

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	Authorizing the City Manager to Execute a Contract Amendment with WRNS Studio in the Amount of \$45,000 for the Shoreline Community and Aquatics Center Alternative Site Analysis
<b>DEPARTMENT:</b>	Parks, Recreation and Cultural Services (PRCS)
<b>PRESENTED BY:</b>	Eric Friedli, PRCS Director
<b>ACTION:</b>	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

**PROBLEM/ISSUE STATEMENT:**

The adopted 2017-2023 Parks, Recreation and Open Space (PROS) Plan assessed Shoreline citizen's needs and prioritized recreation programs, park maintenance and facility capital needs with the Parks, Recreation and Cultural Services Department's core mission and goals. One of the Strategic Action Initiatives included in the PROS Plan includes building a new Community and Aquatics Center (CAC) with a target completion year of 2022.

WRNS Studio was selected through a Request for Qualifications (RFQ) process that took place in April/May 2018 to conduct this design work. Working with staff and the community, WRNS Studio developed site designs and construction cost estimates for a community and aquatics center located at 17828 Midvale Avenue N.

This contract amendment is for developing site design and construction cost estimates for a CAC located on school district owned property at the site of the current Shoreline Pool and Shoreline Park tennis courts. The scope of work for the WRNS Studio proposed contract amendment is attached to this staff report as Attachment A. Tonight, Council is being requested to authorize the City Manager to approve this contract amendment.

**RESOURCE/FINANCIAL IMPACT:**

This professional services contract amendment amount is \$45,000.

**RECOMMENDATION**

Staff recommends that Council move to authorize the City Manager to execute a professional services contract amendment with WRNS Studio for \$45,000 to develop site designs and construction cost estimates for a CAC at the site of the current Shoreline Pool and Shoreline Park tennis courts.

Approved By:            City Manager **DT**    City Attorney **MK**

## **INTRODUCTION**

The City Council adopted the Parks, Recreation and Open Space Plan 2017-2023 (PROS Plan) in 2017. One of the Strategic Action Initiatives included in the PROS Plan includes building a new Community and Aquatics Center (CAC) with a target completion of 2022. The WRNS Studio team provided site-specific designs and updated cost estimates for the City's preferred site at 17828 Midvale Avenue N.

On February 25, 2019 the Shoreline School Board offered school district owned property as a potential location for the CAC. The site offered by the school district is at the location of the current Shoreline Pool and Shoreline Park tennis courts. This contract amendment would provide information necessary for the City to compare the 17828 Midvale Avenue N site with the site offered by the school district. This amendment will provide analysis of how a CAC would fit on the site and construction costs estimates.

## **BACKGROUND**

As part of the PROS Plan development process, a CAC Feasibility Study (Feasibility Study) was completed in March 2017. It can be found at the following link: <http://www.shorelinewa.gov/home/showdocument?id=32186>.

The Feasibility Study was prepared to proactively plan for the replacement of the Shoreline Pool and the Spartan Recreation Center. The Feasibility Study:

- Summarizes the results from the community survey and market analysis;
- Outlines an assessment of potential locations;
- Describes what types of uses would be housed in a new center;
- Presents a concept of what a new facility would look like;
- Estimates construction costs; and
- Projects operational expenses and revenues.

The staff report for the December 12, 2016 City Council meeting, which presented a Draft of the Aquatics/Community Center Feasibility Study, can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2016/staffreport121216-9b.pdf>.

The staff report for the April 17, 2017 City Council meeting, which presented the Final Aquatics/Community Center Feasibility Study, can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2017/staffreport041717-9a.pdf>.

An important part of the Feasibility Study was an assessment of potential locations for the future CAC. The Feasibility Study considered very general locations throughout Shoreline. The preliminary designs and cost estimates prepared as part of the Feasibility Study were based on a generic site of about 4.5 acres in size.

Working with the PRCS/Tree Board and through the community process, a series of evaluation criteria were developed for assessing location options. The criteria included:

- central location
- does it meet city development goals
- frequent transit access
- vehicular accessibility
- pedestrian/bike access
- visibility
- ease of land assembly
- availability of public owned land

Based on these criteria, the Town Center Subarea was identified as the preferred location. Following the adoption of the PROS Plan, staff considered various specific sites and determined that 17828 Midvale Avenue N would be the optimal site for a new CAC. The WRNS Studio team provided site-specific designs and updated cost estimates for the City's preferred site at 17828 Midvale Avenue N. A Conceptual Design Concept Booklet was developed which presents design, program of use and construction cost estimates for the CAC. The Design Booklet can be found at the following link: <http://www.shorelinewa.gov/home/showdocument?id=41755>.

## **DISCUSSION**

Responding to input from supporters of its swim teams and since the completion of the WRNS design work, the Shoreline School Board has been considering how the school district might support the development of the CAC. The School Board held a discussion session on January 15, 2019 to consider ways to contribute to the CAC, including making a financial contribution to construction costs, paying ongoing use fees for its swim teams, or providing land. On February 25, 2019 the Shoreline School Board offered school district owned property as a potential location for the CAC. The site offered by the school district is the current location of the Shoreline Pool and Shoreline Park tennis courts on the Shoreline Center campus.

There are several key questions that need to be addressed prior to making a final siting decision, including how a CAC would fit on the newly proposed site and what are the differences in construction costs. Other potential issues if this site is selected include operation of the current pool during construction, cost to relocate the tennis courts, and impacts on the school district maintenance facility that is adjacent to the proposed site.

This contract amendment would provide information necessary for the City to compare the preferred site at 17828 Midvale Avenue N with the site offered by the school district. WRNS Studio will provide analysis of how a CAC would fit on the site, construction costs estimates, and cost estimate for relocating the tennis courts. The scope of work for the WRNS Studio proposed contract amendment is attached to this staff report as Attachment A. Tonight, Council is being requested to authorize the City Manager to approve this contract amendment.

### **STAKEHOLDER OUTREACH**

Extensive community outreach was conducted as part of the PROS Plan and Feasibility Study development. The PRCS/Tree Board will provide the forum for community involvement for this new analysis.

### **COUNCIL GOAL(S) ADDRESSED**

The City Council adopted the Parks, Recreation and Open Space Plan 2017-2023 (PROS Plan) in 2017. One of the Strategic Action Initiatives included in the PROS Plan includes building a new Community and Aquatics Center with a target completion of 2022. City Council Goal 2: Improve Shoreline's infrastructure to continue the delivery of highly-valued public services includes the action step to "implement the Parks, Recreation and Open Spaces Plan, including development of a strategy for a new community and aquatics and priority park improvements and acquisitions."

### **RESOURCE/FINANCIAL IMPACT**

This professional services contract amendment amount is \$45,000.

### **RECOMMENDATION**

Staff recommends that Council move to authorize the City Manager to execute a professional services contract amendment with WRNS Studio for \$45,000 to develop site designs and construction cost estimates for a CAC at the site of the current Shoreline Pool and Shoreline Park tennis courts.

### **ATTACHMENTS**

Attachment A – Scope of Work for WRNS Studio Contract Amendment

## Attachment A

### Scope of Work for WRNS Studio Contract Amendment

#### For alternate site analysis

February 28, 2019

Mr. Eric Friedli  
Director, Parks, Recreation and Cultural Services  
17500 Midvale Avenue North  
Shoreline, WA 98133-4905

Re Shoreline Community and Aquatics Center      File No.4.01  
Site Massing Study @ Existing  
Shoreline Pool Center  
Design Fee Proposal  
WRNS Studio Project No 18022.00

Dear Eric,

#### **Project Description:**

The purpose of the study is to test fit an updated building program based on the Concept Design feasibility study dated December 2018 by WRNS Studio, yet on an alternate site. The programmatic updates include the expansion of the Competition/Lap Pool from 6 lane to 8 lanes, the addition of a new diving well and increasing the spectator seating to 500 occupants and 6,000 square feet of general community space focused on programs for seniors – including a commercial kitchen. The commercial kitchen is in addition to the already included catering kitchen.

The alternate site location is on the site of the current Shoreline Pool, 19030 1st Ave NE, Shoreline, WA 98155. It is assumed that the existing tennis courts, Shoreline pool, and restroom building will be the location of the new building. The existing Shoreline pool building shall be demolished. General parking will be located approximately 475 feet to the east of the proposed building site. Accommodations for new accessible parking shall be located adjacent to the new building.

### **Scope-of-Work/Description of Basic Services:**

The basic scope-of-work and services to be provided by WRNS Studio will be concept massing only and not traditional Schematic Design level, and shall include the following:

1. Program to be used for the study:
  - a. The program developed per the December 2018 Concept Design feasibility study shall be the basis of design, including the following updates:
    - i. Expansion of Competition/Lap pool from 6 lanes to 8 lanes
    - ii. Addition of a diving well
    - iii. Increase spectator seating to 500 occupants
    - iv. 6,000 square feet of general community meeting space
    - v. Commercial kitchen
    - vi. General parking will be located approximately 475 feet east of the building site. Design of parking and pedestrian access between the parking and building will be included in the scope-of-work.
    - vii. Relocation of the existing 4 lighted tennis courts east, adjacent to the new parking lot.
2. Design Study
  - a. A maximum of two (2) concept design 3D massing options. These drawing studies shall not be photo-realistic nor include the study of "look and feel" fenestration and cladding material options. See attached "Massing Study Sample" study for equivalent intent.
  - b. Conceptual floor plans for each massing option
3. Cost Estimate:
  - a. Prepare Two (2) Rough order Magnitude Cost estimate from Cumming Corp.
  - b. Two mid-point of construction 12/31/21 and 12/31/22.
4. Meetings:
  - a. WRNS shall attend:
    - a. No working team meetings shall be required in person.
    - b. Online meetings as required.

### **Fee Breakdown:**

It is WRNS' intention to provide the necessary services and personnel required to support this project. Accordingly, and based on the scope-of-work required, we are proposing a Lump Sum Fee of \$45,000, including reimbursable expenses, based on our understanding of the project scope. Our fee can be

summarized as follows:

<u>Architecture &amp; Planning:</u> WRNS Studio, services	\$27,000
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<u>Cost Estimating Consultation:</u> Cumming Corp, services	\$ 18,000
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<u>Fee Summary:</u> <b>Total Lump Sum Fee:</b>	<b>\$ 45,000</b>
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**Assumptions:**

The assumptions and/or exclusions outlined below represent our initial understanding of the project scope. If these are not correct, the scope-of-work as described in the above tasks may require review and modification.

1. Shoreline will provide site documentation as available in its current GIS system understanding that limited site information limits the veracity of the design and cost estimating. Assume indoor natatorium and indoor running track
2. No hardcopy deliverables will be required.

**Schedule:**

We anticipate that the time required to complete this work will be approximately Five (5) weeks from notice to proceed and receipt of site documentation.

**Additional Services:**

The following, when approved in writing by the Owner, shall be considered work beyond the Scope-of-Services outlined above and will be billed on an hourly basis as an Additional Service in accordance with the terms of the Professional Service Agreement.:

1. Work excluded or resulting in changes in scope or magnitude of the project(s).
2. Additional work and/or revisions resulting from changes requested and/or authorized by the City of Shoreline, after the City of Shoreline has previously approved the Architect's work.
3. Additional services caused by schedule delays or interruptions.

4. Any consultant not identified as part of basic services.
5. Photo realistic renderings
6. Surveys: Geotechnical, topographical and utility
7. Acoustical consultation services
8. Traffic studies
9. Easement preparation
10. Sensitive area analysis/coordination
11. Computer simulations for energy, water, daylighting or computational fluid dynamic analysis
12. Room Data Sheets
13. Environmental Impact Report coordination/supporting documentation

**RATE SCHEDULE  
 Through March 2019**

<b>STAFF TYPE</b>	<b>HOURLY RATE</b>
Founding Partner .....	\$350.00
Director of Sustainability .....	\$280.00
Partner/Project Manager/Project Director/Senior Designer .....	\$240.00
Senior Architect/Planner .....	\$200.00
Project Architect .....	\$160.00
Project Designer .....	\$160.00
Project Coordinator/Job Captain .....	\$150.00
Intermediate Architect.....	\$140.00
Intermediate Designer .....	\$125.00
Junior Designer.....	\$ 90.00
Senior Graphic Designer .....	\$170.00
Project Administrator .....	\$ 85.00

**REIMBURSABLE EXPENSES**

Consultants retained as an Additional Service, or as requested by the Owner, will be billed at 1.1 times our direct cost to cover administrative expenses, plus time required to coordinate the activities of Owner's special consultants. This proposal assumes no reimbursable expenses shall be required. No travel shall be required and all documents shall be submitted electronically.

Please feel free to contact me if you have any questions about this proposal or if you require any additional information which will assist your review.  
 Thank you, Eric. We're excited to continue our work with you!

Sincerely,



Shoreline Community and Aquatics Center  
Site Massing Study  
February 28, 2019  
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A handwritten signature in black ink, appearing to read 'M. Fine', with a stylized, flowing script.

Mitch Fine, AIA, LEED AP  
Partner  
cc: File, B. Shiles, E. Kim