

WILLIAM SHORE POOL



State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

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

Submitted by
William Shore Pool District
February 20, 2018



William Shore Memorial Pool District

Capital Projects Advisory Review Board
Project Review Committee
Talia Baker, Administrative Support

February 20, 2018

Re: *William Shore Pool District's application to use GC/CM for Aquatic Center Renovation and Expansion Project*

Dear Members of the Project Review Committee:

We have attached the William Shore Pool District's application to the Project Review Committee (PRC) to use the GC/CM project delivery method for the District's \$12.9 million Aquatic Center Renovation and Expansion Project in Port Angeles. The District is a Metropolitan Park District authorized under RCW 35.61. The Project is an ideal candidate for delivering through the GC/CM process, and will be successfully managed by an outstanding team with Washington State GC/CM experience.

Project Meets GC/CM Use Criteria: This multi-year Project meets four of the six criteria identified in RCW 39.10.340. The Project involves complex scheduling and phasing at a facility which needs remain in continuous operation during construction, and is the type of project for which the GC/CM process is ideally suited. The Project calls for demolition and new construction at the site while remaining operational. The GC/CM's involvement during preconstruction is critical to the successful sequencing and phasing of what the architect has preliminarily identified as a two phase Project extending over a 14 month period. Without use of the GC/CM process, the District faces risks of this important community recreational facility not being able to respond to the public's needs at all times.

Project Team GC/CM Qualifications: In addition to other Project Team members, we have carefully assembled the following team of outstanding professionals to manage the GC/CM procurement, contracting, and construction management functions, all of whom have extensive Washington State GC/CM experience:

- Mike Purdy (GC/CM Advisor)
- Kris Beason (Senior GC/CM Project Manager – Vanir Construction Management)
- Greg Guedel (GC/CM Outside Legal Counsel)
- Paul Curtis (Architect Project Manager, ARC Architects)

Thank you for your consideration of our application to use the GC/CM process for this critical Project for the William Shore Pool District. We look forward to meeting with the PRC on March 22, 2018 and responding to any questions you may have about the Project.

Please contact Steven Burke at 360-460-3526 or email sburke@williamshorepool.org, if there are any questions or requested clarifications regarding this submittal.

Sincerely

Steven D. Burke
Executive Director
William Shore Pool District

State of Washington
 Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

To Use the General Contractor/Construction Manager (GC/CM) Contracting Procedure

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 9

1. Identification of Applicant

- (a) Legal name of Public Body (your organization): **William Shore Memorial Pool District**
- (b) Address: **225 E. 5th St. Port Angeles, WA 98362**
- (c) Contact Person Name: **Steven D. Burke** Title: **Executive Director**
- (d) Phone Number: **360-460-3526** Fax: **N/A** E-mail: **sburke@williamshorepool.org**

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs.

The Aquatic Center Renovation and Expansion Project is a comprehensive renovation and expansion of the region’s only public Aquatic Center that was originally built more than a half-century ago in 1961. In the last nine years the number of annual visits to the Aquatic Center has doubled to more than 100,000. Located in Port Angeles, the Aquatic Center has been operated by the William Shore Pool District since 2009, a Metropolitan Park District formed under RCW 39.61. The renovation and expansion of the facility has strong community support for this once-in-a-generation Project. In November, 2017, the voters authorized the sale of bonds to help finance the Project with an astounding 70% approval rate.

The Project will almost double the size of the Aquatic Center from 14,000 square feet to 23,000 square feet. In order to ensure that the Aquatic Center is able to operate continuously in providing its health and recreation services to the 28,000 residents of the District, the Project will be constructed as a strategic two-phased project that will involve demolition, new construction, and renovation to keep the pool open for all but four months of the construction project. The project will consist of:

- 1.) New entrance, changing rooms, and additional parking: The current entrance and changing areas are not ADA compliant and the piping/sewer is not in repairable condition. Six new family change rooms will be added. Parking will be increased by 25 spaces and 4 additional ADA spaces.
- 2.) New kids splash pool with a lazy river and vortex ring: Currently the Aquatic Center does not have play and splash options for younger kids.
- 3.) New warm water pool for exercise classes and swim lessons: The Aquatic Center provides therapy and exercise classes for our community hospital for patients pre and post treatment.
- 4.) New hydrotherapy spa and sauna
- 5.) Renovation of existing pool and decks: Existing open scum gutters have lost structural integrity and need to be replaced with a grated gutter system.

See Attachment A for drawings of project.

3. Projected Total Cost for the Project:

A. Project Budget

Item	Cost
Professional Services (A/E, Preconstruction, Legal, etc.)	\$1,055,655
Estimated project construction costs (including construction contingencies)	\$9,738,103
Equipment and Furnishing costs (Included in construction cost)	N/A
Site costs (No site costs are anticipated for this project)	N/A

Contract administration costs (Owner, CM, special inspections, connection fees, permits, testing, etc.)	\$245,289
Owner Contingency (10%)*	\$973,810
Sales Tax: 8.6%	\$921,224
Total	\$12,934,081

Note: * The District has included in the project construction costs above a 10% construction budget contingency amount for change orders, well above the required 5% construction budget contingency required by RCW 39.10.350.

B. Funding Status

Please describe the funding status for the whole project.

Note: If funding is not available, please explain how and when funding is anticipated

The Project will be funded from a combination of sources, including voter approved bonds, other bonding capacity of the District, State capital funds, and grants.

Funding Source	Amount	Notes
CURRENTLY AVAILABLE FUNDING		
Voter-Approved General Obligation Bonds	\$3,500,000	Approved by voters on November 7, 2017.
Other General Obligation Bonds	\$7,500,000	District's bond capacity not subject to voter approval
Total Bond Funding	\$11,000,000	
PENDING FUNDING		
State Capital Budget Appropriation	\$3,000,000	Rep. Steve Tharinger, Capital Budget Chair approved project for 2019-2021 biennium budget.
CDBG Grant	\$750,000	This grant would be through the State Department of Commerce. Applications due May 2018 for 2019 funding
Youth Recreational Facilities (YRF) Grant	\$1,200,000	This grant would be through the State Department of Commerce. Applications due May 2018 for 2019 funding in biennium budget.
Land and Water Conservation Fund (LWCF) (RCO)	\$500,000	This grant is by the Washington State Recreation and Conservation Office. Application due May 2018 and funded in 2019.
Total Grant Funding	\$5,450,000	
Total Project Funding	\$16,450,000	

If a sufficient amount of the grant funds does not get approved, the District would either delay the project or reduce the scope of the project to match the funds available from issuance of the General Obligation Bonds.

4. Anticipated Project Design and Construction Schedule

Please provide: The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.

A. Procurement:

The draft procurement schedule is included as part of our response to question 7 in this application. In addition, a more detailed project design and construction schedule is included in Attachment B, outlining major milestone events during design, GC/CM selection process, and construction.

B. Hiring Consultants:

Owner’s Representative: Steve Zenovic, PE, of Zenovic and Associates is under contract with the District as the Owner’s Representative (reporting to the District’s Project Manager) as the District’s construction manager and will provide on-site construction inspection, interfacing with the GC/CM, submittal reviews, change order review, pay application review.

Senior GC/CM Project Manager: Kris Beason, Senior Director at Vanir Construction Management has been contracted to provide guidance and support in the pre-construction and construction phases. Kris has worked on numerous GC/CM projects in the State of Washington.

GC/CM Advisor: Mike Purdy, Principal of Michael E. Purdy Associates, LLC, has been hired by, and is under contract with, the District as a consultant and will guide and assist the District with the Washington State required GC/CM selection and contracting process, as well as providing GC/CM related support throughout construction of the Project.

Outside GC/CM Legal Counsel: W. Gregory Guedel, PhD of the law firm Hobbs, Straus, Dean & Walker has been selected to provide outside legal counsel for the Project regarding specific GC/CM selection and contracting issues.

Architect: The District has hired and contracted with ARC Architects to provide the A/E services for the Project including Schematic Design, Design Development, Construction Documents and for construction administration duties. ARC Architects brings over 40 years of experience designing recreation and community center projects and has done several GC/CM projects, including the Eastside Aquatic Center for Tacoma Metro Parks.

Employing Staff: The District’s Project Manager will be Steven Burke who has successfully served as Project Manager on the District’s past Design-Bid-Build public works projects and has over 35 years of pool construction experience that includes new pool construction and renovation of existing pools.

5. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project.

The District has evaluated the Aquatic Center Renovation and Expansion Project and believes it more than qualifies for using the GC/CM project delivery method since it meets four of the six criteria identified in RCW 39.10.340.

Please address the following, as appropriate:

Complex Scheduling, Phasing, or Coordination: The Project will require complex and dynamic scheduling, phasing, and coordination to ensure that the Aquatic Center remains operational for all but a short window as described below under the criterion “Construction at an Existing Facility.”

Working with the GC/CM, the Project Team will develop a phasing plan that ensures the facility is operational for the maximum amount of time possible. In order to accommodate the complex scheduling and phasing, the District anticipates the MACC may be negotiated in phases also with subcontract bidding staged to occur closest to the actual start of each construction phase. Without a GC/CM, and using the traditional Design-Bid-Build project delivery method, the District would be unable to plan for all of the complexities, contingencies, and ensure adequate coordination to keep all of the program critical functions of the facility operational during construction. The District and ARC Architects have identified the following preliminary

phasing schedule, subject to further refinement and discussions with the GC/CM for additional ideas and input.

Phase 1: *Clearing for new parking lot and construction of new entrance and changing areas while facility remains operational:*

- Scheduling and coordination of moving the existing air handling system while the facility remains operational
- Scheduling and coordination of relocating electrical transformers while the facility remains operational
- Coordination to provide sufficient parking for patrons and staff during construction

Phase 2: *Partial demolition of existing building, demolition of gutters of existing pool and the construction of the three new pools and mechanical rooms:*

- Demolition and renovation of existing pool to include new gutters and decks will need to occur simultaneously while undergoing the new construction of the building envelope and mechanical rooms.
- Coordination of demolition to ensure none of the existing pool plumbing and mechanical becomes damaged or non-operational
- The new entrance, changing rooms and renovated pool will become operational while the completion of the new pools and mechanical rooms are completed.

See Attachment B for a detailed phasing and construction schedule.

Construction at an Existing Facility: The facility is the only public Aquatic Center on the North Olympic Peninsula and is heavily used by the larger community. Children and families use the pool for water safety techniques as they learn to swim. Senior citizens utilize the facility for physical therapy classes. Both the boys and girls high school swim teams depend on the facility to be open for their competitive swim seasons. Because there are no alternative locations for children, families, seniors, and school events, it is critical that as much construction as possible occur while the Aquatic Center remains operational, and that the short closure of the pool occurs outside of the normal school swim team schedule.

To keep the Aquatic Center open, the Project will be constructed in phases as outlined above, that will be discussed with the selected GC/CM to obtain their input and suggestions for different ways to phase the project and for their input on how to minimize costs while maintaining operations. Operational impacts of construction occurring while the facility is open include the following:

- Safety of patrons due to the close proximity of construction
- Coordination between the GC/CM and District of construction activity with recreational programming activity so there are no conflicts
- Coordination of power and water outages to ensure no disruption while the facility is operational

GC/CM Involvement Critical During Design Phase: The involvement of a GC/CM during the design phase will be critical to the success of the Project, not only to help develop the complex phasing and coordination that will be required to keep the Aquatic Center open to the public during construction, but the GC/CM's essential involvement during preconstruction will assist them in developing an accurate understanding of existing conditions and operations at the Aquatic Center and to accurately estimate the cost of working within this complex environment. Because the Project incorporates significant renovations it is essential the GC/CM be involved during the design phase to provide critical recommendations and investigations from a contractor's perspective for adjusting the design to meet District's programmatic and budgetary objectives. The GC/CM will also work with the District and architect in providing valuable constructability reviews and value engineering that will help in constructing the project in the most efficient manner with the least disruption. This Project is simply too risky to deliver using a traditional Design-Bid-Build model that does not include early involvement by the GC/CM to assist with phasing and ensuring continuous operations.

Complex or Technical Work Environment: The Aquatic Center Project will involve the renovation of an existing 200,000 gallon pool while preserving the existing mechanical and plumbing systems. Existing underground mechanical and plumbing may not always be indicated correctly on the as-builts from 1961, and the involvement of the GC/CM during preconstruction to identify locations is critical for the success of the project. The involvement of a GC/CM is also critical in executing this technical work environment that will involve demolition and excavation work being done in very close proximity to the existing and operational pool. The Project also constitutes a complex and technical work environment because of the need to construct new pools inside an existing facility versus new construction. Response to patron needs creates the need for intricate coordination between construction crews and facility operations to ensure quality and predictable programming. Because construction will be occurring adjacent and inside an occupied facility, safety concerns are paramount considerations in the execution of this complex Project.

Work on Building with Historic Significance: No specialized work related to historical significance is anticipated on this Project.

Heavy Civil GC/CM Project: This Project is not a heavy civil construction project.

6. Public Benefit

The use of GC/CM for this Project will serve the public interest by keeping the public facility operational during construction through appropriate phasing and sequencing of the work, bringing contractor expertise in planning for construction at an existing complex facility, and providing critical feedback and value engineering during design. Without the use of the GC/CM process, constructing the project through Design-Bid-Build without contractor input into phasing would likely result in closing down the Aquatics Center for 14 months. This closure would negatively impact the 110,000 visits annually to the facility. In addition, there is a substantial fiscal benefit to using GC/CM, and the use of Design-Bid-Build is not a practical alternative for a number of reasons, all as outlined below.

Substantial Fiscal Benefit:

The use of the GC/CM contracting procedure for this Project will provide significant fiscal benefit to the District based on the following:

- **Revenue Stream:** Maintaining an open Aquatic Center will provide a consistent, reliable revenue stream to the District from programs during the construction.
- **Staff Costs:** By reducing the amount of time the staff of the Aquatic Center will not have to go on unemployment, that reduces the costs of unemployment that is charged to the District by the State Employment Security Department. Significant staff loss would occur if the facility closed for the entirety of the Project which would cause significant cost in new employee recruitment, training, and certifications.
- **Timing:** We expect that bringing the GC/CM onto the team early to aid with phasing and scheduling, confirm on-site utility as-builts and conducting subcontractor bidding at the most opportune times will allow work to be timed to provide the best possible subcontractor and supplier bidding coverage, reducing overall project costs.
- **Value Engineering:** The involvement of the GC/CM during preconstruction will reduce costs through the input provided by the GC/CM on value engineering.
- **Claims:** GC/CM familiarity with physical conditions at the Aquatic Center and schedule/phasing issues, gained during preconstruction, will reduce construction delays and potential claims/change orders from the contractor.

Design-Bid-Build Not Practical for Project: As described above for how the Project meets the criteria for a GC/CM project under RCW 39.10.340, this Project involves a complex work environment, where existing community health and recreational functions must remain operational, and therefore requires phasing to accomplish these objectives. The input from the GC/CM will be critical in successfully planning and sequencing the work. Design-Bid-Build does not afford the District with the critical preconstruction services that will be necessary to plan for the renovation and expansion of the Aquatic Center.

The GC/CM will provide the following benefits for this Project. None of these benefits are possible through the use of Design-Bid-Build.

- During Preconstruction, the GC/CM will provide services related to scope review, constructability analysis, site utilization, examination of existing site conditions, and logistics planning and coordination.
- Design details reviewed by the GC/CM during design development enables the District to mitigate project risks.
- Cost estimating by the GC/CM during Preconstruction as the design is progressing helps ensure the Project is designed consistent with the District's budget.
- Involvement of a GC/CM will help reduce the number RFIs and potential change orders.
- District budget control over the annual budget is simplified when greater accuracy of cost estimates are prepared by the GC/CM and Architect and tracked and reconciled throughout the design phase to the negotiation of the MACC and establishment of the Total Contract Cost for the Project.
- Early GC/CM input relevant to the realistic phasing and timing of the phases is critical in determining an efficient and workable project schedule.
- GC/CM will be selected on the basis of qualifications (and limited pricing for Percent Fee and Specified General Conditions) and not simply based on a low lump sum bid, which often creates adversarial relationships. The Owner/Architect/GC/CM team will be established at the onset of Design Development. By selecting a trusted partner to act as the GC/CM, cooperative relationships between the parties will be enhanced.

In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest. Not Applicable

7. Public Body Qualifications

Please provide a description of your organization's qualifications to use the GC/CM contracting procedure.

The District has conducted and managed three major capital improvement projects over the last four years, using Design-Bid-Build. Because this Project will be our first GC/CM project, the District will utilize the same model employed by many other public bodies to accomplish their first GC/CM project: bring in the necessary expertise of consultants with Washington State GC/CM experience. In addition to other members, the project team will include the following individuals with Washington GC/CM experience to manage the Aquatic Center Renovation and Expansion Project:

- Mike Purdy, GC/CM Advisor
- Kris Beason, Senior GC/CM Project Manager
- Greg Guedel, GC/CM Legal Counsel
- Paul Curtis, Architect Project Manager

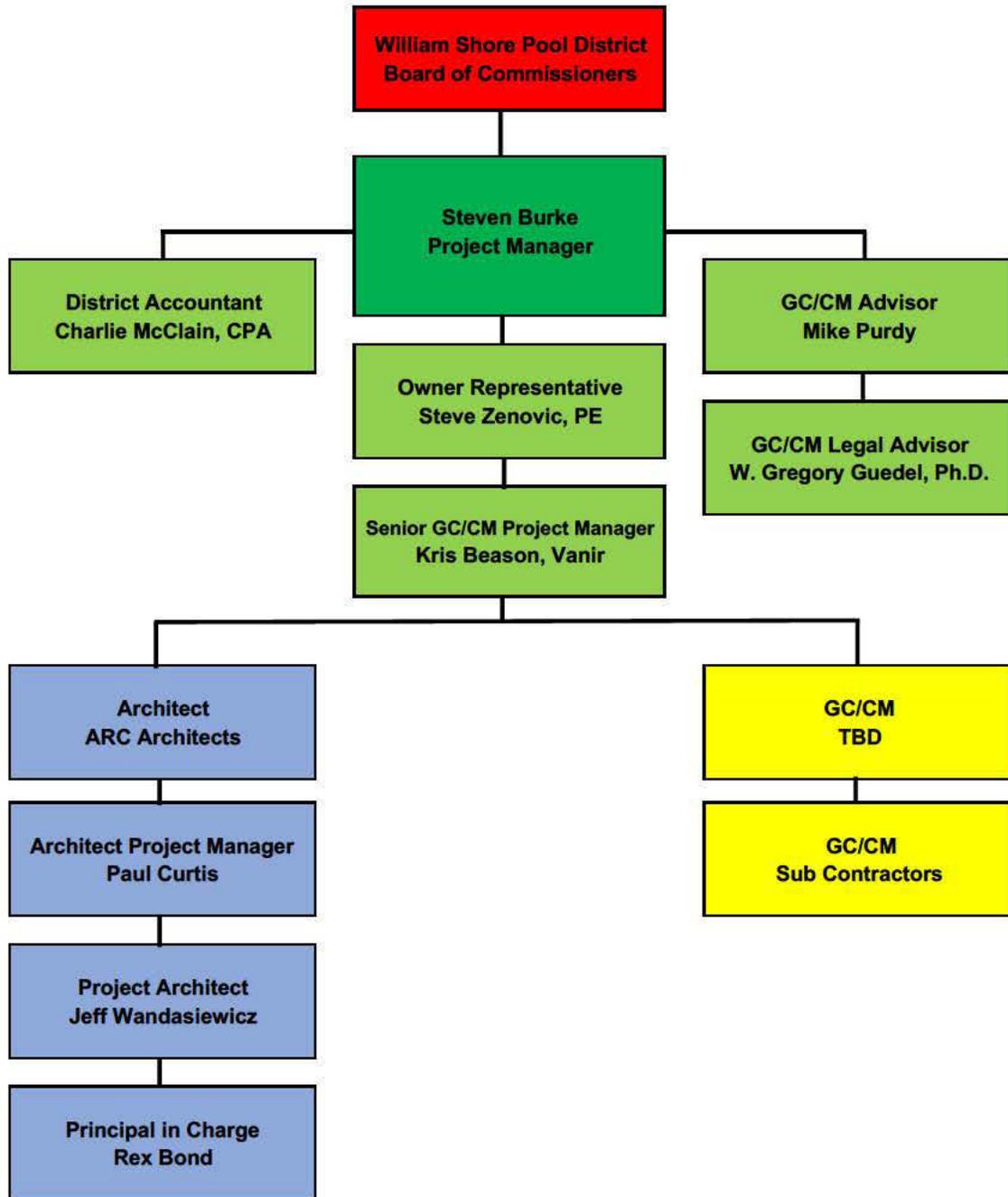
Refer to Attachment D of this application for an historical summary of the construction projects managed by the Project Team.

GC/CM Training: The Project team has been deliberate to ensure its members are educated and have a thorough understanding of how GC/CM operates under chapter 39.10 RCW, the complexities of GC/CM cost categories, preconstruction services, subcontract bidding, MACC negotiations, etc. On February 8, 2018, Mike Purdy provided a full day of GC/CM training and led a project strategy discussion to ensure that District personnel, the Owner's Representative, and ARC Architects have a common understanding of the legal framework for GC/CM, along with an understanding of best practices and strategic decisions that are necessary for this GC/CM project. In addition, Steven Burke, the District's Project Manager, has taken the two day AGC GC/CM training on February 15-16, 2018.

A Project organizational chart, showing all existing or planned staff and consultant roles.

Note: *The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided.*

William Shore Pool District Project Organization Chart



Project Management Team

Staff and Consultant short biographies (not complete résumés).

PROJECT MANAGEMENT

Steven Burke

Owner's Project Manager

Role: Lead the Project Management Team and manage all aspects of the Aquatic Center Renovation and Expansion Project from the initial preliminary study, managing the delivery of architectural design, through preconstruction, construction, final completion, and beyond. Steve will serve as the District's point of contact

in coordinating with and managing the GC/CM throughout the Project. Manage the negotiations of preconstruction contract and MACC; approve preconstruction deliverables including but not limited to subcontract plan, estimates, and schedule; approve change orders and monthly pay estimates to ensure consistency with provisions of the contract.

Relevant Experience: Steven has been with the District as the Executive Director since its formation in 2009. Steve has served as the Project Manager on several public works projects, including a \$3.5 million project to upgrade all the mechanical and electrical in the Aquatic Center in 2013, and a \$1.5 million project to replace all the plumbing and lighting in the facility in 2012. Both projects were successful and came in at or below budget and reduced the power consumption by over 50%. Steve has more than 35 years of pool construction experience that includes new pool construction and renovation of existing pools and previously worked for a family owned and operated commercial pool construction company. He has extensive experience in plumbing, mechanical, surface coatings, play equipment, and pool equipment installation and commissioning – all of which will be critical elements to the District’s successful management of this Project.

Steve Zenovic, PE

Owner’s Representative

Role: Represent the Owner on the project site. Inspect the work for conformance with the Contract Documents. Review progress schedule during preconstruction and construction. Review draft pay applications and draft change orders and make recommendations to the Owner’s Project Manager. Process RFIs and submittals from the GC/CM. Assist with project close-out. During preconstruction, become familiar with the Project and Contract Documents, and provide advice during this period.

Relevant Experience: Steve has 42 years of both public and private construction management experience. In his role as Consulting Principal Engineer at Zenovic & Associates, Inc., Steve manages major public and private projects that cover a significant depth and breadth of engineering and land surveying tasks. His extensive experience in civil engineering, mechanical engineering, land surveying, and construction provides owners with a knowledgeable individual who can efficiently direct the work and effectively provide technical review and analysis. Steve's areas of expertise include construction observation and inspections, project management, project planning and infrastructure design. Recent projects for which he has provided oversight include the Mt. Angeles Redevelopment Project and the Wildwood Terrace Site Improvements for the Peninsula Housing Authority, Port Angeles Waterfront Improvements for the City of Port Angeles, the Administration, Design, and Interior Fabrication Facility for Westport Yachts, the Administration Building and Substation/Dispatch site development for the Public Utility District #1 of Clallam County, and Sequim Soccer Facility Upgrades for Sequim Family Advocates.

Kris Beason

Senior GC/CM Project Manager, Vanir Construction Management

Role: Provide the Project Manager with guidance and advice during the GC/CM selection process, preconstruction, MACC negotiations, and construction, including but not limited to the following: Review and advise on draft GC/CM RFP and RFFP, GC/CM’s Preconstruction Work Plan, GC/CM’s Constructability Analysis, cost estimates and reconciliation of estimates, GC/CM’s Construction Schedule/Phases/Sequencing, GC/CM’s Subcontract Plan and bid packages, GC/CM’s Construction Management Plan, RFIs, Submittals, Change Orders, and pay applications; advise the owner on managing the Risk Contingency and Owner Contingency Accounts. Kris will be involved with the project to the end through project close-out.

Relevant Experience: Kris Beason has over 30 years of experience in the construction industry in the Pacific Northwest. She has worked on a variety of GC/CM projects, both in the public and private sectors. Her GC/CM experience includes the Washington Dept. of Commerce’s Pacific Towers Project and several school district new construction projects. Private GC/CM experience includes the Crystal Mountain Lodge Project, YMCA new construction and hotel renovations.

ARCHITECTURAL DESIGN & CONSTRUCTION ADMINISTRATION

Paul Curtis
Architect Project Manager, ARC Architects

Role: Manage the architectural delivery of design and coordination with the Owner, design and engineering subconsultants and GC/CM throughout the project.

Relevant Project Experience: Paul, as a Principal with ARC, has 19 years of experience designing and constructing public and private projects for all project delivery types, including Washington State GC/CM, Design-Build, Private GC/CM, and traditional Design-Bid-Build. Paul was the Project Manager for the Rainier Beach Community Center and Pool and the Eastside Tacoma Community and Aquatic Center projects that used the GC/CM process. Paul has been responsible for architectural design, consultant coordination, construction administration and specification research and writing. He is well versed in the skills required to manage a GC/CM project from schematic design through construction administration while keeping a project on schedule and within budget.

Jeff Wandasiewicz

Project Architect, ARC Architects

Role: Manage the architectural delivery of all design and construction documents related to this Project.

Relevant Experience: Jeff, as a Principal with ARC, is a registered architect and has more than 17 years of experience. Jeff has built an extensive portfolio of civic work, recognizing the interface of public agency staff to the general public. Jeff has been the Architect of Record for two private GC/CM projects and over 15 Design/Bid/Build projects.

Rex Bond

Principal-in-Charge, ARC Architects

Role: Program management and oversight of the requirements of the architectural, engineering, and construction, and manage the contractual relationship with the District.

Relevant Experience: Rex has headed up much of ARC's portfolio of civic/public projects including the Rainier Beach Community Center and Pool and the Eastside Tacoma Community and Aquatic Center projects that both used the GC/CM process. Rex has been practicing architecture for 35 years, 29 of which have been with ARC Architects. As Principal-in-Charge of the project he will oversee all aspects of work.

GC/CM PROCUREMENT AND CONTRACTING

Mike Purdy

GC/CM Advisor, Michael E. Purdy Associates, LLC

Role: Provide strategic GC/CM guidance and advice to the District for the GC/CM selection, negotiations, contract administration, and close-out processes, including but not limited to the following: compliance with RCW 39.10, provide training to Project team on GC/CM, develop RFP and RFFP and related documents for the GC/CM selection process, help guide the District through the GC/CM selection process, assist in negotiation of preconstruction and construction contracts, pre-bid eligibility for subcontractors, bidder responsibility criteria, early subcontract bidding, review of proposed subcontract bid packages by the GC/CM, bonding, prevailing wages, review of schedule of values for consistency with GC/CM cost categories and the contract, review of pay applications and change orders, review of appropriateness of using funds from various GC/CM cost categories. The District is committed to using Mr. Purdy's expertise during preconstruction and construction, and until the completion of the Project.

Relevant Experience: With more than 30 years of experience as a manager in public contracting and procurement with some of the largest government agencies in the State of Washington, and as an independent consultant for more than a dozen years, Mike Purdy is one of the State's most experienced and respected leaders and experts in public contracting, especially GC/CM. As the Contracts Manager at the University of Washington, Mr. Purdy was a key player in the selection, contracting, and administration of more than a dozen GC/CM projects at the University. He served in a similar role for three multi-million dollar GC/CM housing redevelopment projects when he was the Contracting and Procurement Manager at the Seattle Housing Authority. As the Principal of Michael E. Purdy Associates, LLC, Mr. Purdy has provided GC/CM consulting services to 11 public bodies (City of Seattle, Sound Transit, Tacoma Water, City of Bellingham, Port of Pasco, Ridgefield School District, Kennewick School District, City of Everett, Kitsap County, Port Townsend School District, LOTT Clean Water Alliance), successfully guiding them through the GC/CM procurement and contracting process for their first GC/CM projects. Mr. Purdy is a frequent trainer and speaker on GC/CM and other public procurement and contracting issues, and was the author for many

years of the popular Mike Purdy’s Public Contracting Blog, followed by thousands of contracting professionals in the state and around the country.

Greg Guedel, PhD

GC/CM Legal Advisor, Hobbs Straus Dean & Walker

Role: Provide legal guidance to the District for RCW 39.10 compliance, procurement, negotiation, contracting, subcontracting, and contract administration.

Relevant Experience: Dr. Guedel has more than 20 years of legal experience supporting major public and private infrastructure projects, and has been providing municipalities throughout Washington with legal guidance on GC/CM contracting since the expansion of RCW 39.10 in 2007. He has successfully assisted numerous Washington state public bodies with GC/CM projects including the Washington State Convention Center Expansion, Kennewick General Hospital Expansion; Kennewick Elementary School Modernization Project; the Skyline Hospital for the Klickitat County Public Hospital District; Port of Pasco Tri-Cities Airport; Greenbridge Early Learning Center; LOTT Alliance’s Budd Inlet Wastewater Treatment Plant Upgrade; City of Bellingham’s Post Point Wastewater Treatment Plant; and Pierce County’s Chambers Creek Wastewater Treatment Plant. He has provided numerous training seminars on RCW 39.10 GC/CM and Design-Build project delivery methods for municipalities and industry professionals, and is a regularly featured speaker on alternative construction procurement methods in Washington. For 20+ years Dr. Guedel was an attorney with the law firms of Oles Morrison Rinker & Baker LLP and Foster Pepper PLLC in Seattle, and now is an attorney with Hobbs Straus Dean & Walker LLP based in Oklahoma City. Dr. Guedel and Mike Purdy (see above) have collaborated together on four previous GC/CM projects for public bodies using GC/CM for the first time, with each project being delivered to successful completion. Prior to his legal career, Dr. Guedel studied and practiced construction management as an officer serving in the Army Corps of Engineers.

Project Team Level of Involvement

Individual	GC/CM Procurement and Contracting	Pre-Construction	Construction
Steven Burke, <i>Owner’s Project Manager</i>	95%	95%	95%
Steve Zenovic, <i>PE, Owner’s Representative</i>	20%	30%	50%
Kris Beason, <i>Senior GC/CM Project Manager</i>	10%	50%	30%
Paul Curtis, <i>Architect Project Manager</i>	20%	40%	40%
Jeff Wandasiewicz, <i>Project Architect</i>	10%	60%	40%
Rex Bond, <i>Architect Principal-in-Charge</i>	10%	10%	10%
Mike Purdy, <i>GC/CM Advisor</i>	30%	20%	15%
Greg Guedel, <i>GC/CM Legal Counsel</i>	As needed	As needed	As needed
Charlie McClain, <i>District Accountant</i>	0%	5%	10%

Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (See Attachment D for an example. The applicant shall use the abbreviations as identified in the example in the attachment.)

The qualifications of the existing or planned project manager and consultants.

Please refer to the bios above and Attachment D that summarizes the relevant GC/CM construction projects on which the Project Management Team has worked.

If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. Not Applicable

A brief summary of the construction experience of your organization's project management team that is relevant to the project.

Please refer to the bios above and Attachment D that summarizes the relevant GC/CM construction projects on which the Project Management Team has worked.

A description of the controls your organization will have in place to ensure that the project is adequately managed.

The District's Project Team are proven experts in developing and implementing project controls and procedures to guide the project to a successful and timely completion. The District will draft a specific Project Management Plan to outline critical project team responsibilities and procedures for budget, schedule and change of work controls. This plan will provide a responsibility matrix and will address specific expectations for the District, project partners, the design team and the project management team. Subsequent expectations of the GC/CM team will be identified in the RFP and GC/CM contract wording.

Project budgets, schedules and estimates will be established early on and revisited, reviewed and approved at each design phase by the project manager and the District's Board of Commissioners. The project management team will coordinate to ascertain that all parties are aware of any development that might affect the budget and that all expenditures are received, reviewed and approved prior to payment. Expenditure limits on a per occurrence basis will be established by the District's Board and a line of signature authority will be implemented. As needed, each phase will be tracked individually to maintain proper control of design, schedule and costs. This expectation will most likely drive separate budgets within the MACC cost development by the GC/CM team in an effort to better control the process and identify design, schedule or budget shortfalls. Each phase of design will be reviewed for scope and budget and will be approved by the District Board before moving into the next design phase

Contingencies will include statute-driven contingencies and conservative owner contingencies (10%) to provide cushion beyond those figures established in the GC/CM contract. Budget, design, and schedules will be reconciled at each design stage prior to moving forward with the next design phase. If budget shortfalls are identified, the entire team will cooperate to make whatever changes are necessary to bring the project back within budget.

Once under construction, work will be documented daily by the Owner's Representative and progress meetings will be held to facilitate progress of the work. Schedules will be tracked on a weekly basis and budget updates will be required monthly. On-site inspections conducted by District's Owner's Representative will be documented on a daily basis. The GC/CM team will be expected to provide buyout updates on a bimonthly basis, full budget overviews on a monthly basis and provide District approved safety and QA/QC strategic plans as well as project reporting provision for documentation. It is anticipated that the District will implement a Management Committee within the District Board to approve budget expenditures beyond established limits, but within contingency allotments. GC/CM and legal matters will be reviewed and supported by Gregory Guedel, the District's outside GC/CM legal counsel.

A brief description of your planned GC/CM procurement process.

Due to the unique nature of the project, specialty construction and rural location of the project, we have already begun a contractor outreach process to encourage GC/CM contractor participation. This outreach will include public advertisement, direct solicitation and encouragement of teaming and joint-venture arrangements by proposers.

GC/CM Procurement

The District's GC/CM procurement process will be based on the requirements of chapter 39.10 RCW and emerging best practices for Washington State GC/CM projects, with significant input and advice from our GC/CM Advisor, Mike Purdy, our Senior GC/CM Project Manager, Kris Beason, along with Greg Guedel (legal counsel), ARC Architects staff, and District staff. The selection process will include initial proposals focused on bidder qualifications and project approach, interviews of qualified firms, and then final proposals

in which the finalist contractors will submit their prices for Percent Fee and a fixed amount for Specified General Conditions work. The firm with the highest total score from the scoring of Proposal, Interview, and Final Proposal, will be selected to provide Preconstruction Services and MACC negotiations. During the selection process, in the unlikely event of a tie, the firm with the lowest proposal price will be selected. The RFP and RFFP documents that will be used are time-tested documents used on many previous Washington state GC/CM projects

Design and Construction Schedule

Activity	Date
GC/CM Selection Process	
• Advertise and Issue Request for Proposals (RFP)	4-3-2018
• Pre-Proposal Meeting and Site Visit	4-19-2018
• Submission of RFP Questions Due	4-23-2018
• Proposal Submission Deadline	5-1-2018
• Proposal Reviews Completed	5-8-2018
• Notify Short-Listed Firms	5-9-2018
• Interview Short-Listed Firms	5-17-2018
• Notify Finalists	5-18-2018
• Issue Request for Final Proposals (RFFP)	5-21-2018
• Pre-Pricing Proposal Meeting with Finalists	5-29-2018
• Final Proposal Submission Deadline	6-7-2018
• Notification of Selected GC/CM	6-7-2018
Preconstruction Period	
• Schematic Design Phase	March-June 2018-
• Preconstruction Work Plan Due and Start of Preconstruction Contract Negotiation	6-20-2018
• Preconstruction Contract Signed	7-2-2018
• Begin Preconstruction Services	7-3-2018
• Partnering Meeting	7-9-2018
• Design Development Phase	June-August 2018
• Construction Documents Phase	Sept- Dec 2018
• Permitting	Nov 2019 to Jan 2019
• MACC Negotiation	1-7-2019 to 1-18-2019
Construction	
• Construction Phase 1 (Facility to remain open)	Starts April 2019
• Construction Phase 2 (Facility is partially closed)	Starts June 2019

Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or heavy civil GC/CM contract terms.

Using the GC/CM expertise and procurement and contract documents previously developed by our GC/CM Advisor, Mike Purdy, on close to a dozen successful Washington State GC/CM projects, the effort to develop the solicitation and contract documents is well underway including but not limited to the following:

- Request for Proposals
- Request for Final Proposals
 - Bid Form
 - Preconstruction Services Contract;
 - GC/CM Construction Contract;
 - General Conditions;
 - Division 01 (to be provided by ARC Architects);
 - Summary Matrix of Cost Allocation.

These documents reflect compliance with chapter 39.10 RCW and best practices for GC/CM in the state. All documents will be reviewed by the District’s outside GC/CM legal counsel.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization’s construction activity for the past six years outlining project data in content and format per the attached sample provided.

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please refer to Attachment C for a detailed list of the District’s construction history.

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (*indicating existing structure and new structures*)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

Please refer to Attachment A for the preliminary concepts, sketches or plans depicting the project

10. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

The District has been audited during the years for all the public works projects by the Washington State Auditor’s Office and there have been no findings.

CAUTION TO APPLICANTS

The definition of the project is at the applicant’s discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:  _____

Name (please print): Steven D. Burke

Title: Executive Director, William Shore Pool District

Date: 2-20-2018



William Shore Memorial Pool EXISTING SITE PLAN



William Shore Memorial Pool EXISTING FLOOR PLAN



William Shore Memorial Pool

PROJECT FLOOR PLAN



- main floor**
- 1. multi-purpose room
 - 2. lobby
 - 3. reception
 - 4. private office
 - 5. universal changeroom (gender neutral)
 - 6. men's restroom
 - 7. women's restroom
 - 8. hot sauna (6 person)
 - 9. (not used)
 - 10. staff control
 - 11. staff locker / shower
 - 12. race booth
 - 13. crowd seating
 - 14. lap pool
 - 15. spray park
 - 16. vortex pool
 - 17. lazy river
 - 18. hot tub (8 person)
 - 19. 25m lap pool (adjustable therapy pool)
 - 20. pool storage
 - 21. pool mechanical
 - 22. unisex toilet
 - 23. diving tank
 - 24. multi-purpose storage
 - 25. electrical
 - 26. mechanical





Attachment C
William Shore Pool District - Construction History

Project #	Project Name	Project Description	Contracting Method	Planned		Actual		Planned Budget		Actual Budget		Reason for Budget or schedule overrun
				Start	Finish	Start	Finish	Budget	Budget	Budget	Budget	
1	Energy Upgrade Project Phase 1	Replacement of natatorium plumbing and lighting	DBB	May-12	Sep-12	May-12	Sep-12	1.5M	1.5M	1.5M	1.5M	On budget and on time
2	Energy Upgrade Project Phase 2	Replacement of mechanical room, plumbing and lighting	DBB	April 13	Sept 13	April 13	Sept 13	3.5M	3.5M	3.5M	3.5M	On budget and on time
3	Parking Lot Upgrade Project	Parking lot reconstruction	DBB	April 15	April 15	April 15	April 15	60k	60k	55k	55k	Below budget

Attachment D

Team Experience with Project Delivery

Project #	Name/Title	Organization	Project Name	Contracting Method	Project Budget	Role during Project Phases			
						Planning	Design	Construction	
1	Steven Burke, Project Manager	William Shore Pool District	Energy Upgrade Phase 1	DBB	\$1.5M	OEX/OPM	OEX/OPM	OEX/OPM	
2			Energy Upgrade Phase 2	DBB	\$3.5M	OEX/OPM	OEX/OPM	OEX/OPM	
3			Parking lot reconstruction	DBB	\$60K	OEX/OPM	OEX/OPM	OEX/OPM	
4	Kris Beason, Senior GC/CM Project Manager	Vanir Construction Management	State of Washington Dept of Commerce Pacific Tower	GC/CM	\$54M	PM	PM	PM	
5			Lake Washington School District Benhamin Rush Elem.	GC/CM	\$34M	PM	PM	PM	
6			Tacoma School District Stadium HS Blockhouse	GC/CM	\$50K	PM	PM	PM	
7			YMCA Tenant Improvement	P-GC/CM	\$24M	PM	PM	PM	
8			Seattle Sheraton Fitness Center Renovation	P-GC/CM	\$1.5M	PM	PM	PM	
9			Boyer West Crystal Mountain Lodge	P-GC/CM	\$2.5M	PM	PM	PM	
10	Steve Zanovic, PE, Owner Rep./Project Engineer	Zanovic and Associates	Westport Yaehis Fabrication Facility	P-GC/CM	\$3.5M	CM	CM	CM	
11			Mt. Angeles Redevelopment Project for PA Housing Authority	DBB	\$3.8M	CM	CM	CM	
12			Wildwood Terrace Site Improvements for PA Housing Authority	DBB	\$750K	CM	CM	CM	
13			Public Utilities District Substation and Dispatch Facility	DBB	\$2.0M	CM	CM	CM	
14			Port Angeles City Waterfront Improvements	DBB	\$6.6M	CM	CM	CM	
15			Port Angeles City Waterfront Trail	DBB	\$6.6M	CM	CM	CM	
16	Mike Purdy, GC/CM Advisor	Michael Purdy Associates	LOTT Clean Water Alliance Budd Inlet Treatment Plant	GC/CM	\$31M	PROC	PROC	PROC	
17			Sound Transit, University of Washington Station	GC/CM	\$115M	PROC	PROC	PROC	
18			City of Bellingham, Post Point Wastewater Treatment	GC/CM	\$28M	SUBPROC	SUBPROC	SUBPROC	
19			City of Tacoma (Water), Green River Filtration Facility	GC/CM	\$161M	SUBPROC	SUBPROC	SUBPROC	
20			City of Seattle, Fire Station 14 Renovation	GC/CM	\$6M	PROC	PROC	PROC	
21			Kennewick School District, Kennewick Elementary	GC/CM	\$26M	SUBPROC	SUBPROC	SUBPROC	
22			Ridgefield School District, Ridgefield Capital Imp. Project	GC/CM	\$49M	PROC	PROC	PROC	
23			City of Everett, Water Pollution Control Facility Phase C	GC/CM	\$31M	SUBPROC	SUBPROC	SUBPROC	
24			Port Townsend School District, Grant Street Elementary	GC/CM	\$20M	SUBPROC	SUBPROC	SUBPROC	
25			Port of Pasco, Tri-Cities Airport Expansion/Modernization	GC/CM	\$26M	SUBPROC	SUBPROC	SUBPROC	
26			Kitsap County, Pump Station 16/67 Upgrades Project	GC/CM	\$2M	SUBPROC	SUBPROC	SUBPROC	
27	Paul Curtis, Archited Project Manager	ARC Architects	UW Center for Pediatric Dentistry	GC/CM	\$11.5M	DM	DM	DM	
28			Eastside Community and Aquatic Center	GC/CM	\$24.2M	DM	DM	DM	
29			Rainier Beach Community Center and Pool	GC/CM	\$16.8M	DM	DM	DM	
30			Suquamish Tribe Fitness and Youth Center	P-GC/CM	\$10.4M	DM	DM	DM	
31			Suquamish Tribe Early Learning Center	P-GC/CM	\$2.5M	DM	DM	DM	
32			Chehalis Tribe Elder Center	P-GC/CM	\$4.7M	DM	DM	DM	
33			Eastlake Biotechnology Resource Center	P-GC/CM	\$36.4M	DM	DM	DM	
34			Pool and Community Center (confidential client)	DBB	\$8.9M	DM	DM	DM	
35			Covington Community Park	DBB	\$1.4M	DM	DM	DM	
36			Auburn Community and Youth Center	DBB	\$6.3M	DM	DM	DM	
37			Girl Scouts of Western Washington Regional Offices	DBB	\$0.5M	DM	DM	DM	
38			Mukilteo Lighthouse Park	DBB	\$1.0M	DM	DM	DM	
39			Seattle Fire Station 25	DBB	\$1.1M	DM	DM	DM	
40			Seattle Fire Station 34	DBB	\$1.4M	DM	DM	DM	
41			Rosehill Community Center	DBB	\$12.1M	DM	DM	DM	
42			Mukilteo City Hall	DBB	\$6.9M	DM	DM	DM	
43			Kirkland City Hall Renovations	DBB	\$7.0M	DM	DM	DM	
44	Rev Bond, Principal in Charge	ARC Architects	South McClellan Apartments	P-GC/CM	\$16.9M	ODM	ODM	ODM	
45			Puyallup Tribe of Indians Assisted Living	P-GC/CM	\$4.9M	ODM	ODM	ODM	
46			Puyallup Tribe of Indians Elder Center	P-GC/CM	\$9.6M	ODM	ODM	ODM	
47			Chehalis Tribe Elder Center	P-GC/CM	\$4.7M	ODM	ODM	ODM	

Project #	Name/Title	Organization	Project Name	Contracting Method	Project Budget	Planning	Design	Construction
48	(Cont') Rex Bond, Principal in Charge	ARC Architects	Eastlake Biotechnology Resource Center Apartment Building (confidential client)	P-GC/CM	\$36.4M	ODM	ODM	ODM
49			Apartment Building (confidential client)	P-GC/CM	\$7.0M	ODM	ODM	ODM
50			KCHA Southridge Senior Housing Renovation	P-GC/CM	\$1.0M	ODM	ODM	ODM
51			WSU Research and Extension Center	DBB	\$5.1M	ODM	ODM	ODM
52			Mukiteo City Hall	DBB	\$6.9M	ODM	ODM	ODM
53			Union Gap City Hall	DBB	\$6.9M	ODM	ODM	ODM
54			Sammamish City Hall and Police	DBB	\$14.4M	ODM	ODM	ODM
55			Kirkland City Hall Renovations	DBB	\$7.0M	ODM	ODM	ODM
56	Jeff Wandasiewicz, Project Architect	ARC Architects	Apartment Building (confidential client)	P-GC/CM	\$7.0M	AOR	AOR	AOR
57			KCHA Southridge Senior Housing Renovation	P-GC/CM	\$1.0M	AOR	AOR	AOR
58			Redmond City Hall Customer Service and Conference Center	DBB	\$3.0M	AOR	AOR	AOR
59			Seattle Downtown Customer Service Center	DBB	\$0.4M	AOR	AOR	AOR
60			Plyford Point Apartments	DBB	\$2.9M	AOR	AOR	AOR
61			Sundleaf Plaza Gateway	DBB	\$2.1M	AOR	AOR	AOR
62			UW Husky Golf Training and Clubhouse	DBB	\$1.0M	AOR	AOR	AOR
63			Union Gap City Hall	DBB	\$6.9M	AOR	AOR	AOR
64			Sammamish City Hall and Police	DBB	\$14.4M	AOR	AOR	AOR
65			Kirkland City Hall Renovations	DBB	\$7.0M	AOR	AOR	AOR
66	Greg Guedel, Outside GC/CM Legal Council,	Hobbs Straus Dean & Walker	Puget Sound Educational Service District's Greenbridge Early Learning Center	GC/CM	\$19M	OPA	OPA	OPA
67			Port of Pasco, Tri-cities Airport Expansion	GC/CM	\$26M	OPA	OPA	OPA
68			Pierce County Utility, Chambers Creek Wastewater Treatment Plant Expansion	GC/CM	\$263M	OPA	OPA	OPA
69			LOTT Clean Water Alliance, Budd Inlet Wastewater Treatment Plant Upgrade	GC/CM	\$3.1M	OPA	OPA	OPA
70			Kennewick School District Elementary School Modernization	GC/CM	\$26M	OPA	OPA	OPA
71			City of Bellingham, Post Point Wastewater Treatment Plant Improvements	GC/CM	\$28M	OPA	OPA	OPA
72			Kennewick General Hospital	GC/CM	\$59M	OPA	OPA	OPA
73			Klickitat County's Skyline Hospital	GC/CM	\$9M	OPA	OPA	OPA
74			Lewis County Events Center	DB	\$7M	OPA	OPA	OPA
75			Kent Events Center	DB	\$84.5M	OPA	OPA	OPA

OEX Owner Executive
 OPM Owner Project Manager
 PM Prime Consultant providing management services
 CM Prime Consultant providing construction management
 ODM Owner Design Manager
 DM Prime Consultant providing design management

AOR Architect of Record
 OPA Owners Procurement Attorney
 PROOC Prime Consultant providing Procurement Services
 SUBPROOC Subconsultant providing procurement services