AGENDA

WILLIAM SHORE MEMORIAL POOL DISTRICT BOARD of COMMISSIONERS

Clallam County Courthouse, Room 160
Port Angeles, Washington
February 25th, 2020
3:00 p.m.

COMMISSIONERS

ANNA MANILDI, BILL PEACH, RANDY JOHNSON, LATRISHA SUGGS, CHARLIE MCCAUGHAN

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

APPOINTMENT OF OFFICERS

APPOINTMENT OF BOARD MEMBERS LATRISHA SUGGS & CHARLIE MCCAUGHAN

CONSENT AGENDA

- Minutes of December 17th,2019
- Ratification of the October 1-31st bill payments in the amount of \$856,604.54
- Ratification of the November 1-30th bill payments in the amount of \$1,521,247.04
- Ratification of the December 1-31st bill payments in the amount of \$291,303.37
- Ratification of the January 1-31st bill payments in the amount of \$2,606,766.14

PUBLIC COMMENT – Agenda Items Only

ACTION ITEMS

- 1a IFC for Change Order Ratification for GC/CM Contract (Neeley)
- 1b IFC for Change Order Ratification for Horizon Center Relocation Contracts
- 1c IFC for Project Status for Expansion and Renovation Project
- 1d IFC for Shore Aquatic Center Facility Rates and Hours

PUBLIC HEARING

ITEMS FOR DISCUSSION

- 2a Executive Director Report
- 2b Financial Report
- 2c Staff Report
- 2d Advisory Committee Report

PUBLIC COMMENT

NEXT MEETING DATE

The next WSMPD meeting will be held on March 24th, 2020 at 3:00 p.m. in the Clallam County Commissioners Board Room, Room 160.

ADJOURNMENT

Item for Consideration by the Board of Commissioners

Agenda Item: ____1a___ **Date:** 2-25-2020

From: Steven Burke, Executive Director

Subject: Change Order Ratification for GC/CM Contract (Neeley)

- 1. Summary: With significant projects, change orders are anticipated and budgeted for. During our estimating process we removed some features to reduce the budget with the anticipation of the possibility of adding some features back in with the use of contingency funds. We budgeted \$1,061,000.00 in contingency funds for the project (Risk Contingency and Construction Contingency combined).
- 2. RCW/Policy Requirements: The change orders are being ratified rather than approved since the contingency funds were approved as part of the project budget.

3. Background/Analysis: Currently we are at 60% completion of the project and are past the bulk of renovation and dirt work, which has the greatest extent of needing contingency funds. Below is the chart of change orders which have arisen to date.

		Cont	ingency/Change Order Trac		01111010	41.0011 10	uato.		
			CHANGE ORDER TRACKING						
PCO#	PCCO#				Risk Contingency Funds**	Construction Contingency Funds*	Total Contingency		
		Openning Balance			\$341,000.00	\$720,000.00	\$1,061,000.00		
		ITEMS	Reason	STATUS			PCCO Subtotal		
13		Generator Transfer Switch Add	VE Add Back	Approved		\$13,954.50			
15		Upgrade Pool Panel	Code Requirement	Approved		\$1,391.62	\$15,346.12		
12		Excuvate and Back Fill Surge and Pump Pit	Bidding Error	Approved	\$43,000.00				
14		Revised Electrical Service from Transformer	Code Requirement	Approved		\$2,869.36	\$45,869.36		
6		Revised Roofing Substrate	Work not Required	Approved		(\$4,930.00)			
21		Trash Chutes	Design Add	Approved		\$313.29			
23		Outlet Chenges	Design Add	Approved		\$1,892.42			
26		Demo of AHU-1 Slab	Not Called out in Plans	Approved		\$2,127.16			
29		Waterline changes	Unforeseen Condition	Approved		\$8,978.74			
31		Smart Lam Washer Add	Unforeseen Condition	Approved		\$1,882.04			
33	5	Grab Rail	Code Requirement	Approved		\$2,205.09			
34	5	Bike Racks	Design Add	Approved		\$1,802.23			
36		colored Concrete Removal	Design Removal	Approved		(\$10,000.00)	\$4,270.97		
18	6	AHU-2 Upgrade	VE Add Back	Approved		\$116,674.44			
20	6	Womens Locker Room Makup counter	Design Add	Approved		\$2,661.35			
44	6	Irrigation Sleeves	Part of Landscape Budget	Approved		\$3,422.57	\$122,758.36		
27	7	Storm Changes	Unforeseen Condition	Approved		(\$6,210.39)			
28	7	Sewer Changes	Unforeseen Condition	Approved		\$15,522.23			
50	7	Equipment Move Delay	Unforeseen Condition	Approved		\$1,269.69			
61	7	Beam Retrofit	Design Removal	Approved		(\$197,418.00)			
62	7	Pool Plaster (Alt04/05)	VE Add Back	Approved		\$120,722.72			
63	7	Bleacher Seating	VE Add Back	Approved		\$84,782.45			
64	7	Unidentified Utilities at Water Line	Unforeseen Condition	Approved		\$358.52			
65	7	Existing Roof Drains and Stormwater	Missing in Plans	Approved		\$1,181.30			
67	7	Additional Errosion Control	Unforeseen Condition	Approved		\$5,293.94			
68	7	Regrade Curb and plug storm	Owner Survey Error	Approved		\$631.72			
69	7	Remove and Reset Manhole due to Survey Bust	Owner Survey Error	Approved		\$2,581.62			
70	7	Sewer Drop Connetion Demo and Rebuild	Unforeseen Condition	Approved		\$12,223.61			
73	7	Upgrade Gravel Barrow to Crushed Rock Back Fill	Unforeseen Condition	Approved		\$1,487.83			
76	7	Roof Drainage Connection at East Foundation	Missing in Plans	Approved		\$3,534.99	\$45,962.23		
				Subtotal	\$43,000.00	\$191,207.04	\$234,207.04		
				Sales Tax (8.7%	\$0.00	\$16,635.01			
				TOTAL	\$43,000.00	\$207,842.05			
						Grand Total	\$250,842.05		
					Contin	gency Balance	\$810,157.95		

Over 50% of the changes were VE items added back in or Design Adds at our request. The other 50% is mostly changes required for utilities that were not anticipated.

- **4. Financial Impact:** These change orders will use \$250,842.05 of our \$1,061,000.00 contingency funds allocated and budgeted for the project. I anticipate approximately \$250,000 more in future change orders mostly related to VE items to be added back in. If that holds accurate, we are on target to only use about 60% of our contingency budget.
- 5. Environmental Impact: None
- 6. Recommended Action: Motion to ratify the Change Orders listed.

Item for Consideration by the Board of Commissioners

Agenda Item: ____1b___ **Date:** 2-25-2020

From: Steven Burke, Executive Director

Subject: Change Order Ratification for Horizon Center Relocation Contracts

- 7. Summary: The project to relocate the Horizon Center House was contracted with two contractors: Aldergrove Construction and DB Davis House Movers. The Horizon Center relocation is part of the overall project budget but contracted separately and costs are itemized to track expenses and change orders. Change orders on the Horizon Center project totaled \$44,115.81.
- **8. RCW/Policy Requirements:** The change orders are being ratified rather than approved since the contingency funds were approved as part of the project budget.
- 9. Background/Analysis: Currently we are at 100% completion of the Horizon Center project. The detailed list of change orders on each of the two contacts for the project are as follows:
 - a. DB Davis House Moving Contract: An additional \$6,400 in rental fees occurred since the house was moved to the new location and then had to wait two months to clear permitting and fire easement approval. The rental is for the iron girder beams that had to be left under the house until the footings and stem walls were poured.
 - b. **Aldergrove Construction:** An additional **\$37,715.81** in change orders occurred due to unforeseen conditions of the building, to include:
 - i. Rotting wood siding below grade,
 - ii. Plumbing rusted and plugged,
 - iii. Sewer lines had to be redone,
 - iv. Electrical had to be updated to meet new code,
 - v. Extra parking space had to be added,
 - vi. Dryer venting had to be replaced,
 - vii. Drywall repairs to interior walls as a result of move.

Total Project Change Orders: \$44,115.81

- **10. Financial Impact:** These change orders will use **\$44,115.81** of our **\$1,061,000.00** contingency funds allocated and budgeted for the project. Balance of contingency funds after these change orders is **\$762,204.00**. Since the project is completed there are no more anticipated costs relating to the project.
- 11. Environmental Impact: None
- **12. Recommended Action:** Motion to ratify the Change Orders listed.

Item for Discussion by the Board of Commissioners

Agenda Item: __1c___

Date: 2-25-19

From: Steven Burke, Executive Director

Subject: Expansion and Renovation Project Status Report: February 2020

- **13. Summary:** The District's Expansion and Renovation Project has completed 25 weeks of construction that is scheduled to conclude approximately June/July 2020.
- 14. RCW/Policy Requirements: None
- **15. Background/Analysis:** The following are the milestones since our last board meeting:
 - a. The Horizon Center relocation has been completed and Peninsula Behavioral Health is occupying the facility. In accordance with the agreement, PBH will provide us with an acceptance letter and then the property will transfer to PBH by fee simple escrow.
 - b. West parking lot is paved
 - c. All steel and CLT is installed
 - d. Pools have been plumbed and poured. Pool tile is starting
 - e. All exterior and interior wall framing is completed on both East and West sides
 - f. All mechanical wall and ceiling rough-in is almost completed on West side
 - g. East side mechanical rough-in is started.
 - h. Fire sprinklers are being installed on West side.
- **16. Financial Impact:** Construction costs through Jan 2020 are **\$8,742,491.** Attached are the following reports:
 - a. Cash Flow report for Feb 2020 thru Aug 2020
 - b. Project Budget
 - c. Change Order Tracking Report: See Change Order IFC's
- 17. Environmental Impact: No Environmental issues have occurred to date
- **18. Recommended Action:** No action required, update only

ACCOUNTING CATAGORIES Budget Change Adjusted Budget Project Funding Cath Neserves So			BUDGET	
Cash Reserves	ACCOUNTING CATAGORIES	Budget	Change	
2018 LTGG Bonds Public Issue				
2020 LTGO Revenue				
2018 Legislative Appropiation				
2019 Legislative Appropisation (\$2020 Legislative Appropisation (\$				
2020 Legislative Appropiation (8900,000 Promised)				
LTGO Bond Available Debt Capacity So S0 S0 S0 S0 S0 S0 S0				
Land and Water Conservation Fund (LWCP) (RCC) (\$500,000) \$500,000 \$0 \$750,000 \$500,000 \$750,000 \$7				
Community Development Block Grants (CDBG) (\$750,000)				
Bond Interest				
Sesion		\$50,000	\$0	
Total Funding Available \$20,582,141 \$92,328 \$21,104,489 Construction Costs \$13,839,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,339,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$13,839,683 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$				
Construction Costs				
Building and Sitework		\$20,562,141	\$92,328	\$21,104,469
Change Orders		£42.020.002	60	642 020 002
Risk and NSS Costs				
Total Construction Cost \$13,839,683 \$236,422 \$14,076,105				
Sale and NSS Costs				
Construction Risk Contingency (2.5%) S341_212 S45_215 S295_997 Seguested Support Services S460_363 S85_000 S95_383 S85_000 S95_383 S85_000 S95_383 S85_000 S95_383 S85_000 S95_383 S85_000 S95_383 S95		\$13,039,003	ψ200, 4 22	\$14,070,103
Negiosted Support Services S460,363 \$65,000 \$395,363 \$50,000 \$395,363 \$65,000 \$395,363 \$65,000 \$395,363 \$65,000 \$395,363 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000 \$591,365 \$65,000		\$341.212	-\$45.215	\$295 997
Total Risk and NSS Costs				
GC/CM MACC \$14,641,255 \$126,207 \$14,767,465				
GC/CM Cost				
GC/CM Fixed Fee Amount (6.15%)				
Specified General Conditions				
Segret		\$744,178		\$741,963.50
Sales Tax		\$242,163	\$0	
Name				
Sales Tax				
Washington State Sales Tax (WSST) \$1,359,601 \$1 \$1,359,602	Total GC/CM Contract Amount	\$15,627,599	\$123,993	\$15,751,592
Washington State Sales Tax (WSST) \$1,359,601 \$1 \$1,359,602	Color Terr			
Preconstruction Services Contract \$200,000 \$0 \$200,000		¢1 250 601	61	©1 2E0 602
Design and Engineering Costs	Washington State Sales Tax (WSST)	\$1,339,601	ŞΙ	\$1,359,002
Design and Engineering Costs	Preconstruction Services Contract	\$200,000	\$0	\$200,000
Design and Engineering Costs	1 reconstruction dervices contract	Ψ200,000	\$0	Ψ200,000
Design and Engineering Costs	TOTAL CONSTRUCTION COST	\$16.987.200	\$123,994	\$17,111,194
Architectural Design (10.37% of MACC)		, ,,,,,		
Civil Design	Design and Engineering Costs			
Aquatics Design				
Cost Estimating \$11,935 \$0 \$11,935 A&E Additional Services Fees \$19,070 \$0 \$19,070 A&E Estimated Expences \$6,899 \$0 \$6,899 A&E Estimated Expences \$6,899 \$0 \$6,899 Project Management Costs \$1,226,883 \$0 \$1,226,883 Project Management Gorium Servicio \$81,530 \$0 \$81,530 GC/CM Consultation \$87,255 \$0 \$87,255 Attomey Costs \$3,850 \$0 \$3,850 Attomey Costs \$33,850 \$0 \$3,850 Construction Contengency (5%) \$720,000 \$191,207 \$528,793 Soft Costs \$0 \$0 \$0 \$3,723 Connection Fees \$0 \$0 \$0 \$0 Commissioning \$37,723 \$0 \$37,723 \$0 \$37,723 Testing \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$12,000 \$0 \$12,000 \$0 \$12,400 \$0 \$12,400				
A&E Additional Services Fees \$19,070 \$0 \$19,070 A&E Estimated Expences \$6,899 \$0 \$6,899 Total Design and Engineering \$1,226,883 \$0 \$1,226,883 Project Management Costs Project Management General Strates \$81,530 \$0 \$81,530 Actionney Costs \$3,850 \$0 \$3,850 Attorney Costs Total Project Management \$172,635 \$0 \$3,850 Construction Contengency (5%) \$720,000 \$191,207 \$528,793 Soft Costs Connection Fees \$0 \$0 \$0 Connection Fees \$0 \$0 \$0 Commissioning \$37,723 \$0 \$37,723 Testing \$10,000 \$10,000 \$20,000 Permits \$152,626 \$0 \$152,626 Site Surveying \$32,800 \$0 \$32,800 Environmental Assessment / Geotech \$12,600 \$0 \$2,				
Total Design and Engineering \$1,226,883 \$0 \$1,226,883				
Total Design and Engineering				
Project Management				
Project Management		\$1,220,000	Ţ	\$1,220,000
Section		\$81,530	\$0	\$81,530
Attomey Costs				
Contingencies	Attorney Costs			
Soft Costs				\$3,85U
Soft Costs	Total Project Management			
Connection Fees	Contingencies			
Commissioning	Contingencies Construction Contengency (5%)	\$172,635	\$0	\$172,635
Testing	Contingencies Construction Contengency (5%) Soft Costs	\$172,635 \$720,000	\$0 -\$191,207	\$172,635 \$528,793
Permits	Contingencies Construction Contengency (5%) Soft Costs Connection Fees	\$172,635 \$720,000 \$0	-\$191,207 \$0	\$172,635 \$528,793 \$0
Site Surveying \$32,800 \$0 \$32,800 Enviormental Assessment / Geotech \$12,400 \$0 \$12,400 Misc. Costs \$2,600 \$0 \$2,400 Misc. Costs \$2,600 \$0 \$2,600 Transformer Relocation \$27,004 \$0 \$27,004 Asbesto Removal \$3,128 \$0 \$2,000 Benches \$20,000 \$0 \$20,000 Benches \$2,500 \$0 \$2,500 Landscaping \$80,000 \$0 \$80,000 Archeology Monitoring \$18,267 \$0 \$18,267 Horizon Center Move Costs (outside GC/CM project) \$40,000 \$409,048 Horizon Center Move Costs (outside GC/CM project) \$85,508 \$0 \$85,508 Enviormental Assessment \$2,500 \$0 \$2,500 Site Survey \$2,000 \$0 \$2,000 Design and Engineering \$14,000 \$0 \$14,000 Permiting \$1,707 \$704 \$2,411 Easement \$	Construction Contengency (5%) Soft Costs Connection Fees Commisioning	\$172,635 \$720,000 \$0 \$37,723	\$0 -\$191,207 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723
Enviormental Assessment / Geotech	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing	\$172,635 \$720,000 \$0 \$37,723 \$10,000	-\$191,207 \$0 \$0 \$10,000	\$172,635 \$528,793 \$0 \$37,723 \$20,000
Misc. Costs \$2,600 \$0 \$2,600 Transformer Relocation \$27,004 \$0 \$27,004 Asbesto Removal \$3,128 \$0 \$3,128 Fumiture \$20,000 \$0 \$20,000 Benches \$2,500 \$0 \$20,000 Benches \$2,500 \$0 \$20,000 Landscaping \$80,000 \$0 \$80,000 Archeology Monitoring \$18,267 \$0 \$18,267 Horizon Center Move Costs (outside GC/CM project) \$10,000 \$409,048 Land Purchases \$85,508 \$0 \$85,508 Enviormental Assessment \$2,500 \$0 \$2,500 Site Survey \$2,000 \$0 \$2,000 Pesign and Engineering \$14,000 \$0 \$14,000 Pemiting \$1,707 \$704 \$2,411 Easement \$16,921 \$37,716 \$307,728 Construction Contracts \$270,012 \$37,716 \$307,728 House Move \$67,000 \$6,400	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commissioning Testing Permits	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626	\$0 -\$191,207 \$0 \$0 \$10,000 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626
Asbesto Removal	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Environmental Assessment / Geotech	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400	\$0 -\$191,207 \$0 \$0 \$10,000 \$0 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400
Furniture	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Environmental Assessment / Geotech Misc. Costs	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600	\$0 -\$191,207 \$0 \$0 \$10,000 \$0 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$2,600
Benches \$2,500 \$0 \$2,500 Landscaping \$80,000 \$0 \$80,000 Archeology Monitoring \$18,267 \$0 \$18,267 Horizon Center Move Costs (outside GC/CM project) \$399,048 \$10,000 \$409,048 Land Purchases \$85,508 \$0 \$85,508 Enviormental Assessment \$2,500 \$0 \$2,500 Site Survey \$2,000 \$0 \$2,000 Design and Engineering \$14,000 \$0 \$14,000 Permiting \$16,921 \$0 \$16,921 Construction Contracts \$270,012 \$37,716 \$307,728 House Move \$67,000 \$6,400 \$73,400 Attomey Costs \$8,423 \$0 \$8,430 Misc. Costs \$1,000 \$0 \$1,000 Sales Tax \$29,320 \$3,838 \$33,158 Bond Council Fees \$37,962 \$0 \$37,962 Bond Underwriting Fees \$67,171 \$0 \$67,171 Bond Rating Fee	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600 \$2,600	\$0 -\$191,207 \$0 \$0 \$0 \$10,000 \$0 \$0 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004
Landscaping \$80,000 \$0 \$80,000 Archeology Monitoring \$18,267 \$0 \$18,267 Total Soft Costs \$399,048 \$10,000 \$499,048 Horizon Center Move Costs (outside GC/CM project) \$85,508 \$0 \$85,508 Enviormental Assessment \$2,500 \$0 \$2,500 Site Survey \$2,000 \$0 \$2,000 Design and Engineering \$14,000 \$0 \$14,000 Permiting \$1,707 \$704 \$2,411 Easement \$16,921 \$37,716 \$307,728 House Move \$67,000 \$6,400 \$73,400 Attomey Costs \$8,423 \$0 \$8,423 Misc. Costs \$1,000 \$0 \$1,000 Sales Tax \$29,320 \$3,338 \$33,158 Total Horizon Center Move Costs \$48,391 \$48,658 \$547,049 Project Financing Costs \$67,171 \$0 \$67,171 \$0 \$67,171 \$0 \$67,171 \$0 \$61,500 \$0	Contingencies Construction Contengency (5%) Soft Costs Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Environmental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128	\$0 -\$191,207 \$0 \$0 \$10,000 \$0 \$0 \$0 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128
Archeology Monitoring	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Environmental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$2,600 \$27,004 \$3,128 \$20,000	\$0 -\$191,207 \$0 \$10,000 \$0 \$0 \$0 \$0 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$27,004 \$3,128 \$20,000
Total Soft Costs \$399,048 \$10,000 \$409,048	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$2,800 \$12,400 \$2,600 \$27,004 \$3,128 \$20,000 \$2,500	\$0 \$0 \$0 \$10,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$172,635 \$528,793 \$0,000 \$152,626 \$32,800 \$12,400 \$2,500 \$27,004 \$3,128 \$20,000
Horizon Center Move Costs (outside GC/CM project)	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$2,600 \$27,004 \$3,128 \$20,000 \$2,500 \$80,000	\$0 -\$191,207 \$0 \$0 \$10,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$2,600 \$27,004 \$3,128 \$20,000 \$2,500 \$2,500 \$80,000
Enviormental Assessment	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Environmental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128 \$20,000 \$2,500 \$80,000 \$19,267	\$0 -\$191,207 \$0 \$10,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128 \$20,000 \$25,500 \$20,000 \$25,500 \$20,000 \$1,2500 \$20,000
Site Survey \$2,000 \$0 \$2,000 Design and Engineering \$14,000 \$0 \$14,000 Permitting \$1,707 \$704 \$2,411 Easement \$16,921 \$0 \$16,921 Construction Contracts \$270,012 \$37,716 \$307,728 House Move \$67,000 \$6,400 \$73,400 Attorney Costs \$8,423 \$0 \$8,423 Misc. Costs \$1,000 \$0 \$1,000 Sales Tax \$29,320 \$3,838 \$33,158 Total Horizon Center Move Costs \$498,391 \$48,658 \$547,049 Project Financing Costs \$37,962 \$0 \$37,962 Bond Council Fees \$37,962 \$0 \$37,962 Bond Underwiting Fees \$67,171 \$0 \$67,171 Bond Rating Fee \$15,500 \$0 \$15,500 Total Project Financing Costs \$120,633 \$0 \$12,6633 Project Total \$20,116,235 \$50,2116,235 \$20,116,235	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project)	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$27,004 \$3,128 \$20,000 \$2,500 \$2,500 \$2,500 \$3,280,000 \$3,128 \$4,128 \$3,128 \$4	\$0 -\$191,207 \$0 \$10,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$27,004 \$3,128 \$20,000 \$2,500 \$2,500 \$2,500 \$3,128 \$40,000 \$4,50
Design and Engineering	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project) Land Purchases	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128 \$20,000 \$2,500 \$40,000 \$1,260 \$2,500 \$3,128 \$20,000 \$1,260 \$2,500 \$2,500 \$40,0	\$0 -\$191,207 -\$0 -\$0 -\$10,000 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	\$172,635 \$528,793 \$0,000 \$152,626 \$12,400 \$2,600 \$27,004 \$3,128 \$20,000 \$2,500 \$40,000 \$40,
Permitting	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project) Land Purchases Enviormental Assessment	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128 \$20,000 \$80,000 \$18,267 \$399,048	\$0 -\$191,207 -\$0 -\$0 -\$10,000 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$2,500 \$27,004 \$3,128 \$20,000 \$2,500 \$80,000 \$18,267 \$409,048
Easement \$16,921 \$0 \$16,921 Construction Contracts \$270,012 \$37,716 \$37,728 House Move \$67,000 \$6,400 \$73,400 Attorney Costs \$8,423 \$0 \$8,423 Misc. Costs \$1,000 \$0 \$1,000 Sales Tax \$29,320 \$3,838 \$33,158 Total Horizon Center Move Costs Bond Council Fees \$37,962 \$0 \$37,962 Bond Underwriting Fees \$67,171 \$0 \$67,171 Bond Rating Fee \$15,500 \$0 \$15,500 Total Project Financing Costs \$120,633 \$0 \$120,633 Project Total \$20,124,790 \$100,883 \$20,116,235	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project) Land Purchases Enviormental Assessment Site Survey	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128 \$20,000 \$18,267 \$399,048 \$85,508 \$2,500 \$2,500 \$2,500	\$0 -\$191,207 -\$0 -\$10,000 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$2,500 \$27,004 \$3,128 \$2,500 \$18,267 \$409,048 \$85,508 \$2,500 \$2,500 \$2,500
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Bond Council Fees \$37,962 \$0 \$37,962 Bond Underwriting Fees \$67,171 \$0 \$67,171 Bond Rating Fee \$15,500 \$0 \$15,500 Total Project Financing Costs \$12,633 \$0 \$12,633 Project Total \$20,124,790 \$10,883 \$20,116,235	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commisioning Testing Permits Site Surveying Environmental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project) Land Purchases Environmental Assessment Site Survey Design and Engineering Permiting Easement Construction Contracts House Move Attorney Costs Misc. Costs Misc. Costs Misc. Costs Misc. Costs Misc. Costs Misc. Costs Sales Tax	\$172,635 \$720,000 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,500 \$2,500 \$2,500 \$8,000 \$18,267 \$399,048 \$2,500 \$11,000 \$14,	\$0 -\$191,207 -\$0 -\$10,000 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$27,004 \$3,128 \$20,000 \$2,500 \$4,000 \$2,500 \$18,267 \$409,048 \$2,500 \$14,000 \$2,411 \$16,921 \$37,728 \$37,728 \$37,728 \$31,000 \$3,158
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Bond Rating Fee	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Connection Fees Commisioning Testing Permits Site Surveying Environmental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project) Land Purchases Environmental Assessment Site Survey Design and Engineering Permiting Easement Construction Contracts House Move Attomey Costs Misc. Costs Sales Tax Total Horizon Center Move Costs	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$27,004 \$3,128 \$20,000 \$2,500 \$18,267 \$399,048 \$2,500 \$14,000	\$0 -\$191,207 -\$0 -\$0 -\$10,000 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	\$172,635 \$528,793 \$20,000 \$152,626 \$32,800 \$12,400 \$2,600 \$2,600 \$2,500 \$4,000 \$18,267 \$409,048 \$2,500 \$14,000 \$2,500 \$2,500 \$14,000 \$2,411 \$16,921 \$30,721 \$31,722 \$33,7340 \$3,3158 \$73,400 \$3,3158
Project Total \$20,124,790 -\$100,883 \$20,116,235	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Commissioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project) Land Purchases Enviormental Assessment Site Survey Design and Engineering Permiting Easement Construction Contracts House Move Attomey Costs Misc. Costs Misc. Costs Misc. Costs Sales Tax Total Horizon Center Move Costs Project Financing Costs Bond Council Fees	\$172,635 \$720,000 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600 \$2,600 \$2,500 \$2,500 \$3,128 \$2,000 \$1,267 \$3,128 \$2,500 \$4,000 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$1,270 \$1,707 \$1,5921 \$67,000 \$8,423 \$1,000 \$2,320 \$4,98,391	\$0 -\$191,207 -\$0 -\$19,000 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	\$172,635 \$528,793 \$20,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128 \$2,500 \$4,2500 \$4,2500 \$4,2500 \$4,2500 \$4,2500 \$4,2500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,2670 \$2,500 \$1,000 \$3,158 \$3,158 \$547,049
	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Connection Fees Commisioning Testing Permits Site Surveying Environmental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project) Land Purchases Environmental Assessment Site Survey Design and Engineering Permiting Easement Construction Contracts House Move Attomey Costs Misc. Costs Sales Tax Total Horizon Center Move Costs Project Financing Costs Bond Council Fees Bond Council Fees Bond Council Fees Bond Olderwitting Fees Bond Underwriting Fees Bond Rating Fees	\$172,635 \$720,000 \$0 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,500 \$2,500 \$2,500 \$18,267 \$399,048 \$86,000 \$18,267 \$399,048 \$1,000 \$	\$0 -\$191,207 -\$0 -\$10,000 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	\$172,635 \$528,793 \$0 \$37,723 \$20,000 \$152,626 \$32,800 \$12,400 \$2,500 \$2,500 \$2,500 \$18,267 \$409,048 \$85,508 \$2,500 \$2,500 \$2,500 \$2,500 \$2,500 \$2,411 \$16,921 \$37,728 \$3,128 \$37,728 \$33,158 \$47,049
	Contingencies Construction Contengency (5%) Soft Costs Connection Fees Connection Fees Commissioning Testing Permits Site Surveying Enviormental Assessment / Geotech Misc. Costs Transformer Relocation Asbesto Removal Furniture Benches Landscaping Archeology Monitoring Total Soft Costs Horizon Center Move Costs (outside GC/CM project) Land Purchases Enviormental Assessment Site Survey Design and Engineering Permiting Easement Construction Contracts House Move Attomey Costs Misc. Costs Misc. Costs Sales Tax Total Horizon Center Move Costs Project Financing Costs Bond Council Fees Bond Council Fees Bond Underwriting Fees Bond Rating Fee Total Project Financing Costs	\$172,635 \$720,000 \$37,723 \$10,000 \$152,626 \$32,800 \$12,400 \$2,600 \$27,004 \$3,128 \$20,000 \$1,2500 \$40,000 \$2,500 \$40,000 \$1,267 \$399,048 \$2,500 \$1,267 \$399,048 \$2,500 \$1,267 \$399,048 \$2,500 \$1,707 \$16,921 \$270,012 \$67,000 \$44,000 \$2,900 \$3,100 \$4,0	\$0 -\$191,207 -\$0 -\$19,000 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0 -\$0	\$172,635 \$528,793 \$20,000 \$152,626 \$32,800 \$12,400 \$2,500 \$27,004 \$3,128 \$2,500 \$2,500 \$4,260 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$2,500 \$1,267 \$409,048 \$2,500 \$1,267 \$409,048 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$409,048 \$2,500 \$1,267 \$3,128 \$2,500 \$1,267 \$409,048 \$2,500 \$1,267 \$3,100 \$2,411 \$1,6921 \$307,728 \$3,100 \$3,158 \$547,049 \$37,962 \$67,171 \$15,500 \$12,683

Project Cash Flow												
OPENING BALANCE	\$0	\$9,417,196	\$11,632,896	\$10,408,530	\$10,009,072	\$8,683,705	\$7,358,338	\$6,032,971	\$4,707,604	\$3,414,073		
Description	2018 (Actual)	2019 (Actual)	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20		
Project Funding												
2018 LTGO Bond	\$9,998,941											
Sale of Property												
Opptertunity Fund Grant	\$50,000											
2020 Park Revenue Bond		\$6,800,000										
2018 Legislative Appropiation (Reimbursement) (\$1,455,000)		\$1,455,000										
2019 Legislative Appropiation (Reimbursement) (\$823,200)				\$823,200								
2020 Legislative Appropiation (Reimbursement) (800,000)												
LWCF Grant (RCO)(3.70%% Reimbursement) (\$500,000)				\$71,428	\$71,428	\$71,428	\$71,428	\$71,428	\$71,428	\$71,428		
CDBG Brant (5.56% Reimbursement) (750,000)				\$195,179	\$92,470	\$92,470	\$92,470	\$92,470	\$92,470	\$92,470		
Bond Interest	\$82,793	\$144,565.00										
Total New Cash	\$10,131,734	\$8,399,565	\$0	\$1,089,807	\$163,898	\$163,898	\$163,898	\$163,898	\$163,898	\$163,898		
Total Cash	\$10,131,734	\$17,816,761	\$11,632,896	\$11,498,337	\$10,172,970	\$8,847,603	\$7,522,236	\$6,196,869	\$4,871,502	\$3,577,971		
Project Expenditures												
Construction		\$4,778,643	\$1,182,373	\$1,447,272	\$1,447,272	\$1,447,272	\$1,447,272	\$1,447,272	\$1,447,273	\$1,447,274		
Architects/Engineers	\$386,147	\$644,046	\$28,700	\$28,700	\$28,700	\$28,700	\$28,700	\$28,700				
Project Management	\$83,815	\$30,360	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$5,862	\$5,863		
Consultants (Testing and comissioning)		\$23,681	\$4,293	\$4,293	\$4,293	\$4,293	\$4,293	\$4,293	\$4,294	\$4,295		
Permits		\$179,391										
Land	\$85,508								•			
Pre Construction/Horizon Center	\$34,924	\$527,744							•			
Project Financing Costs	\$124,144							·	•	·		
Total Expenditures	\$714,538	\$6,183,865	\$1,224,366	\$1,489,265	\$1,489,265	\$1,489,265	\$1,489,265	\$1,489,265	\$1,457,429	\$1,457,432		
ENDING BALANCE	\$9,417,196.00	\$11,632,896.00	\$10,408,530	\$10,009,072	\$8,683,705	\$7,358,338	\$6,032,971	\$4,707,604	\$3,414,073	\$2,120,539		

Item for Consideration by the Board of Commissioners

Agenda Item: ___1d__

Date: 2-25-2020

From: Jessica Compton, Aquatics Manager **Subject:** Pricing Change for New Facility

- **19. Summary:** The District has not raised pricing since 2013. With new and improved programs and activities, a pricing adjustment is needed in order to be competitive with similar aquatic centers.
- **20.RCW/Policy Requirements:** By policy, the Board of Commissioners is required to approve all permanent pricing for use of facility.
- 21.Background/Analysis: Attached is the rate survey we did with similar aquatic centers in similar size towns. Also attached is the recommended rate schedule developed by the staff and the Advisory Committee based upon the rate survey results. Overall, the price increase is approximately 8% over our 2013 rates. It is also recommended to start an annual increase to match at least the CPI increase or decrease for our area.
- **22. Financial Impact:** If adopted, the pricing will increase revenue by 8% over the 2020 budget estimate, which would be approximately \$72,000 in additional revenue.
- 23. Environmental Impact: None
- **24. Recommended Action:** Motion to approve the recommended pricing schedule and adjust the pricing each January based upon the published CPI for the Port Angeles area.

 City of Fife \$4.00 \$4.00 \$4.50	Astoria \$5.50 \$5.50 \$6.00	Snohomish \$5.00 \$4.50 \$6.00	YMCA \$2.00 \$10.00 \$10.00	Anacortes \$7.00 \$7.00 \$7.00	*New sac \$3.75 \$3.25 \$6.00	2019 \$3.25 \$2.75 \$5.25	General Admission Youth vet/Dis/Sen Adult		8% \$119.00 \$46.00 \$486.00 \$80.00	2019 \$110.00 \$42.50 \$450.00	Family 12 Visit An Mth Annual	8% \$59.50 \$34.00 \$351.00 \$60.00	2019 \$55.00 \$31.50 \$325.00	Adult 12 Visit An Mth Annual	8% \$38.00 \$19.75 \$205.00 \$50.00	2019 \$35.00 \$18.25 \$190.00	Youth 12 Visit An Mth Annual	8% \$40.50 \$20.00 \$216.00 \$50.00	2019 \$37.50 \$18.50 \$200.00	SR/DIS/Vet 12 Visit An Mth Annual Month	Astoria, OR	Membership Options
_	00 N/A	00 N/A	00 N/A	00 N/A	\$6.00	25 \$6.50	ult Exercise	24	00 \$75.00			00 \$52.00			00 N/A			.00 \$52.00)th Month		
\$12.50	\$18.00	\$20.00	N/A	\$15.00	\$12.00	\$10.50	Family		\$900.00			\$624,00			\$72,00			\$624.00		Annual	Sequim	Similar Facilities/Demographics
									\$85.00			\$55.00			\$55,00			\$53.00		Month	Anacortes	Demographics
									\$935.00			\$605.00			\$605.00			\$583,00		Annual	rtes	
									\$80,00			\$80.00			\$80.00			\$80.00		3-Month	City of Fife	
									\$500.00			\$300,00			\$250.00			\$250.00		Annual	Fife	
									N/A			\$54.00			\$45,00			\$40.50		10 visit	Snohomish	
			÷						\$640.00			\$432,00			\$360,00			\$288,00		Annual	nish	
									\$203.75			\$144.25			\$36.25			\$45.50		15 visit	Lincoln City, OR	
									\$693.50			\$319,50			\$219.75			\$255.25		Annual	ty, OR	

Membership Classes can be taken by anyone regardless if they buy a punch pass, day pass, monthly or annual pass There will no longer be a 'Out of District' rate There will no longer be a shower/sauna rate Lincoln City \$3.00 \$4.00 \$5.00 N/A N/A