

10/7/88

INTRODUCED BY: RON SIMS

PROPOSED NO. 88-717

8690

ORDINANCE NO. 8690

1
2 AN ORDINANCE approving the Basic Design
3 of the aquatics facility for the 1990
4 Goodwill Games and approving certain
5 amendments to the agreement for the
6 design and construction and use of the
7 facility.

8
9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. Findings and declaration of purpose. The
11 council finds that:

12 A. The county has, pursuant to Ordinance No. 8489 entered
13 into an agreement with David Sabey, through Berkley Structures,
14 for construction of an aquatics facility for use by the 1990
15 Goodwill Games and the citizens of King County.

16 B. Under that agreement, the County Council is
17 responsible for review and approval of the Basic Design of the
18 facility as a condition of the county's obligation to pay for
19 its construction.

20 C. Berkley Structures has submitted a Basic Design for
21 the facility, which consists of the documents listed on Exhibit
22 E to the attached agreement. This Basic Design meets the needs
23 of the county and will result in a facility that is a valuable
24 addition to the community and the region.

25 D. As submitted, the Basic Design requires some
26 compromise and adjustment of the initial county design
27 requirements and the county's share of the costs of its
28 construction. As a result, it is necessary to amend the design
29 and construction agreement to reflect these changes.

30 SECTION 2. The County Council hereby approves the Basic
31 Design for construction of the aquatics facility.

32 SECTION 3. The County Executive is hereby authorized to
33 enter into the amendments to the design and construction
agreement with Berkley Structures substantially in the form

1 reflected in the Amended Agreement attached hereto. Except as
2 indicated by the attachments, the exhibits to the original
3 agreement are unchanged.

4 INTRODUCED AND READ for the first time this 26th day of
5 September, 1988.

6 PASSED this 10th day of October, 1988.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Gary Grant
10 Chair

11
12 ATTEST:

13 [Signature]
14 Deputy Clerk of the Council

15 APPROVED this 20th day of October, 1988.

16
17 [Signature]
18 King County Executive

8690

RECEIVED JUN 30 1988



King County
Affirmative Action Program
Department of
Executive Administration
2224 King County Courthouse
516 Third Avenue
Seattle, Washington 98104
(206) 296-7592

June 28, 1988

Dear Prospective Contractor:

King County is working in conjunction with the Sabey Corporation for the design, development and construction of the Goodwill Games Pool facility.

On behalf of the Sabey Corporation, d/b/a/ Berkley Engineering and Construction, the King County Affirmative Action Program will sponsor a Pre-bid meeting to extend subcontract opportunities to interested minority and women-owned businesses in King and Pierce Counties. This is a Design/Build project and subcontractors are needed in a broad range of construction fields. (See attached.)

The Prebid meeting will be held on July 6, 1988 at 2:00 in the King County Executive Conference room, King County Courthouse, 516 Third Ave., Room 400 (4th Floor), Seattle, Washington.

If you have any questions, please contact the Compliance Office at 296-7592.

Sincerely,

Manfert M. Lee
Manfert M. Lee, Administrator
Affirmative Action Program

MML:rl

Attachment

- cc: Ron Sims, King County Councilmember
- Phil Birk, Berkley Engineering & Construction
- Affirmative Action Advisory Committee Members
- Jerry Sautler, Director, Executive Administration
- Attn: Terry Koyano, Compliance Unit Supervisor
- Joe Nagel, Director, Parks, Planning & Resources
- Attn: Tom Johnson, Project Manager, Parks, Planning & Resources
- Paul Tanaka, Acting Director, Public Works

10/7
revisions

AMENDED
AGREEMENT FOR CONSTRUCTION
OF AQUATICS FACILITY

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THIS AGREEMENT is entered into between King County, a subdivision of the State of Washington (hereinafter referred to as the "County"), and Berkley Structures, Inc., doing business as Berkley Engineering and Construction (hereinafter referred to as "Sabey"), according to the terms and conditions set forth below.

This Agreement replaces and supercedes the Agreement for Construction of Aquatics Facility between the parties, dated June 28, 1988.

A. PURPOSE

The purpose of this Agreement is to set forth the responsibilities of the parties in the design, construction, and financing of an aquatics facility to be built for use by the 1990 Goodwill Games and, thereafter, by the citizens of King County. This Agreement is intended to take advantage of Sabey's willingness to design and build such a facility on land donated for the project, with 8.8 million dollars of money from the County and with other contributions by the sponsors of the Goodwill Games.

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B. DEFINITIONS

Unless another meaning is clearly intended by the context in which they appear, the following terms shall have the meanings indicated for the purposes of this Agreement.

1. "Facility" - shall mean the aquatics facility, including parking and other related facilities, designed and built pursuant to the Basic Design, as defined below - including any temporary structure or improvement incorporation pursuant to paragraph D.2 of the Agreement.
2. "Land" - shall mean the real property located in West Campus, Federal Way, and legally described in Exhibit A, to be donated by Quadrant Corporation and/or other corporations or groups, and to be deeded to the County by the time the Basic Design is approved.
3. "SOC" - shall mean the Seattle Organizing Committee of the Goodwill Games, a nonprofit corporation.
4. "Basic Design" - shall mean the documents described on Exhibit E, together with any modifications thereto under Section D, below.

C. SCHEDULE AND COMPLETION OF PROJECT

In order to receive the contribution of the SOC, Sabey must have the Facility sufficiently complete by approximately April 1, 1990 for use by the Goodwill Games. As a result, Sabey will employ a "fast track" project schedule for design and construction activities proceeding simultaneously. In the event the Facility is substantially completed ahead of this schedule, the County agrees to take occupancy and issue Final Acceptance at such earlier completion date.

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D. DESIGN

1. Design Consultant

Sabey will select and subcontract a design consultant to perform design work as necessary to fulfill the Basic Design requirements for the Facility.

2. SOC Requirements: temporary structures

Although the details of the Facility's design have not yet been determined, the parties acknowledge their commitments under other agreements to meet the minimum requirements of the SOC, for staging the 1990 Goodwill Games aquatic events. The County and Sabey shall, as part of the design process, determine which of the SOC's minimum requirements should be met by temporary, rather than permanent, structures and improvements.

3. Pool Name and Advertising

The County acknowledges that Sabey's receipt of the contribution from the SOC may depend upon the right to incorporate sponsor's names and advertisements into scoreboards and timing displays and to name the swimming pool, itself, after a private contributor. Therefore, the County agrees to permit Sabey to incorporate such names and advertisements in a manner consistent with the terms set forth in the Use Agreement for Aquatics Facility between the County and the SOC dated _____, 1988 (the "Use Agreement").

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The County agrees that its approvals under the Use Agreement shall not be a condition for Final Acceptance of the Facility.

4. Design Details

Sabey shall submit to the County's representative (see Paragraph J.2) for approval all detailed plans, drawings and specifications proposed by Sabey for implementing the Basic Design. The County's representative is authorized to meet regularly with Sabey and its subconsultant, with Sabey's prior approval, to address such design details and to approve design details which are consistent with the Basic Design. All such remaining design details which require County approval shall be deemed approved by the County two working days (not including periods in which the County's representative is temporarily unavailable) after a written request for approval, unless the County notifies Sabey that the request is not approved and the County provides specific reasons for the rejection and proposes a solution.

5. Modification to Basic Design

It is understood and anticipated that Sabey may seek to modify elements of the Basic Design in respects which are consistent with the County's interests, but which require prompt review. Such modifications may be made provided the basic

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function and quality of the Facility are not compromised and provided that Sabey submits in advance a written proposal for any such modification to both the County's representative and the Director of the County's Parks, Planning, and Resources Department (the "Director.") Any such modification shall be approved upon written approval by the County's representative, unless the Director notifies Sabey to the contrary within ten calendar days after Sabey's delivery of the proposal to the Director.

6. Improvements to Facility

Notwithstanding the Basic Design, Sabey may, at its election and sole cost and expense, construct the Facility using better materials than those called for in the Basic Design, provide more capacity than set forth in the Basic Design, or otherwise make such changes to the Basic Design as to improve the appearance, function and usefulness of the Facility. Such changes shall be subject to approval by the County as a modification to the Basic Design under Section D. 4, above.

7. Design Costs

The parties acknowledge the County's advance payment of \$100,000 to Sabey for design work on the Facility and the County agrees to immediately pay Sabey the \$50,000 due and unpaid. Sabey shall bear all other costs of design work on the Facility.

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E. CONSTRUCTION

Unless terminated under Section I, below, Sabey will build the Facility in conformance with the Basic Design and such additional design details approved by the County, and with the terms of this Agreement, including the attached General Conditions and Special Provisions which are incorporated herein by this reference.

F. PAYMENT AND FINANCING FOR CONSTRUCTION

1. County Payment

Upon the earlier of the issuance of a temporary or permanent certificate of occupancy for the Facility or the actual occupancy of the Facility, by the County or by SOC pursuant to Section H, below, the County will pay Sabey \$8.65 million (\$8,650,000) as full payment for construction of the Facility, less no more than five percent of such payment as retained percentage required by RCW 60.28, and a reasonable amount estimated by the County as needed to pay for the completion of remaining punchlist items, provided that the County shall release any retained percentage as soon as and to the greatest extent allowed by law. Approximately \$792,000* of

*This figure is subject to adjustment as the portions of design and "Rule 171" costs are determined but shall not result in any increase or decrease in the total payment.

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the County's payment shall be deemed to be the sales tax due on this Agreement. Subject to Paragraph 3 below, Sabey agrees to seek no further compensation from the County for the construction of the Facility or any work or costs of any type the greatest extent allowed by law. Approximately \$792,000* of related to the construction or to this Agreement, including but not limited to unforeseen or changed conditions, design errors, or delays, although nothing herein is intended to preclude Sabey from obtaining such compensation from other sources.

2. Sabey's Responsibilities

Sabey will arrange for and be responsible for: (a) all interim financing for the design and construction of the Facility, (b) all taxes and fees (except as provided for elsewhere herein), and (c) all other design and construction costs which exceed the County's payment obligations.

3. Basic Design and Changes

The County's right to design and construction of the Facility for the amount stated above is limited to the approved Basic Design and design details consistent therewith. In the event the County wishes to change any element of the approved Basic Design, Sabey shall not be obligated to agree to such changes and may, in such event, insist upon the negotiation of additional compensation. All decisions on design details which

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require County approval shall be deemed to be details within the scope of the approved Basic Design unless Sabey otherwise notifies the County within five days thereof.

4. County Responsibilities

1. King County Building and Land Development, ("BALD") under the 308 Building Permit Process, will make provision for design review, approval and commencement of construction in five phases as the construction documents are completed. BALD will review each phase in an expeditious manner and will employ a third party structural engineer to expedite review of structural drawings.
2. Throughout the construction project, BALD will review plan modifications in an expeditious manner.

BALD will issue permits, conduct inspections and issue occupancy certificates in an expeditious manner.
3. The County shall take full responsibility both administratively and financially for coordination and acquisition of the necessary off-site parking to meet the BALD parking requirements for the Facility.
4. The County shall take full responsibility both administratively and financially for fulltime inspection and 308 letter of credit if required by BALD.
5. The County shall take full responsibility both administratively and financially for repairing or doing any work (including landscaping, except as otherwise required for wetlands enhancement) to the existing Drainage Swales on the site as required by governing agencies.
6. The County shall obtain a fully executed legal title for the land.

G. SECURITY FOR PERFORMANCE AND PAYMENT

Within ten days of approval of the Basic Design, Sabey will submit a public works bond to the County in the amount of

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8.8 million dollars, signed by Mr. and Mrs. David Sabey personally or, at Sabey's option, by a surety company.

H. GOODWILL GAMES USE

The parties anticipate that the Facility may be sufficiently complete by April, 1990 for use as part of the Goodwill Games even if it is not, by that point, complete enough to be given Final Acceptance by the County. In such event the parties agree to permit use of the Facility by the SOC, for Goodwill Games purposes, from the point at which it is sufficiently complete, through the duration of the Goodwill Games. Such use shall not constitute acceptance of the Facility by the County.

In the event the Facility is to be used for the Goodwill Games prior to Final Acceptance, such use shall not be granted without all necessary permits and/or temporary Certificates of Occupancy, which shall be issued as permitted by applicable law.

Sabey shall be responsible for all construction clean-up necessary to prepare the Facility for any such use by the SOC prior to Final Acceptance.

I. TERMINATION BY SABEY

Sabey shall have the right to terminate all its obligations under this Agreement by giving the County written notice on or before October 31, 1988, that the SOC has not executed an agreement to increase its contribution to the

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construction of the Facility and to provide assurances and security acceptable to Sabey, in the exercise of its sole discretion, of and for the SOC's ability to fund such contribution.

J. MISCELLANEOUS

1. No Third Party Beneficiaries

The terms of this Agreement are intended only to benefit the parties hereto and not to inure to the benefit of or be enforceable by any third party.

2. Notice; Representative of Parties

Notices to the parties shall be addressed to the following:

for Sabey:

for King County:

3. Insurance Requirements

Sabey agrees to secure insurance pursuant to the requirement of Exhibits B and C.

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4. Conflicts Between Documents

In the event of a conflict between provisions in the body of this Agreement and any General Conditions, the provisions in the body of the Agreement shall prevail.

5. Entire Agreement: Integration Clause

This Agreement represents the entire agreement between the parties; any oral representations or understandings not incorporated herein are excluded.

6. Affirmative Action/Nondiscrimination/MWBE

Sabey agrees to comply with the requirements of King County Ordinance No. 7788, a copy of which is attached hereto as Exhibit D, and with the requirements of King County Ordinance No. 7789, as set forth in Exhibit G. All utilization requirements under Ordinance 7789 shall be measured against the County's payment of \$8.8 million, less sales tax.

7. SOC Contracts

Except as specifically provided above, the rights and obligations of the parties hereto shall not be affected by any other agreements between the SOC and Sabey or the County.

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THE SABEY CORPORATION,
BERKLEY ENGINEERING AND CONSTRUCTION,
and
TRA

with associated architects

FULTON GALE ARCHITECTS and BROWNING, DAY, MULLINS & DIERDORF, INC.

present the basic design and construction proposal for

KING COUNTY/GOODWILL GAMES AQUATIC FACILITY

OCTOBER 6, 1988

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- I. NARRATIVE DESCRIPTION
- II. COST SUMMARY
- III. PROPOSED MINORITY AND WOMEN OWNED BUSINESS UTILIZATION PLAN
- IV. DESIGN SPECIFICATIONS OF THE FACILITY AND CONDITIONS AND EXCLUSIONS

EXHIBIT F

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I. NARRATIVE DESCRIPTION

A. **Mission Statement:**

"Provide a world class competition swimming, diving, water polo and synchronized swimming facility with an appropriate number of spectator seats. In addition, if possible within the dollars available, provide for a recreational pool separate from the main Natatorium."

B. **Design Standards:**

Aquatics: 1988 FINA "Federation Internationale De Natation Amateur". (except for the scoreboard)
1985 Uniform Building Code

Construction Type: Type 1 Fire Rated, Fully
Sprinklered

Occupancy Assembly Group: A2.1

C. **Site:**

Location: S.W. Campus Drive, Federal Way, Washington.

Size: Approximately 8+ acre site.

Building Relationship to Site: Building entry faces northwest with Mount Rainier to the south.

Parking: Approximately 430 autos.

D. **Building:**

Architectural Character:

Due to the generally residential context of the neighborhood, the siting of the building attempts to understate the size of the structure. This is accomplished by burying half of the structure and creating sloping major roof forms that are more sympathetic to its country setting. The simplest of exterior building materials are proposed, each expressed directly, with only a minimum of exterior maintenance required over the years.

Abutting Panther Lake, a quiet external appearance is called for, however, anticipation of the athletic competition inside is heightened as you pass through the plaza and view the exterior expressions of the structural skeleton. Overhead, a perfect 24 foot square clearstory, rotated 45 degrees, covered with

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symbolic insulated blue glass announces that something monumental is happening inside.

Through the careful blending of architecture with the engineering components, all space has been put to work providing more than one function. Circulation space has been minimized by eliminating the normal vomitories and exiting the spectators directly from their seats through the concourse hallway outside on grade. The architecture also responds to the "fast track" construction schedule by allowing the structural skeleton and roof cover to be erected first. This methodology allows mass excavation and construction of the pool to occur "under cover" during the Pacific Northwest winter months.

Size: 86,090 total enclosed square feet. Overall dimensions: 157' x 380' approximately 1/3 of the space resides at the mezzanine/concourse level.

Height: 90 feet from the bottom of the diving tank to the ridge of the roof.

Number of Spectators: 1,700 permanent seats.

Pool and Bathhouse Capacity: 300 people allowed by code (50 SF/person) in the water at any one time.

Number of Pools:

Competition Pool: 50 meters long x 25 yards wide (8 lane) x 9 feet deep at ends, sloping to 10'-6" at center for synchronized swimming. Three 3' x 5' underwater viewing windows are provided at tunnel level on west side of pool. The pool is oversized to allow for 2 movable bulkheads. (927,436 gallons).

Diving Tank: 58 feet long x 25 yards wide x 17 feet deep. 10, 7.5, 3 and 1 meter diving platforms with two 1 meter and two 3 meter springboards at south end of tank. One 3' x 5' underwater viewing window is provided at tunnel level on west side of tank. This pool will also provide warm-up use. (580,500 gallons).

Recreational Pool: 25 yards long x 42 feet wide (no designated lanes) x 2 feet at west end to 5 feet deep at east end. (82,467 gallons).

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Basic Building Materials:

Again, the following combination has been selected to insure the most cost effective (both short and long term) use of available materials:

- * Cast in place concrete foundations;
- * Drilled concrete piers;
- * Split faced, integral color concrete block exterior walls above grade;
- * Painted smooth face concrete block interior walls;
- * Painted tubular steel trusses clear spanning 137 feet;
- * Standing seam metal roof and flush, exterior metal side walls at Natatorium;
- * A class A built-up roof over lower areas;
- * Insulated translucent skylight at ridge;
- * Clear insulated blue glass at the entry and upper north wall;
- * 8,000 cubic feet per minute of exhaust air is removed from major louvers at south end of building.

Water Treatment:

The three pools within the facility contain 1,590,403 gallons of treated water moving at a rate of 4,418 gallons per minute through the recirculating system. This water coupled with 100 gallons per minute of make-up water will turn over the entire water body every six hours. The pool water is fed by means of full length distribution channels in the bottom of the competition pool. This water movement technique contributes to what is known as "fast" pool. The pool water is, as designed, disinfected with gas chlorine. Initially it will take 100 hours to fill the pools and 48 hours to heat them to 86 degrees. The three pools take twenty-four hours to drain should they need to be emptied for future maintenance.

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II. COST SUMMARY

The Breakdown is as follows:

Construction Cost		\$10,217,187
5% Design and Cost		
Escalation Contingency	\$510,859	
SUBTOTAL		\$10,728,046

Soft Costs:

Architectural, Engineering and Consultants	\$865,000	
Construction permit and hook-up fees	<u>\$ 85,263</u>	
SUBTOTAL	\$950,263	\$11,678,309
Interest	\$ 997,020	
B & O Tax	\$ 59,277	
Sales Tax	<u>\$1,024,213</u>	
SUBTOTAL	\$2,080,510	

TOTAL PROJECT COST WITH LOBBY SLAB ON GRADE AND NO RECREATIONAL POOL		\$13,758,819
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County Options:

(1) Add to provide finished Recreational Pool under lobby	\$713,480	
(2) Add for second bulkhead	<u>\$ 88,500</u>	
SUBTOTAL	\$801,980	

TOTAL COST WITH FINISHED RECREATIONAL POOL AND SECOND BULKHEAD		\$14,560,799
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IV. DESIGN SPECIFICATIONS OF THE FACILITY AND
CONDITIONS AND EXCLUSIONS

- (1) The pools are designed to meet 1988 FINA requirements for International Competition.
- (2) An allowance of \$42,000 is included for Goodwill Games temporary facilities and furnishings including a VIP tent, if desired.
- (3) Allowance for exterior and interior signage is \$15,000. King County will coordinate with Berkley to keep signage costs within this amount.
- (4) A total of 300 lockers will be provided with the configuration to be as agreed upon with King County Parks Department.
- (5) The following are excluded from this proposal:
 - (a) For Goodwill Games, telephone wiring beyond the telephone closed and the phone system.
 - (b) For King County, the phone system is excluded (wiring is included to the phone jacks).
 - (c) Cover for pools.
 - (d) Second set of touch pads for 25 yd. configuration.
 - (e) Permanent redundancy in the timing equipment.
 - (f) Back-up generator other than for emergency pathway lighting.
 - (g) Permanent or temporary equipment such as copy machines, telefax equipment, computers, media equipment, TV platforms, TV monitors, video equipment other than specified, medical supplies, concession equipment such as ovens, warmers, soda fountains, refrigerators, etc.
 - (h) Temporary concession stands or toilets.
 - (i) "Best Locks" for the facility - unless a competitively-priced bid is received, Budget is based on hardware per specifications due to lack of response from supplier.
 - (j) Flag Poles.

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III. PROPOSED MINORITY AND WOMEN-OWNED BUSINESS UTILIZATION PLAN

ISSUES

- * Historically, minority contractors have often lacked the bonding capacity necessary to bid available jobs. Bonding basically reflects historical patterns in asset accumulation and credit capacity.
- * It is difficult for most small M/WB subcontractors to maintain paid support staff with the technical expertise in project management, cost control, and accounting.
- * The M/WB community is composed largely of small M/WB contractors whose size and experience often limit the types of bidding opportunities that may be available.
- * Capital availability is crucial to maintaining business operations until progress payments are received. Usually, M/WB subcontractors extend their limited credit capabilities to get the work started and then come up short on cash flow waiting for progress payments.

M/WB PROJECT INVOLVEMENT:

Our initial review clearly indicates that we will be able to meet or exceed our M/WB goals. No decisions on specific contractors have been made. We are currently reviewing the bids to insure broad coverage, the lowest price and the greatest involvement of M/WB subcontractors. We have submitted the estimated dollar values to the King County Compliance Unit, and they have issued tentative approval.

PROPOSED ACTIONS

Berkley Engineering and Construction will:

1. Waive bonding for selected M/WB contractors who can demonstrate simple threshold financial stability. This action will increase the pool of qualified M/WB subcontractors and expand our opportunity to maximize participation.
2. Employ a M/WB consultant to offer technical assistance and an open communication channel to assist individual subcontractors and suppliers.
3. Implement a public documents clearinghouse program whereby one administrative person will be provided to assist in the completion and review of all required reports and progress payment applications. By channeling all required paperwork through a specific person, the M/WB contractor will have a means of verifying that their paperwork is correct and insure timely progress payments.

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4. Direct and work with its subcontractors to provide bid opportunities for as many small M/WB subcontractors as possible. We expect to exceed the minimum M/WB goal of 28%.

5. Recommend that King County initiate specific changes in the governing regulations for its Revolving Loan Fund to incorporate short term working capital loans for M/WB subcontractors. This will assist M/WB subcontractors in meeting short term cash flow needs during their construction cycle.

The following is a suggested policy statement to be adopted: The provision of working capital assistance to M/WB contractors should be a priority use for the "Revolving Loan Fund".

6. Provided the proper paper work is completed correctly and submitted on time, Berkley will hold the progress payment cycle to under thirty (30) days.

ATTACHMENT 1: Steps taken to inform the M/WB community about bid opportunities with a copy of the letter sent to M/WB subcontractors.

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B. Other Plan Centers

1. Construction Data News
1245 - 4th Avenue South
Seattle, Washington 98134
2. AGC
1200 Westlake North
Seattle, Washington
3. McGraw Hill - Dodge Scan
100 West Harrison, Suite 430
Seattle, Washington
4. Associated Sub-Contractors
3312 South Union Avenue
Tacoma, Washington

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IV. DESIGN SPECIFICATIONS OF THE FACILITY AND
CONDITIONS AND EXCLUSIONS

- (1) The pools are designed to meet 1988 FINA requirements for International Competition.
- (2) An allowance of \$42,000 is included for Goodwill Games temporary facilities and furnishings including a VIP tent, if desired.
- (3) Allowance for exterior and interior signage is \$15,000. King County will coordinate with Berkley to keep signage costs within this amount.
- (4) A total of 300 lockers will be provided with the configuration to be as agreed upon with King County Parks Department.
- (5) The following are excluded from this proposal:
 - (a) For Goodwill Games, telephone wiring beyond the telephone closed and the phone system.
 - (b) For King County, the phone system is excluded (wiring is included to the phone jacks).
 - (c) Cover for pools.
 - (d) Second set of touch pads for 25 yd. configuration.
 - (e) Permanent redundancy in the timing equipment.
 - (f) Back-up generator other than for emergency pathway lighting.
 - (g) Permanent or temporary equipment such as copy machines, telefax equipment, computers, media equipment, TV platforms, TV monitors, video equipment other than specified, medical supplies, concession equipment such as ovens, warmers, soda fountains, refrigerators, etc.
 - (h) Temporary concession stands or toilets.
 - (i) "Best Locks" for the facility - unless a competitively-priced bid is received, Budget is based on hardware per specifications due to lack of response from supplier.
 - (j) Flag Poles.

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Heating Ventilating and Air Conditioning:

State of the art air treatment system that controls humidity and temperature. By dehumidifying and reclaiming the heat of compression from the air conditioning system we are able to transfer this heat into the pool (86 degrees F). This system, as designed, moves 90,000 cubic feet of air per minute through the building and while maintaining an air temperature of 88 degrees F, exchanges the air entirely 4 times per hour. The system is zoned to provide humid air over the pool for swimmer comfort at deck level while providing a less humid "shirt sleeve" environment for the spectators at concourse level.

Electrical Power/Lighting/Communication:

There is approximately 1,765 KVA of connected load on the facility. All electrical components are coated for chemical/water corrosive environment. The principal lighting source of the Natatorium is through the use of high intensity discharge (HID) metal Halide units. These lights have the best color rendering capability particularly suitable for media and television coverage of major sporting events. These lights are coordinated with the natural light conditions to provide an appropriate well lit water surface with minimal reflective glare. An extensive cable tray distribution system is incorporated to permit convenient media and broadcast cable routing, accessibility and usage throughout the facility. Finally, a standby power emergency generator is being provided to insure life safety for emergency exiting in case of a black out.

E. Design Team:

TRA with associated architects:

FULTON GALE ARCHITECTS, and
BROWNING, DAY, MULLINS & DIERDORF, INC.

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PROPOSED MINORITY AND WOMEN-OWNED BUSINESS
UTILIZATION PLAN

ATTACHMENT 1

In cooperation with Manny Lee and Terry Koyano of King County Affirmative Action, the County mailed out approximately 700 invitations to certified M/WB firms, organizations and associations in King and Pierce Counties, introducing this project and inviting them to a pre-bid meeting. Thirty-eight M/WB firms attended the meeting on July 6, 1988, at which time discussion was held outlining the construction and subcontracting program.

Following the pre-bid meeting, King County mailed out to everyone in attendance a complete list of all firms who attended to allow interested M/WB contractors to contact one another regarding joint venture opportunities.

Advertisements were placed in the following publications requesting sub-bids on the project.

A. Minority Publications

1. The Facts
2. International Examiner
3. Seattle Chinese Post
4. NW Dispatch
5. The Medium
6. The Korean Times
7. Hispanic News
8. La Voz

B. Other Publications

1. Daily Journal of Commerce
2. Seattle Times
3. NW Planning News

Plans and specifications were made available at the following plan centers:

A. Minority Plan Centers

1. Central Contractors Association
8105 Rainier Avenue South
Seattle, Washington
2. Central City Economic Development Association
315 - 22nd Avenue South, Room 451
Seattle, Washington

8600

SCHEDULE OF "BASIC DESIGN" DOCUMENTS

- (1) Preliminary design plans and specifications dated July 8, 1988 entitled "King County Aquatics Facility";
- (2) Addendas 1 - 7;
- (3) Addenda #8 which includes the following:
 - (a) Narrative description Revised Scope of work dated 9/8/88;
 - (b) Revised site plan dated 9/20/88;
 - (c) Revised deck level plan dated 9/1/88, Scheme B with south end unexcavated;
 - (d) Revised concourse level plan dated 9/1/88;
 - (e) Revised elevation plan dated 9/2/88;
 - (f) Revised mechanical deck level plan dated 9/1/88 Scheme B;
 - (g) Revised mechanical concourse level plan dated 9/1/88;
 - (h) Sheets 1 and 2 of Revised Preliminary Grading and Utility Plan by David Evans and Associates.
- (4) The "Basic Design and Construction Proposal" dated October 6, 1988, and which is the exhibit immediately following, which includes:
 - I. Narrative Project Description
 - II. Project Cost Summary
 - III. Proposed Minority and Women Owned Business Utilization Plan.
 - IV. Design Specifications of the Facility and Conditions and Exclusions
- (5) Preliminary Construction Schedule dated _____.