

FY 2008 Modernization Construction Projects

WILSON POOL (WARD 3 AQUATIC CENTER)

Scheduled Completion Date: Summer 2009 (actual date pending finalization of Design-Build Agreement)

Project Team:

OPEFM: Darryl Somerville / William Mykins

DPR: Cheryl Campbell-Murga

Architect: Hughes Group Architects ("HGA")

Design-Builder: Sigal Construction

District Ward: 3

Schedule Status: The abatement and demolition work is complete. The site condition is stabilized and new construction is slated to start early 2008. OPEFM has submitted a permit application to DCRA for the soil erosion & sediment control, excavation, foundations and sub-grade structure work ("excavation & foundation work"), and the review is ongoing. HGA issued final construction documents (CD's) for this work on November 1, 2007 as part of their phased document release schedule. Updated documents are currently on file at DCRA. OPEFM has evaluated Design-Builder proposals and selected SIGAL Construction. The selected Design-Builder has started procurement of the excavation & foundation work and start other pre-construction activities. It's expected that the excavation & foundation work will start in December 2007. The next phased CD package is the superstructure / guaranteed maximum price ("GMP") package scheduled for February 1, 2008. This package will serve as the basis of the Design-Builder GMP.

Project History:

The Wilson Pool was closed in July 2003, due to structural deficiencies, after which various efforts to rebuild the pool were initiated. However it was not until October 2005 that DPR issued a request for qualifications for architectural services, which indicated a \$14 M in hard cost. HGA was selected as the architect and they started work in December 2005. The design was developed through a series of Community meetings and involvement by various Council members. In April 2006, HGA presented 2 design options (i) 40 meter pool w/ leisure pool; and (ii) 50 meter pool w/ leisure pool & whirlpool. In July 2006, DPR directed HGA to start schematic design utilizing the 50 meter pool option. Schematic design was completed in September 2006 and hard costs were estimated at \$22 M, excluding demolition & soft costs. In October 2006, DPR directed HGA to start Design Development utilizing the Schematic design. Around this time the geotechnical studies indicated that more rock excavation would be required than previously anticipated.

The DPR FY 07 Budget allotment was \$8 M with an additional \$3.5 projected for FY 08

During the Winter 2006/2007, DPR & HGA hosted additional Community meetings to provide updates on the design. Out of these meetings, the desire for a 3 meter diving board was expressed, but adding one would necessitate additional rock excavation, foundations, pool concrete, and filter / surge tanks. In February 2007, DPR directed HGA to add the 3 meter diving board. At a Community meeting later that month the estimated hard costs were indicated at \$22.5 M and the schedule indicated that demolition will begin in Spring 2007 and the project would be completed in Summer 2009; next steps were indicated as ANC review & approval; Board of Zoning Appeals (BZA) review &

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approval and Parking strategy. DPR submitted Raze Documents to the Office of Contracts & Procurement ("OCP") for solicitation.

In March 2007, the ANC 3F adopted a resolution requiring specific design elements for the pool, many of which were taken directly from the HGA presentation.

Design Development was completed in April 2007 and the hard costs were estimated at \$25 M, including demolition, but excluding soft costs. Value-engineering ideas were studied, but only about \$500,000 in savings was realized.

In May 2007, DPR directed HGA to start Construction Documents, but numerous issues including zoning, LEED commissioning agent, operational questions, and Community / ANC input resulted in DPR being unable to provide sufficient direction to HGA in order to proceed and the design was essentially "put on hold".

In June 2007, HGA reissued Raze Documents. DPR and DHCA entered into a MOU for DCHA to perform the abatement & demolition. The Office of Property Management ("OPM") contracted with the DC Housing Authority ("DCHA") to perform the abatement and demolition work through their subsidiary DC Housing Enterprises ("DCHE"). Demolition started on August 13, 2007 and is scheduled to be completed by mid-November 2007.

In July 2007, OPEFM was asked by DPR and the Mayor's Office to take over responsibility for the day-to-day management of the design and construction on the project. DPR and OPEFM entered into an MOU for this purpose and OPEFM assumed responsibility for the project. Based on the DD cost estimate provided by HGA and confirmation by a 3rd party peer review, OPEFM has revised the estimated budget to be approximately \$33 Million. This variance is recognized in the MOU between DPR and OPEFM and each party acknowledges that they will endeavor to identify additional funds available for this project. However, OPEFM still has not received the executed MOU from DPR / Office of Contracts & Procurement ("OCP") and therefore cannot move forward with the intra-district transfer of funds from DPR to OPEFM.