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

William Shore Pool District Board of Commissioners

Steven Burke
Project Manager

District Accountant
Charlie McClain, CPA

Owner Representative
Steve Zenovic, PE

GC/CM Advisor
Mike Purdy

GC/CM Legal Advisor
W. Gregory Guedel, Ph.D.

Senior GC/CM Project Manager
Kris Beason

ARC ARCHITECTS
Architect Project Manager
Paul Curtis
Project Architect
Jeff Wandasiewicz
Principal in Charge
Rex Bond

GC/CM
TBD

GC/CM Sub Contractors
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 an 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).
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/cooordination
✓ 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.