end of the survey, please note that TCCC may contact you regarding your feedback.

If you do provide us with your name, company name, and email, your firm will be entered into a drawing for a free quarter of membership dues, valued at \$225. For every 50 participants, an additional winner will be drawn.

We understand that your time is valuable, and we will continue to find other ways to reward our members with their participation in future surveys. ▲

The Tri-City Construction Council

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Group retrospective rating programs, also known as "retro," are safety incentive programs offered by the Washington State Department of Labor & Industries (L&I) that provide refunds of L&I premiums for workers' compensation insurance as a reward for creating safe work environments.

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Construction is expected to break ground in the spring of 2022 for the Grid Storage Launchpad (GSL).



A clean energy future

Construction of the PNNL Grid Storage Launchpad to start early next year

By Shayna Wiwierski

A new, national research and development (R&D) facility for energy storage is coming to Richland, Washington.

Construction is expected to break ground in the spring of 2022 for the Grid Storage Launchpad (GSL), a national R&D facility at Pacific Northwest National Laboratory that aims to accelerate the development of next-generation grid energy storage materials and technologies. This facility will develop solutions to help address the pressing challenges of climate change, energy decarbonization, and power grid modernization, which all require grid energy storage deployed at scale.

The U.S. Department of Energy's Office of Electricity (DOE) selected the Pacific Northwest National Laboratory's (PNNL) Richland campus as the site of this facility in August 2019 following an independent evaluation and decision process that considered a wide range of criteria. PNNL has a track record of success in energy storage research and development, as well as national leadership in grid modernization work, and a nationally recognized battery storage research team.

"Washington state is home to a growing ecosystem of clean energy technology innovation," says Larry Maples, associate lab director, operations, at PNNL. "PNNL partners with a broad network of utility, grid

technology, academic and public sector stakeholders in the state and across the Pacific Northwest in clean energy and grid modernization projects."

The \$75 million facility, which is being funded by the DOE Office of Electricity and supported by additional investments, including \$8.3 million from the Washington State Department of Commerce Clean Energy Fund, \$5 million from Battelle, and additional funds from PNNL, will be a two-story building which will encompass approximately 85,000 gross square feet. The facility will include around 105 workstations and 30 lab modules.

The project was approved by the

The GSL will be a two-story building which will encompass approximately 85,000 gross square feet. The facility will include around 150 workstations and 30 lab modules.



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DOE in March 2021 for the design and construction phase to begin. The design/build phase is now well underway with groundbreaking expected to start in spring 2022, and be completed in 2023. The project was awarded to a partnership of Harvey I Harvey-Cleary and Kirksey Architecture. These Houston-based firms have also served as the design-build team for the adjacent Energy Sciences Center (ESC), which is a \$90 million research facility that is nearing completion on the PNNL campus. With construction starting shortly, the PNNL anticipates that the project team will engage local Tri-City area subcontractors, which will benefit the local economy.

The GSL facility will be built to high-performance sustainable building principles and aligned to PNNL's long-term net-zero goals. In addition to this, the GSL will make use of a Heat Transfer Building that is being constructed adjacent to the site as part of the new ESC. The Heat Transfer Building will be used to distribute excess heat generated by computing resources on campus to the ESC and GSL, and enable the transfer of excess heat load from the GSL. The Heat Transfer Building will also assist with hydronic water temperature equalization in each of the facilities.

Once open, Maples says that the GSL's mission is to provide a collaborative energy storage R&D facility for the country that will link the DOE and storage R&D communities to solve key challenges in energy storage technology research and development.

"Through this collaboration, the GSL will validate and accelerate next-generation energy storage materials and technologies to support increased investment and industry adoption in support of the nation's decarbonization and energy transition outcomes," says Maples. ▲



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Get moving

New Student Recreation Center coming to Columbia Basin College

By Shayna Wiwierski



Construction for the new Student Recreation Center (SRC) at Columbia Basin College started in fall 2020 and is slated to open in 2022. All renderings are courtesy of RGU Architecture & Planning.



The new building will bring the college's athletic and fitness facilities up to the level of state-of-the-art excellence.

A new student recreation center is under construction at Columbia Basin College (CBC).

Construction for the new Student Recreation Center (SRC) at CBC started in fall 2020 and is slated to open in 2022. The center will replace the college's outdated and small gymnasium and fitness center, which is just steps away from where this new center is being built.

"Our students made the decision to build the center, voting for a fee increase



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The new SRC will feature a competition court for volleyball and men's and women's basketball, which will seat up to 1,250 people.

to cover the approximate \$30 million cost," says Jay Frank, assistant vice-president of communications and external relations at CBC. "The vote was a strong statement for the need to replace the college's cramped and outdated gymnasium."

The two-story, 80,000-square-foot center is being built on a space that was previously occupied by a collection of outdoor tennis courts that

were no longer in use. The building will bring the college's athletic and fitness facilities up to the level of state-of-the-art excellence and will feature a competition court for volleyball and men's and women's basketball, which will seat up to 1,250 people. It will also offer a dedicated practice court and a third gymnasium set aside for more informal use. The SRC will also feature a space dedicated for eSports, which

will allow CBC students to compete with other colleges online in this new and popular sport.


Robert Uhrich, principal at RGU Architecture & Planning, says that in designing this new building, CBC wanted a design that stood out. Since the presence of the campus is along Interstate 182, they wanted to create some branding for CBC athletics with the colours of the building and the glass.

"Within the facility they wanted a very grand performance court for their athletic venues, basketball, volleyball, and such, and so we created a new grand space there with translucent panels and some very tinted blue glass," says Uhrich. "The performance court is pretty unique because two-thirds of the court are translucent panels and glazing versus hard-walled. The intent is when you are in the daytime in that space you can get by with natural daylight, but it doesn't create a glare for athletes to perform."

When completed, the building will have commanding views across campus and out to the skyline of the Tri-Cities from the second floor.

The project is being construction by Lydig Construction and was designed by RGU Architecture. The center is being built to Silver LEED Certification, as per the State of Washington requirements for all new major construction projects. The highly insulated facility will feature low energy use, low water use, and will take advantage of lots of natural daylighting.

"This student-approved-and-funded project will meet these standards



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and create a warm, welcoming and environmentally conscious building that students for generations will be able to thrive in while meeting their educational goals,” says Frank. “We are so proud the SRC will maximize water efficiency, maintain superior energy performance and promote the use of locally sourced and recycled materials.”

With the COVID-19 pandemic throwing a wrench into the supply chain, this was a challenge during construction. Frank says that the project was able to move forward despite some of these unforeseen hurdles and interestingly, the pandemic actually provided the college with a few unexpected benefits that helped to lessen the impact of construction to the CBC campus. Since the college was in mostly remote operations for the bulk of the construction phase, the impacts to parking availability were lessened. They also had to close a through-road connecting the south side of the campus to the west side, which would have been a bigger problem had the campus been fully operational.

Once the \$30 million SRC is open at CBC, it will benefit the college’s athletic programs by adding flexibility in scheduling practices and games. Students will also still have access to gymnasium space regardless of whether a varsity game or practice is underway. The project is a major component of the college’s master plan, which will allow for a fully modern facility to bring the CBC campus community together to celebrate fitness, recreation and wellness.

“It will represent one of the finest examples of this kind of facility in the entire Washington State community and technical college system,” says Frank. “This is a much-needed upgrade that will benefit our students for generations to come.” ▲



Once the \$30 million SRC is open at CBC, it will benefit the college's athletic programs by adding flexibility in scheduling practices and games.

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Oh baby!

New birthing center under construction at Trios Health Southridge campus

Trios Health is currently adding onto their Southridge campus in Kennewick to accommodate a new birthing center



Those who are giving birth in Kennewick and the surrounding area will soon be able to visit the Trios Health Southridge campus.

A new birth center was announced earlier this year in February and will comprise of an approximate 23,376-square-foot, two-story addition to the existing Trios Health Southridge hospital campus. The project entails about 22,000 square feet of new vertical construction and around 10,000 square feet of seismic retrofit and renovations.

The new floors on the existing campus will consist of a 10-bed critical care nursery, two Caesarean section (C-section) delivery rooms, and six labor, delivery, recovery and postpartum (LDRP) rooms. Contractors will also be converting some existing patient rooms on

the second-floor surgical unit into postpartum rooms. As a result, 17 surgical patient rooms will be constructed on the third floor.

Aside from the retrofit portion of the project, contractors will be adding seismic steel throughout the hospital to increase the lateral loads for the vertical expansion.

The Trios Health Southridge campus was initially built in 2013 and opened in 2014. At the time, there were not enough funds to move the Family Birth Center from the former Trios Health hospital campus, which was originally built in 1952 and operated as Kennewick General Hospital until 2013.

“When LifePoint Health [the parent corporation of Trios Health] took over the facility, they committed funds to

closing that campus and moving the Family Birth Center and the remaining hospital beds that were down there on the Southridge campus,” says John Solheim, CEO of Trios Health. “We are providing the newest and completed obstetrics (OB) service line in the Tri-Cities.”

The \$22 million project, which is being funded by LifePoint Health out of Nashville, started in January 2021 and is slated to finish in April 2022. Layton Construction is the general contractor on the project, with Eckenhoff Saunders (ESA) out of Nashville doing the design. SPG Engineering Group are the structural engineers on the project.

Chris Struckman, project manager for Layton Construction, says that one of the key things they had to do when starting construction on this project



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was to remove the existing air handler off the existing second floor roof, which is now the second-floor labor and delivery area of the building. In order to build vertically, they had to do a temporary tie in of a new air handler to back-feed to the existing operating rooms (OR).

"We had to go to the side of the building next to the OR, land a massive air handler for temporary use, plug it in, power it up and start it up, and then go into the existing ORs, demo out some ceilings and exterior wall. We also had to penetrate some exterior wall with some duct work, power it into the existing system so the OR could stay functioning for air flow and air exchange for the entire duration of the project," says Struckman. "That was pretty big from the beginning. We did that at the end of January in order for us to remove the existing air handler off the roof and then start the vertical steel."

Tying the new air handler into the existing OR and HVAC systems

deemed to be a challenge for contractors. Since they were doing work above active ORs, communication ended up being key to completing that portion of the project and getting everything up and running smoothly.

"What we found was that the stub-ups only existed at four instead of 15 locations, so we had to call a time out, get a hold of the facility and the OR department, as well as the owner and say 'in order for us to go vertical, we have to do saw cutting and chipping above the ORs, so we will need to coordinate windows and time frames since it's messy and loud work,'" says Struckman. "You don't want patients under the knife as we are saw cutting and demoing above them. It was a show stopper, but we worked through it pretty well."

Once the new birth center is open to the public, Trios Health will close the current Family Birth Center at its Auburn campus. The campus will be repurposed by the Kennewick Public

Hospital District, a separate entity from Trios Health, into a behavioral center for residential in-patient treatment. Solheim says Trios Health has also sold other pieces of the property to the City of Kennewick, who has plans to build a fire station so they have better access to 10th Avenue when responding to calls. Finally, the Kennewick School District also bought a corner of the property.

This new birth center at the Southridge campus will provide a number of benefits to the community, as well as clear up any confusion on which hospital to go to for those in labor.

"It will cause less confusion at Southridge since we do have people who come to the ER thinking they can deliver babies and the other facility is two-and-a-half miles away," says Solheim. "It will create less confusion by having all services in one place. It will also create teamwork for our employees when they all work together instead of having two campuses." ▲

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