

# William Shore Pool District

Application for GC/CM Approval  
Aquatic Center Renovation and  
Expansion Project

*March 22, 2018*



# Agenda

1. Introduction of Project Team
2. History of Pool District
3. Project Overview
4. Using GC/CM
  - Meets RCW Criteria
  - Fiscal Benefit
5. Summary
6. PRC Questions



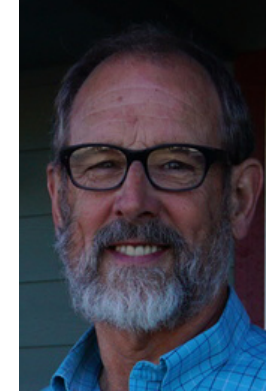
# Project Team



Steven Burke  
*Project Manager*



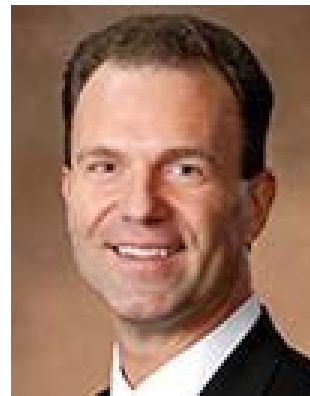
Kris Beason  
*Senior GC/CM PM*



Steve Zenovic, PE  
*Owner's Representative*



Mike Purdy  
*GC/CM Advisor*



Greg Guedel, PhD  
*GC/CM Legal Counsel*



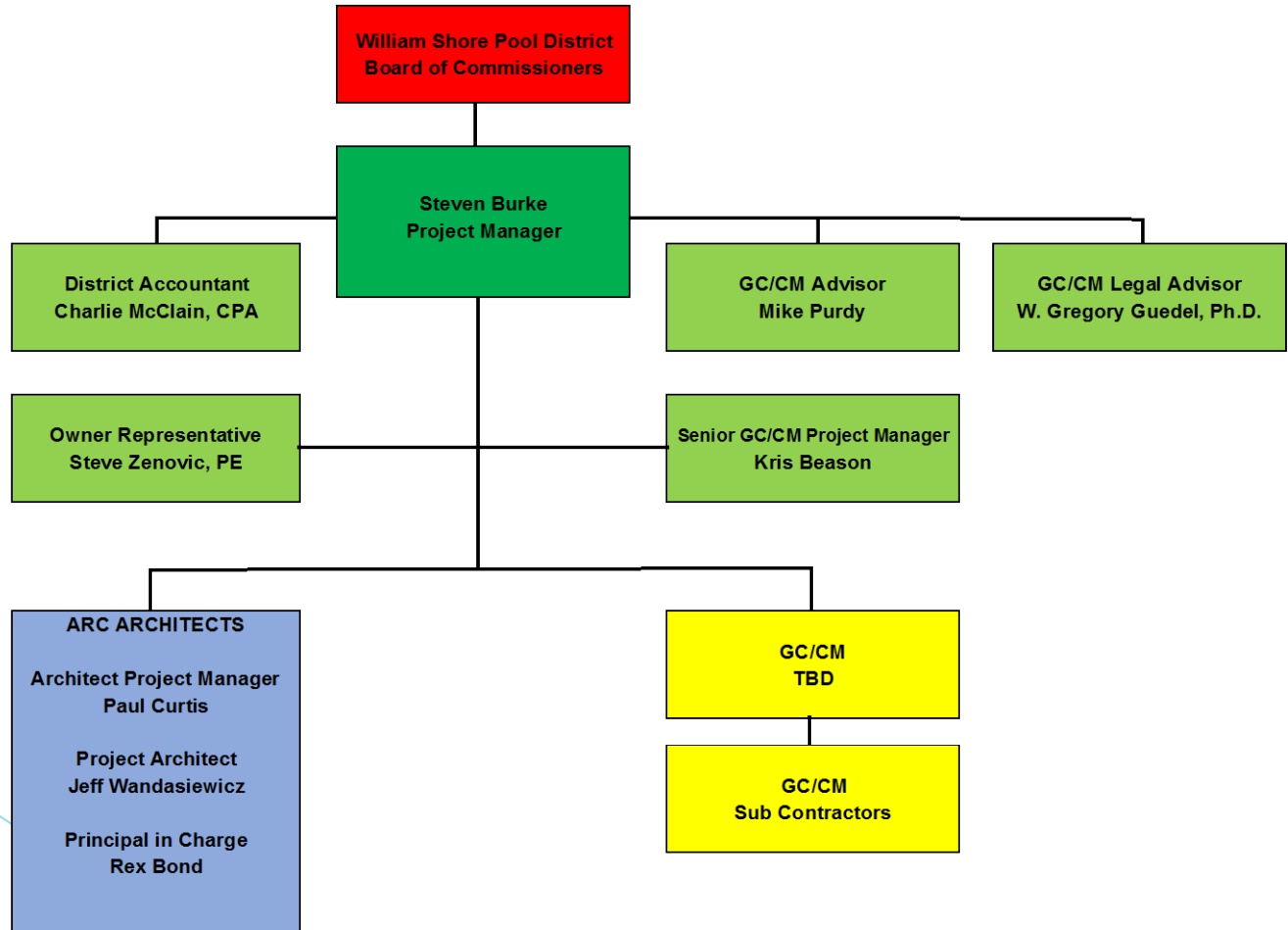
Paul Curtis  
*PM ARC Architects*



# Project Team Organization



## William Shore Pool District Project Organization Chart



# History of District

- The William Shore Aquatic Center was built by the City of Port Angeles in 1961
- In 2009, a Metropolitan Park District was formed to operate the Aquatic Center as the City could no longer afford to operate the facility
- After the District took control the Aquatic Center usage went from 25,000 visits in 2009 to over 110,000 in 2017
- In 2012, the District did a energy upgrade capital project and replaced all mechanical equipment and plumbing, which reduced energy consumption by 50%
- In 2016, a feasibility and concept design work was started to look at expanding and renovating the Aquatic Center
- In November of 2017, District residents voted (70%) to renovate and expand the Aquatic Center



# Project Overview

**History:** The Aquatic Center has never had a major renovation to the building. In 2012, the plumbing and mechanical equipment was updated on the existing pool.

**Scope of Project:** The Renovation and Expansion Project is a comprehensive, phased construction project that will include a new entrance, locker rooms, warm water therapy pool, kids splash play pool with lazy river and a hydro therapy spa (adding 9,000 sq ft).



# Existing Layout



William Shore Memorial Pool

OOR PLAN



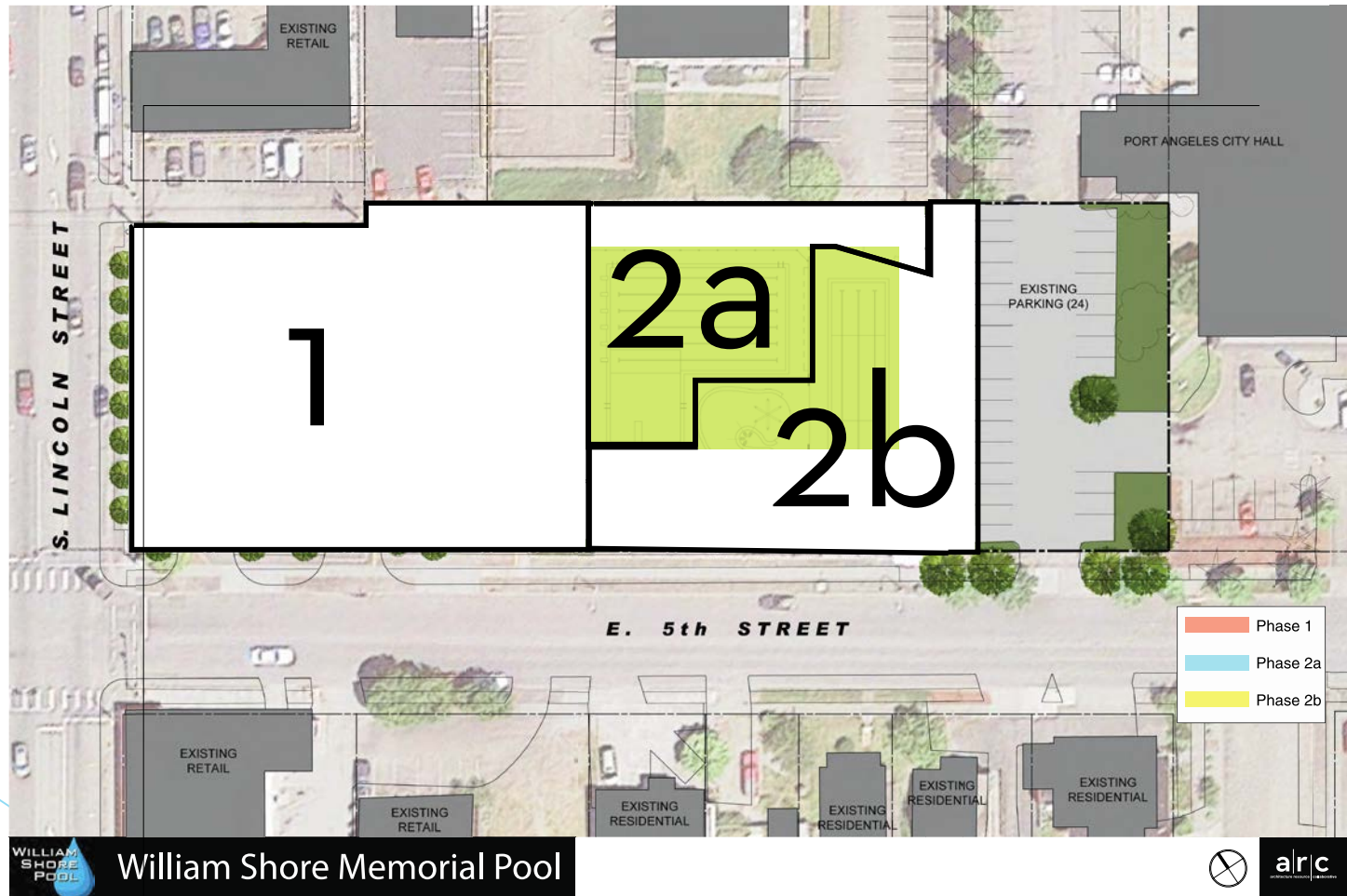


# New Layout





# Project Phases



# Project Meets RCW Criteria

- ➔ Complex Schedule/Phasing/Coordination
- ➔ Construction at an Occupied Facility
- ➔ GC/CM Involvement critical during design
- ➔ Complex or technical work environment



# Fiscal Benefits

- Revenue Stream
- Staff Costs
- Timing
- Value Engineering
- Claims and Change Orders



# Summary

## Project Meets 4 RCW Qualifying Criteria

- ✓ Complex schedule/phasing/coordination
- ✓ Construction at an occupied facility
- ✓ GC/CM involvement critical during design phase
- ✓ Complex technical and work environment

## Fiscal Benefits

- ✓ Revenue Stream
- ✓ Staff Costs
- ✓ Timing
- ✓ Value Engineering
- ✓ Change Orders and Claims

## Public Body Qualifications

- ✓ Experienced construction and GC/CM staff and consultants
- ✓ Clear and logical organizational structure and lines of authority
- ✓ Necessary funding and appropriate budget including sufficient contingencies



Thank you for allowing  
us to present our  
project  
We're glad to respond to  
your questions now

