

City of Piedmont
COUNCIL AGENDA REPORT

DATE: March 21, 2016

TO: Mayor and Council

FROM: Paul Benoit, City Administrator

SUBJECT: Consideration of Award of Contract to Harley, Ellis Devereaux for the Aquatics Center Master Plan

RECOMMENDATION

By motion,
Approve the award of contract to Harley, Ellis, Devereaux for development of the Aquatics Center Master Plan in accordance with the requirements of the City of Piedmont's Request for Proposals dated September 9, 2015 and Harley, Ellis, Devereaux's submitted response dated October 5, 2015, and revised on January 15, 2016, for a fee of \$31,680, plus reimbursable expenses not to exceed \$3,500, for a total maximum fee not to exceed \$35,180.

BACKGROUND

In approving the Fiscal Year 2015-2016 Budget, the City Council authorized staff to proceed with developing a specific Request for Proposal (RFP) to secure the services of a design professional with proven experience in planning aquatics facilities, who could assist the City through the process of investigating the conceptual possibilities and costs of a new Aquatic Center.

On September 9, 2015, the Request for Proposals was published. The pre-proposal meeting was held on September 19, 2015, which included a walking tour of the existing aquatics center, and a questions and answer session with the prospective consultants.

Five (5) proposals were received on October 7, 2015,

All proposals were reviewed by City Administrator, Paul Benoit, Recreation Director Sara Lillevand, Aquatics Manager, Rebecca Sermenio, and Public Works Director, Chester Nakahara. From the five (5) submittals, the field was narrowed to 3 finalists. They were DSK Architects, JKA Architecture, and Harley Ellis Devereaux.

On November 12, 2015, the three (3) finalists each made their oral presentations to a review committee comprised of the following individuals:

Paul Benoit, City Administrator
Councilperson Teddy King

Councilperson Tim Rood
Sara Lillevand, Recreation Director
Rebecca Sermenio, Aquatics Coordinator
Chester Nakahara, Public Works Director
Betsy Smegal Anderson, Recreation Commissioner
Jonathon Levine, Park Commissioner

On November 19, 2015, the three finalists were then vetted and discussed by the review committee, and a consensus was reached to select Harley Ellis Devereaux. On December 16, 2015, a meeting with Paul Benoit, Sara Lillevand, and Chester Nakahara was held to confer with the project team from Harley Ellis Devereaux, where the scope of work, schedule of services, and expectations of the City were discussed in detail. It was determined that Harley Ellis Devereaux would submit a revised proposal so that their services would better reflect the City's intended process of developing the master plan, with a high emphasis on public input and dialogue, without a change in proposed fees. Additionally, Harley Ellis Devereaux included optional services which the City may find critical in the future should the master plan move into it's next phase. Their revised proposal dated January 15, 2016 is attached as Exhibit A.

FISCAL CONSIDERATIONS

The cost of the design professional's services will be a fee of \$31, 680, plus reimbursable expenses for reproduction, mileage, and photos not to exceed \$3,500, for a total maximum fee of \$35,180. This will be paid through the Capital Improvement Projects Fund as approved by the City Council for Fiscal Year 2015-2016.

CITY ATTORNEY REVIEW

The City Attorney has reviewed and approved the Contract as to form and legality.

By: Chester Nakahara. Public Works Director

Aquatics Center Master Plan PROFESSIONAL SERVICES AGREEMENT

CONTRACT

This Contract made **March 21, 2016**, between the **City of Piedmont**, California, a municipal Corporation, 120 Vista Avenue, Piedmont, California 94611, referred to as "City" and **Harley Ellis Devereaux**, hereinafter referred to as "Independent Contractor".

1. City is a municipal corporation which needs certain services performed as more specifically set forth hereafter.
2. Independent Contractor agrees to perform these services for City under the terms and conditions set forth in this Contract.

3. Services

The Independent Contractor shall provide services as follows: Provide all professional design services to assist the City of Piedmont with the creation of a conceptual Master Plan for a new aquatics facility located at 777 Magnolia Avenue in accordance with the City of Piedmont Request for Proposal dated September 9, 2015, attached hereto as Exhibit A and incorporated herein by reference, and the response submitted by Independent Contractor dated January 15, 2016, attached hereto as Exhibit B and incorporated herein by reference.

4. Compensation

City will pay Independent Contractor an amount not to exceed \$31,680, plus reimbursable expenses not to exceed \$3,500. Payment will be made on a completion of milestone basis in accordance with the consultant's completion schedule as set forth in Exhibit B. Payments will be made as the work progresses and is approved by the City. The City shall issue payment within 30 days of the City's approval of each milestone delivered by Independent Contractor. The total payment for completion of all the tasks included in the agreement shall not exceed the agreed upon "not to exceed" amount.

5. Term

Unless otherwise terminated as provided in this Contract, this Contract shall terminate on December 31, 2016.

6. Contractual Relationship

The parties intend that an Independent Contractor-employer relationship will be created by this Contract. City is interested only in the results to be achieved, and the conduct and control of the work will lie solely with Independent Contractor. Independent Contractor is not to be considered an agent or employee of City for any purpose, and neither

Independent Contractor or any employees of Independent Contractor are entitled to any of the benefits that City provides for City's employees. It is understood that City does not agree to use Independent Contractor exclusively. It is further understood that Independent Contractor is free to contract for similar services to be performed for other cities, persons or entities while it is under Contract with City. Independent Contractor shall be fully responsible for all income, social security or other taxes or deductions, including but not limited to worker's compensation and unemployment deductions, relating to the services it performs for City.

7. Hold Harmless Contract

Independent Contractor agrees to defend, indemnify and hold the City, its officers, agents and employees, harmless from any and all claims, demands, actions and causes of action to the extent caused by Independent Contractor's negligent acts, errors or omissions or willful misconduct in the performance of this Contract. In addition, in the event a court of law determines that City is only responsible for a specific percentage of such damages and/or attorney's fees and/or costs of defense related thereto, or is not at all responsible, Independent Contractor shall be fully responsible for and shall reimburse City fully for all damages and attorneys fees and defense costs incurred by City based on the specific percentage that is determined by a court of law or arbitrator to be the responsibility of Independent Contractor, and if no such responsibility is found applicable to City, then Independent Contractor shall pay/reimburse City for 100% of its damages, its attorneys fees and its costs of defense.

8. Insurance

The following minimum levels of insurance coverage shall be provided during the term of this Contract. Prior to the execution of the Contract, Independent Contractor shall provide proof of insurance required. Independent Contractor shall provide City 30-day prior written notice of termination or material change in coverage and ten (10) days prior written notice of cancellation for non-payment.

The City of Piedmont, its Council Members, directors, officers, agents and employees shall be named as additional insured. Independent Contractor shall provide City with an additional insured certificate for each such insurance coverage.

A.	<u>Professional Liability Insurance.</u>	\$1,000,000
B.	<u>Worker's Compensation Insurance.</u>	\$1,000,000
C.	<u>Automobile Insurance</u>	\$2,000,000
C.	<u>Public Liability and Property Damage Insurance.</u> (single limit per occurrence)	\$2,000,000

Independent Contractor, Inc. shall notify City promptly (no less than 24 hours based on

regular business days from the time it is initially notified) after it has been served or notified of any claim or legal action that in any way involves Independent Contractor, and the City of Piedmont, even if the City is not named in the claim or as a defendant in any legal action, if such notification comes to Independent Contractor from any source other than the City. Independent Contractor shall also promptly provide City, within the same time period set forth in the prior sentence, with copies of any document or information it has on such claim or legal action.

9. Assignability

Independent Contractor shall not assign, delegate, or transfer any interest in this agreement nor the performance of any Independent Contractor's obligations hereunder, without the prior written consent of the City.

10. Miscellaneous

As used in this Contract, the masculine, feminine or neuter gender, and the singular or plural number, shall each be deemed to include the others whenever the context so indicates.

11. Notices

Any notices to be sent pursuant to this Contract shall be given in writing, via facsimile and concurrently by prepaid U.S. certified or registered postage addressed to City at 120 Vista Avenue, Piedmont, California 94611, and to Independent Contractor at 417 Montgomery Street, San Francisco, CA. 94104, or at such other address as each party shall give the other in writing from time to time, and notices shall be deemed received at the time of personal delivery or three (3) working days after being placed in the United States Mail, postage prepaid, certified mail, return receipt requested.

12. Governing Law

This Contract shall be governed by the laws of the State of California.

13. Modification

Any modification of this Contract will be effective only if it is in a writing signed by all parties to this Contract.

14. Time is of the Essence

Time is of the essence in the performance of this Contract.

15. Termination

The following provisions shall govern termination under this Contract:

- a. Either party may terminate this Contract for cause as follows:
 - (1) The party electing to terminate shall give the other party written notice of termination at least five (5) days prior to the termination date, setting forth very specifically the grounds for termination, the specific provisions of the Contract that has been violated, and a full statement of the facts surrounding the violations(s).
 - (2) If the terminated party so elects, the parties shall meet promptly and make good faith efforts to resolve the violation(s) in a mutually agreeable way.
 - (3) If any such violation cannot be resolved by the parties at such meeting, or at any mutually agreed extension(s) of such meeting, the termination shall proceed.
 - (4) If the violation(s) have not been resolved, the terminating party may proceed with termination, and with retaining other person(s) or entities to provide engineering service, if the terminating party is the City.
- b. Either party may terminate the Contract at any time without cause upon at least sixty (60) days prior written notice to the other party. In the event of any such termination by City, Independent Contractor shall be paid for services actually performed through the date of termination, and Contractor's work shall be immediately discontinued as of that date, except that City may elect, at City's option, to have Independent Contractor complete one or more projects or specific activities which are then in progress, in which case Independent Contractor shall be paid for such services until completion. If terminated by Independent Contractor, any assignment accepted by Independent Contractor prior to the notice of termination shall be completed if desired by City.

16. Equal Opportunity

Independent Contractor shall insure that its policies and practices provide equal opportunity to all applicants and employees without regard to race, color, creed, gender, age, religion, national origin, sexual preference, marital status, disability, Acquired Immune Deficiency Syndrome (AIDS), AIDS-Related Complex (ARC) and in addition, Independent Contractor must comply with the Americans with Disabilities Act.

IN WITNESS WHEREOF, the parties have executed this Contract at Piedmont, California, the day and year first above written.

CITY OF PIEDMONT:

By: _____
Margaret Fujioka, Mayor

By: _____
John R. Dale, Principal
Harley Ellis Devereaux

Attest:

John O. Tulloch, City Clerk

Approved as to form and legality:

Michelle Marchetta Kenyon, City Attorney
Chad Herrington, Assistant City Attorney

01 . 15 . 16

City of Piedmont



HARLEY ELLIS DEVEREAUX

Revised Proposal
for
Aquatic Center Master Plan

Section 1	Project Approach & Schedule
Section 2	Project Team
Section 3	Fee Proposal
Section 4	References
Section 5	Exceptions
Section 6	Project Experience

An aerial photograph of a large swimming pool with multiple lanes. Swimmers are visible in each lane, moving from left to right. The water is a clear blue, and the lane lines are visible as dark lines with yellow and red floats. A semi-transparent yellow rectangular box is overlaid on the center of the image, containing the text for Section 1.

Section 1

Project Approach & Schedule

Section 1 Project Approach & Schedule

I. Project Planning

Since our last meeting on December 16th, we have developed a better understanding of the needs and challenges that have impacted the previous attempts to design a new facility. We also understand that the City of Piedmont's demographic composition of highly educated and involved citizens will greatly benefit a transparent, participatory, and citizen-focused planning process. We believe this enterprise will only be successful if we are able to develop community enthusiasm and support. With that in mind, we are proposing a few modifications in our original Project Approach, to allow more of our effort to be directed to the community process. Effective engagement of all stakeholders will ensure a well-balanced program and concept for the future aquatic center

Our team has developed a detailed, well-researched public and key stakeholder process methodology that helps identify all the needs, issues, and opportunities for your project. Additionally, the team explores knowledge of local issues and concerns that assist in producing useful and pertinent feedback. This approach allows not only the creation of more effective "new water" but also results in a design that represents a 'solid investment', a 'classic' solution, and good value. The new facility should be understated rather than overdone, and should fit into the community context.

We also understand that the plan needs to resonate with the people of Piedmont and we have reviewed our project timeline to reflect a longer schedule that will better allow this process to occur. The process outlined for each task has proven successful on projects of similar program elements and size. Each phase will be monitored through regular meetings with a "Steering Committee", a balanced representation of the stakeholders, selected by the City of Piedmont that will guide the process from start to finish. The process outlined below is flexible and allowing for modifications as needed to fit your budget, scope and schedule.

Needs Assessment, Data Collection and Preliminary Program Development:

The answers gained during the needs assessment and program development process establishes the parameters for the long-range plan. We begin by working closely with the city representatives and proposed user groups to identify specific issues while discussing various problem-solving approaches. This phase includes the following steps:

- Combine the expertise of the design/planning team with the client's understanding of issues, to develop preliminary needs assessment.
- Perform an in-depth analysis of all previous attempts to redesign the facility and evaluate the challenges that impacted their potential to be successful.
- Seek and value the input of all stakeholders in the project.
- Evaluate the anticipated parameters for the project (probable funding, administrative support and expectations, specific project needs, and reasonable construction cost ranges).

Section 1 Project Approach & Schedule

- Seek community partnerships to help make the project a reality. Evaluation of Piedmont Unified School District as a potential stakeholder.
- Seek creative opportunities to involve the city's representatives in the project development.
- Seek and define the best, most effective opportunities for each square foot of space.

To develop a complete understanding and consensus among all stakeholders in the project, we carefully document the process for the participants and provide updates at each meeting. This enhances support for the project by providing a reference document for the process. It also offers a great opportunity for the city's or representatives to document or highlight particular aspects of the project that will be critical to its successful funding and operation.

Project Orientation/Planning Meeting:

As part of the public process and information gathering, we will work to ensure that the future aquatic center integrates information from other recent and/or current planning work. We will meet with the steering committee to define the process, identify known issues and concerns, outline a proposed schedule, and set meeting dates as needed. The planning process consolidates relevant information from these planning documents, budgets, work plans, and funding plans utilized by the City of Piedmont to facilitate the comprehensive coordination of direction and recommendations. At this time, we review the details of the work plan and formalize the timeline and details of the creation of a conceptual plan. We will participate in public input sessions where various user groups, special interest groups, city representatives identify all proposed and/or recommended aquatic components.

Develop a Facility Program:

Based on the steering committee's direction, we will develop a final report that lists brief descriptions of each of the activities/spaces, required areas or critical dimensions, and any specialized needs for each concept. We will produce conceptual project cost estimates that include construction and non-construction costs.

Conceptual Plan:

Once the program has been established from the feasibility analysis, concepts are developed to further test the program and to understand the functional goals. During this time, sketches are developed to illustrate various arrangements and space relationships of the program. These sketches elicit comments and suggestions from the steering committee to make sure we have a common understanding of your goals and objectives. We work during this phase to reach consensus on the overall functionality of the project. This also is a time to challenge your standard operating procedures. We will suggest ideas at this point based on our experience with similar facilities; however, we want this building to be an expression of City of Piedmont's priorities, so we invest much of our time listening to you. In order to increase community engagement, we are tailoring our process and schedule to increase our effort on this phase.

Section 1 Project Approach & Schedule

We have included in our schedule an extra public meeting, allowing the community an opportunity to further take part of the process. This approach will lead to increased community support. The final solution will balance community needs and desires and provide a path to sustainable aquatic programming.

Estimate Capital Cost:

Included with the concepts are detailed site-specific construction costs, showing line item costs for each proposed space. An overview of site requirements outlines criteria for final site selection and implementation.

Final Report:

The final report will outline options for the future of aquatic programming for City of Piedmont. An Executive Summary will provide a comprehensive overview of the options explored; the balance of the report will incorporate detailed backup information.

This document and research is not only meant to facilitate a knowledgeable conversation about the future of aquatics, but is designed to be a working document into the future of the design and operation phase. It is an integral resource for staff to continually update in providing on-going aquatic programming for City of Piedmont.



II. Optional Additional Services

Operations Plan:

The operations plan includes a facility labor analysis, contractual services, commodities, and utilities. The labor analysis is based on the City of Piedmont pool's current labor structure as well as overhead rates, taking into account any changes in wage structure forecasted for the future. Utility analysis is based on site-specific usage for kilowatt hours and therms to produce an accurate projection of costs. Bringing all this information forward, we present an opinion of financial operations over the first five years.

Energy Master Plan:

This potential additional service would entail the detailed analysis of site, climate, building type and orientation, outdoor swimming pool design and orientation in terms of energy consumption. Holistic strategies would be developed to reduce energy use and therefore reduce operating costs. The ultimate goal would be the creation of a zero net aquatic center.

Optional Artist's Renderings of Final Conceptual Design:

Our proposal includes the delivery of conceptual 2D plans and simple 3-d modeling as part of our final document package. In our last meeting, it became clear that developing community enthusiasm is a major goal in the process. 3D Artist's Renderings of the final concept could be a valuable tool in achieving this goal.

Section 1 Project Approach & Schedule

Timeline for Completion for the City of Piedmont Aquatic Center

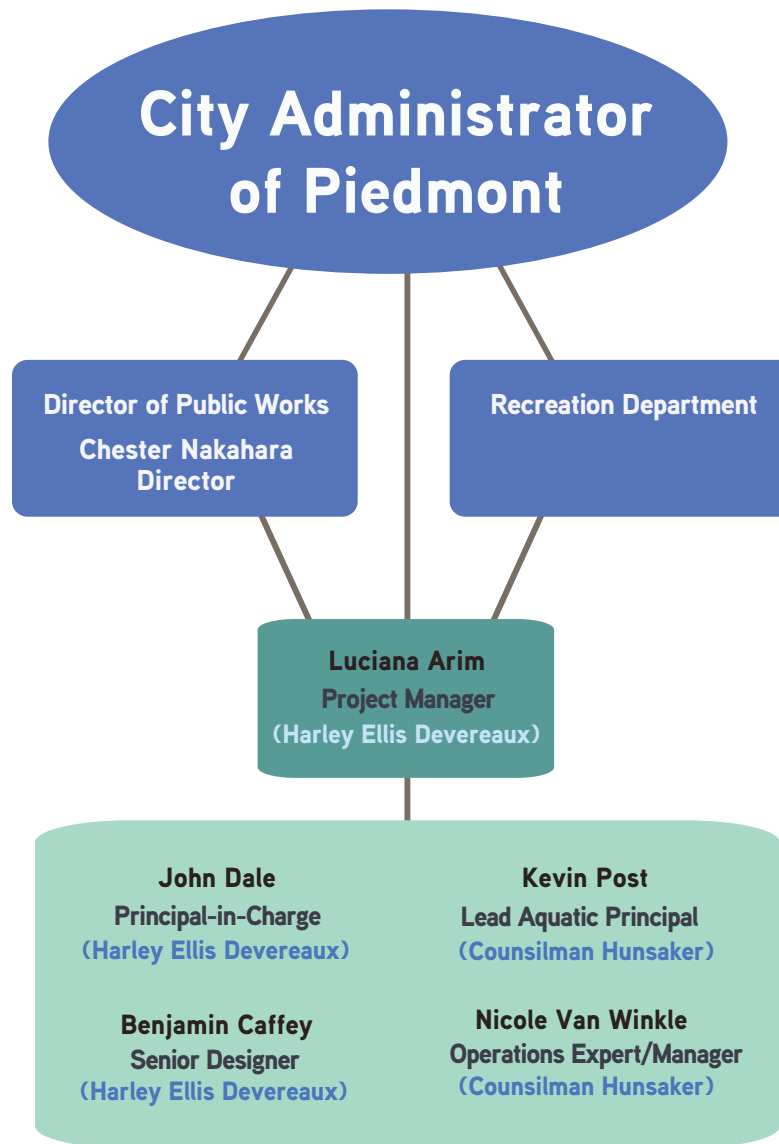
	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20	Week 21	Week 22	Week 23	Week 24
Kick-off / Recreation Committee Meeting																								
Background Information																								
Facility Programming																								
Initial Operations Analysis (optional)																								
Visioning Presentation / Community Engagement																								
Conceptual Facility Planning																								
Conceptual Alternatives Presentation																								
Concept Revisions																								
Presentation & Evaluation of Preferred Alternative																								
Final Concept Revisions / Approval																								
Final Operations Analysis (optional)																								
Documentation of Findings																								
Final Document Submittal																								

 = Site Visit

An aerial photograph of a large swimming pool with multiple lanes. Numerous swimmers are visible in the water, moving in different directions. Lane lines are visible across the pool. A semi-transparent yellow rectangle is overlaid in the center of the image, containing the text 'Section 2' and 'Project Team'.

Section 2

Project Team



JOHN R. DALE, FAIA, LEED AP PRINCIPAL-IN-CHARGE AT HARLEY ELLIS DEVEREAUX

John Dale has been involved in the master planning, programming and design of civic and education projects for almost 30 years. His varied planning experience includes athletic and aquatic facilities, museums and theaters. His work frequently includes community outreach and he is an expert at leading collaborative workshops which explore alternatives and builds consensus among a complex array of stakeholders.

As Principal-in-Charge, John Dale is responsible for the oversight of the project to assure exemplary client service and cutting edge design. In addition, John is a Studio Leader and a member of the Harley Ellis Devereaux Board of Directors who is charged with making critical decisions for the well being of the Corporation.

RELEVANT EXPERIENCE

Long Beach Belmont Beach and Aquatic Center, Long Beach, CA

- Indoor 50m competition / recreation pool with moveable floor, separate dive well with 10m dive platform, spectator seating for 650, therapy / teaching pool and two whirlpools
- Outdoor 50m competition pool, shallow recreation pool and public plazas
- Support spaces for entire facility (lockers, restrooms, meeting rooms, administration and concessions)

Occidental College, Recreational Facilities, Los Angeles, CA

- 30,000 sf, New Construction
- De Mandel Pool - New Aquatics Center, Master Plan, Gymnasium Renovation, Tennis Court Renovation and Addition
- In association with Hastings + Chivetta - feasibility study and design for an outdoor pool complex, NCAA-certified 52 meter by 25 yard swimming and diving facility with a movable bulkhead, deck, 1- and 3-meter springboards, bleacher seating and a scoreboard

County of Riverside, Cabazon, CA

- Library, Civic Center and Child Development Center, New Construction and Renovation

Orange Unified School District, Orange, CA

- Olympic size outdoor competitive pool
- El Modena High School & Fred Kelly Stadium - Master Plan

Oceanside Unified School District, Oceanside, CA

- Performing Arts Center - New Construction

Grossmont Union High School District, La Mesa, CA

- Santana High School Performing Arts - New Construction

Stephen Wise Temple, Los Angeles, CA

- Performing Arts - New Construction



Education
Master of Architecture,
Massachusetts Institute of
Technology

Bachelor of Architecture,
University of Toronto

Registrations
Registered Architect,
California, C21131
LEED Accredited Professional

Professional Memberships
AIA Committee on
Architecture for Education,
Member of Advisory Group
CEFPI, Vice President of
California Nevada Chapter
AIA California Council -
Member, K-12 Committee of
Capital Forum
AIA / LA Board of Directors,
2004 President

Recent Design Awards
Santa Ana College Child
Development Center,
Architectural Portfolio Award
2012
David Saperstein Middle
School, CEFPI Distinction
Award 2011
Mothers' Club Family
Learning Center, AIA/CAE
Citation Award 2011
Santana High School,
C.A.S.H. Honor Award 2010

LUCIANA ARIM, LEED AP PROJECT MANAGER AT HARLEY ELLIS DEVEREAUX

Luciana has 15 years of architectural experience in the State of California and brings with her an international perspective having worked abroad. Her skills include the full range of processes critical to successful projects, from budgeting to cost estimating to construction administration. In addition, her excellent communication and coordination skills are key to her experience in Design Reviews and the Building Permitting Process.

RELEVANT EXPERIENCE

City of Berkeley, West Branch Library, Berkeley, CA

- Designed as a Zero Net Energy building - New Construction

Genentech, South San Francisco, CA

- Building 23 Childcare Facility Upgrade

Gilead, Foster City, CA

- Building 301 4th and 5th Floors Office Remodel
- Building 303 5th Floors Office Remodel
- Building 100 Office Modifications
- Building 378 Office Remodel

Agilent Technologies, Santa Clara and Santa Rosa, CA

- Building 1 and 2 Telepresence Room
- Building 3 Lower Office Remodel
- Building 1 IC Test Expansion
- Building 3 Seismic Upgrade
- Building 2 Restroom Remodel

KeySight Technologies, Santa Rosa, CA

- Building 1 Executive Headquarters

BioMarin, Novato, CA

- Building 300 Restroom Remodel
- Building 95 DD Lab Reutilization

Wareham, Emeryville, CA

- 2600 10th Street Annex Building Planning
- Zaentz Media Center – Colorflow Office Suite
- Emeryville Station North
- Emeryville Station 1



Education
Degree in Architectural
Design,
Centro Universitario Belas
Artes,
Sao Paulo, Brazil

Associations
LEED Accredited
Professional

BENJAMIN F. CAFFEY, AIA, LEED AP **SENIOR DESIGNER AT HARLEY ELLIS DEVEREAUX**

Ben Caffey has a distinguished career as senior designer and principal in leading architecture firms in Southern California including gkkworks, RTKL, Zimmer Gunsul Frasca Partnership, Anshen + Allen, the Jerde Partnership and Harley Ellis Devereaux. Ben has recently rejoined Harley Ellis Devereaux to lead design in our San Francisco office. Key project experience includes recreation centers and pool facilities, community arts centers and theaters and other major institutional projects.

RELEVANT EXPERIENCE

Tiburon Town Hall, Tiburon, CA*

- Town Hall - New Construction

Student Recreation Center, California Polytechnic University San Luis Obispo, San Luis Obispo, CA*

- New Construction - LEED Gold

Student Recreation Center, California State University, Long Beach, CA*

- New Construction - LEED Gold

Cerro Coso Community College, Ridgecrest, CA

- Arts Center - New Construction

San Diego State University, San Diego, CA

- Aztec Student Union

County of San Diego Medical Examiner / Forensic Science Center, San Diego, CA

- Complex ventilation systems, biological pathogen containment work areas, analytical and research laboratory spaces, vivarium, conference rooms, library, and administrative offices - New Construction - LEED Silver

Davis Forensic Science Center, Los Angeles CA

- New Construction - LEED Silver



Education
Master of Architecture,
Harvard University
Graduate School of Design,
Cambridge, MA

Bachelor of Architecture,
University of Southern
California, Los Angeles, CA

Associations
LEED Accredited
Professional
American Institute of
Architects

** Denotes projects while employed at another firm*

NICOLE VAN WINKLE OPERATIONS EXPERT/MANAGER AT COUNSILMAN-HUNSAKER

Nicole Van Winkle has a strong background in the operations of the aquatic industry which gives her the skillset to perform feasibility studies, operations training and full-time management of aquatic facilities. Nicole assists pool operators and owners with pre-opening management services, staff training, facility-specific business plans and standard operating procedures. Providing clients with ongoing full-time management services allows her to assist in developing sustainable operating practices for the life of the facility. With experience as both a pool and waterpark operator, she has a unique understanding of the opportunities and challenges of operating a successful aquatic program in the public sector. Focusing on developing strong leaders and creating sustainable programming, Nicole assists operators in developing a business and operating approach that will satisfy both the bottom line and community members.

RELEVANT EXPERIENCE

- Supervised nine aquatic facilities in Southern California
- Supervised the grand opening of three aquatic facilities (Community Pool @CLU, The Cove Waterpark, and DropZone Waterpark)
- Supervised the operations of a regional sports park, boxing club, wedding facility, and community center
- Supervised full-service concessions restaurants and large, year-round competition pools
- Focused on developing sustainable programming and operations; The Cove Waterpark achieved 90% cost recovery, despite being a municipal facility
- Spearheaded social media campaigns for each waterpark generating over 10,000 followers for each park
- Waterparks earned several awards under leadership: 'Best Website', World Waterpark Association, CPRS Marketing Campaign, and 'Best of Aquatics', Aquatics International.



Education
California State University -
Masters of Science
Recreation and Tourism
Management

University of Redlands
Bachelor of Music
Vocal Performance

Affiliations
Aquatic Facility Operator -
NRPA
Certified Pool/Spa Operator
- NSPF
Adapted Aquatics Instructor
Credential - AAPAR
Government Relations
Committee Secretary
World Waterpark
Association, SoCal
Connection Program
Coordinator
World Waterpark Association
Public Sector Committee
(2012-2014)
California Parks and
Recreation
Society Aquatics Section
Region 4
Representative (2012-2014)
Southern California Public
Pool
Operators Association Past
President

KEVIN POST LEAD AQUATIC PRINCIPAL AT COUNSILMAN-HUNSAKER

Kevin Post oversees the feasibility studies and aquatic operations services. Kevin's objective is helping clients prepare for the development and capital investment of a new or existing aquatic facility serving a variety of user groups, program requirements, and owner types including municipalities, universities, YMCAs, and school districts. Having completed over 75 feasibility studies, Kevin understands what it takes to successfully conduct master planning and business planning services. Kevin also assists new pool operators and owners with pre-opening management services, including staff training, facility specific business plans, and standard operating procedures. Kevin also provides clients with ongoing full-time management services to assist with sustainable operating practices for the life of the facility. Having been involved in aquatics for more than 15 years, he has multiple certifications and is a CPO Instructor certifying pool operators and providing individuals with the basic knowledge, techniques, and skills of pool and spa operations.

RELEVANT EXPERIENCE

Buncombe County - NC
Cameron Run Regional Park - VA
City of Alexandria - VA
City of Amarillo - TX
City of Bartlesville - OK
City of Baytown - TX
City of Buffalo - NY
City of Burkburnett - TX
City of Carlsbad - CA
City of Columbia - SC
City of Columbus City - IN
City of Dallas - TX
City of Fort Dodge - IA
City of Fort Worth - TX
City of Garland - TX
City of Jasper - IN

City of Largo - FL
City of Marion - IL
City of Milwaukee - WI
City of New Braunfels - TX
City of North Richland Hills - TX
City of Rapid City - SD
City of Sioux Falls - SD
City of Winchester - MA
Fort Mojave Indian Tribe - CA
James City County - VA
Parish of East Baton Rouge - LA
Prairie Township - OH
Prairie View A&M University - TX
Prince William County - VA
Trinity University - TX
Urbana Park District - IL



Education
Concordia University
Masters of Business
Administration

University of North Texas -
2004
Bachelor of Science
Major: Computer Science
Minors: Math, Technical
Writing

Affiliations
Revenue Management
School - NRPA
Association of Aquatic
Professionals
Certified Pool/Spa Operator
- NSPF
National Intramural
Recreational Sports
Association

Nicole Van Winkle and Kevin Post are currently working on the following projects together in these locations:

Ft Lauderdale Aquatic Complex, FL

Edmond YMCA Recreation & Aquatic Center Mitch Park, OK

Greenwood, IN

City of Marion Recreation Center, IL

Seal Beach, CA

City of Burkburnett Outdoor Recreation Center, TX

An aerial photograph of a large swimming pool with multiple lanes. Swimmers are visible in each lane, moving from left to right. The water is a clear blue, and the lane lines are visible as dark lines with yellow and red floats. A semi-transparent yellow rectangular box is centered over the middle of the pool.

Section 3

Fee Proposal

Section 3 Fee Proposal

Our team's proposed fee, based on our hourly rate schedules will be based on a 'not to exceed' maximum cost of **\$31,680** plus reimbursable expenses. Travel time is included in the breakdown of fees per task. Mileage and other reimbursable expenses are included in the estimate of expenses included with the fee breakdown. Hourly rates are as follows:

HARLEY ELLIS DEVEREAUX

Straight-time Rate Per Hour

Level 6: Principal	\$225.00 to \$325.00/hour
Level 5: Associate	\$147.00 to \$242.00/hour
Level 4: Salary	\$110.00 to \$220.00/hour
Level 3: Hourly	\$100.00 to \$130.00/hour
Level 2: Hourly	\$80.00 to \$125.00/hour
Level 1: Hourly	\$58.00 to \$80.00/hour

Over-time Rate Per Hour

Level 3: Hourly	\$150.00 to \$195.00/hour
Level 2: Hourly	\$120.00 to \$188.00/hour
Level 1: Hourly	\$87.00 to \$120.00/hour

COUNCILMAN-HUNSAKER

Principal	\$200.00/hour
Director	\$175.00/hour
Project Manager	\$150.00/hour
Project Engineer/Architect	\$120.00/hour
Design Associate	\$110.00/hour
Administrative	\$70.00/hour

Section 3 Fee Proposal

The following is a summary of our proposed fees per task. Included is an allowance for reimbursable expenses:

BREAKDOWN OF PROPOSED FEE BY TASK

Task 1	Background Information	\$1,900.00
Task 2	Public Workshops and Program Development	\$14,230.00
Task 3	Kick-off and Progress Work Sessions	\$8,350.00
Task 4	Concept Development and Review	\$7,200.00
	Total of all Tasks (Includes Travel Time)*	\$31,680.00

*Estimated Reimbursable Expenses including mileage, reproduction, photos, etc.

\$3,500.00

Proposed Optional Services

Task 5	Optional Operations Plan	\$15,000.00
Task 6	Optional Energy Analysis	\$16,000.00
Task 7	Optional Artist Rendering (each 1 image)	\$3,500.00

An aerial photograph of a large swimming pool with multiple lanes. Swimmers are visible in various lanes, some swimming and others standing. The water is blue, and the lane lines are clearly visible.

Section 4

References

Mr. Tom Modica
Assistant City Manager
City of Long Beach
333 West Ocean Blvd.
Long Beach, CA 90802
Phone: 562.570.5091
Email: tom.modica@longbeach.gov
Study Completed: 2009
Aquatic Design and Engineering to be completed: Late 2015

Mr. Chris Hazeltine
Parks and Recreation Director
Parks and Recreation Administration Office
799 Pine Ave, Suite 200
Carlsbad, CA 92008
Phone: 760.434.2826
Email: chris.hazeltine@carlsbadca.gov
Market, Financial, and Operational Assessment Completed:
September 2011

Ms. Kyla Brown
Chief of Parks and Recreation
Riverside County Regional Park and Open Space District
4600 Crestmore Road
Riverside, CA 92509
Phone: 951.955.3956
Email: kylabrown@rivcoparks.org
Aquatic Business Plan Completed: August 2010
(Jurupa Aquatic Center - Riverside, CA)

Ms. Lori Thompson
Community Services Director
City of La Mirada
13710 La Mirada Boulevard
La Mirada, CA 90638
Phone: 562.943.3123
Email: LThompson@cityoflamirada.org
Study Completed: 2005
Aquatic Design and Engineering: November 2007

Mr. George H. Bryant, CPRP
Parks and Public Facilities Director
City of Mt. Vernon
Veterans Park Community Building
800 South 27th Street
Mt. Vernon, IL 62864
Phone: 618.242.6890
Email: parksdir@mvn.net

Section 4 **References**

Ms. Marybeth Harasz
Interim Deputy Director
City of San Jose
Department of Public Works
City Facilities Architectural Services
200 E. Santa Clara St.
Tower-6th Floor
San Jose, CA 95113-1905
Phone: 408.793.5514
Email: marybeth.harasz@sanjoseca.gov
Study Completed: May 2007
Aquatic Design and Engineering Completed: 2008-2010
District Two Study Completed: August 2009

An aerial photograph of a large swimming pool with multiple lanes. Swimmers are visible in each lane, moving from left to right. The lanes are separated by red and yellow lane lines. The water is a clear blue. A semi-transparent yellow rectangular box is centered over the middle of the pool, containing the text "Section 5" and "Exceptions".

Section 5

Exceptions

Section 5 Exceptions

The City of Piedmont Public Works Department Request for Proposal form of agreement is acceptable.

An aerial photograph of a large swimming pool with multiple lanes. Swimmers are visible in each lane, moving towards the right side of the frame. The water is a clear blue, and the lane lines are visible as dark lines with yellow and red floats. A semi-transparent yellow rectangular box is centered over the middle of the pool, containing the text "Section 6" and "Project Experience".

Section 6

Project Experience

Section 6 Project Experience

A Counsilman-Hunsaker Feasibility Study analyzes the operational and economic impact that would occur from the creation of a new aquatic or recreation facility. Information is gathered through one-on-one interviews and group meetings with decision makers and potential users in the community. National trends and future expectations are presented to develop a foundation for project leaders and stakeholders.

Study analysis provides an investigation of area competitors and demographic trends, including population shifts, community characteristics, age distribution, and availability of discretionary income.

Concepts may include indoor or outdoor aquatic facilities that showcase leisure pools, competitive venues, therapy waters, training facilities, waterparks, and dry-side recreation. Recurring revenue from frequency of visits is often a function of the variety of wet and dry features that increase attendance and participation, making memorable recreation experiences rewarding for users.

Visioning is an important phase of the entire process as well as a facility cost analysis specific to the proposed program spaces with estimated direct and indirect project costs. The financial performance of the envisioned facility is developed through an exhaustive expense and revenue analysis projected through the first five years of operation. And finally, special themes may be added a la carte such as Needs Assessment Surveys, Site Analysis, Operations Audit, Partnerships Analysis, and Implementation Strategies.



Section 6 Project Experience

Fort Mojave Indian Reservation - Needles, CA

Study Completed: July 2013

Fort Mojave Indian Reservation is located along the Colorado River and covers nearly 42,000 acres in the tri-state area of Arizona, California, and Nevada. The land is divided into three major segments: Mojave County, Arizona; Needles, California; and Clark County, Nevada. Tribal headquarters are located in Needles, California.

Counselman-Hunsaker was retained by the Fort Mojave Indian Tribe to conduct a Waterpark Feasibility Study to determine the potential for a new waterpark to be owned and operated by the Fort Mojave Indian Tribe. The study process began by meeting with tribal council members, touring the site and region, gathering data through staff and stakeholder interviews, and identifying potential user groups through demographics of the market area. The goal of the study was to determine waterpark market opportunities, evaluate potential sites, recommend potential waterpark size and amenity mix, and make projections regarding project costs.

City of Carlsbad, CA

Market, Financial, and Operational Assessment Completed: September 2011

Population: 106,000

Team: Counselman-Hunsaker and Pacific Group

City of Carlsbad Parks & Recreation Department retained the team of Counselman-Hunsaker and Pacific Group to assess the proposed plans for Alga Norte Community Park. The proposed aquatic center and ball fields are the two major components of the park that will have the greatest operating impact to the city. The assessment included: review of the current master plan and proposed amenities; identification of the primary market area and user demographics for the proposed aquatic center and ball fields; recommendations on any design modifications, or park program and operating improvements; and financial projections and estimates based on existing and proposed plans. The team also evaluated the current offerings for aquatics and ball fields across the city and made recommendations for the city to utilize its existing properties more efficiently.

Jurupa Aquatic Center - Riverside, CA

Aquatic Business Plan Completed: August 2010

Population 2,175,300

Riverside County Regional Park and Open-Space District retained Counselman-Hunsaker to provide an Aquatic Business Plan to manage its aquatic resources for the new Jurupa Aquatic Center. The plan gave direction to successfully enable staff to prepare for the district's aquatic operations, using best management practices and operational efficiencies.

The Jurupa Aquatic Center is a new state-of-the-art outdoor aquatic complex that will bring new opportunities for fitness, recreation, and overall community wellness to the citizens of Riverside County. The center will be a key component in Riverside County's on-going mission to develop and manage the Riverside County Regional Park and Open-Space District for the inspiration, use, and enjoyment of all people.

A detailed written report of the Aquatic Business Plan was a culmination of collected information that was prepared for the county that included general discussion of facility management, opinion of probable revenue, expenses, facility financial performance, and projected maintenance requirements for the site.

A Marketing Plan was also provided outlining activities and events to successfully introduce the facility to the community. The plan included best practices for continual improvement during the operation of the facility, a narrated video presentation to be used on client's website to promote amenities and activities available at the facility, and a facility brochure to promote events and activities during the first three months of operation.

City of San Jose, CA

Study Completed: May 2007; Aquatic Design and Engineering Completed: 2008-2010
Population: 915,000 with six pools

The Citywide Aquatic Master Plan was based upon extensive research, including a comprehensive community process that identified user needs, a market analysis, cost projections, and an implementation strategy for a comprehensive aquatic system. Four concepts for continuing aquatic improvement for the City of San Jose provided construction and project costs, as well as revenue projections and operational expenses. Implementation strategy recommendations were developed to maximize the city's investment in aquatic services.

Aquatic Design & Engineering

Based upon the facts from the study, in 2008, the city retained Counsilman-Hunsaker to commence the revitalization process by making improvements to the Alviso and Biebrach pools.

City of Long Beach, CA – Belmont Olympic Plaza Pool

Study Completed: 2009; Aquatic Design and Engineering to be completed: Late 2017
Population 500,000
Study Team: Counsilman-Hunsaker, MDM Architecture and Moody Nolan
Design Team: Counsilman-Hunsaker, Harley Ellis Devereaux and Hastings & Chivetta

The Belmont Olympic Plaza Pool project focused on the rehabilitation of the aquatic facility located in Long Beach, California. The team of MDM Architects, Moody-Nolan and Counsilman-Hunsaker performed an evaluation of the existing facility, met with numerous stakeholders, and gathered demographic information. Using this information, several options for the future of the Belmont Olympic Plaza Pool were presented to the city. Options varied from basic renovation work to full replacement and enhancement. Each option focused on the goals of the city and the needs of the community.

Aquatic Design & Engineering

Plans are now underway for the redevelopment of the facility; a valuable asset and icon for the city. Counsilman-Hunsaker, in association with Harley Ellis Devereaux and Hastings & Chivetta are leading the design of the new aquatics venue.

The new Belmont Beach and Aquatics Center will include both indoor and aquatics components including an indoor 50-meter pool, a diving well with a 10-meter dive tower, a therapy pool, and two spas. The outdoor components will include a 50-meter pool and a leisure pool. The new complex will host recreational swimming, competitive swimming, water polo, and diving events consistent with all local/regional/national requirements. Spectator seating will be provided for approximately 3,500 people through a combination of permanent and portable seating in the indoor and outdoor areas.

City of San Jose, CA

Study Completed: May 2007; Aquatic Design and Engineering Completed: 2008-2010
Population: 915,000 with six pools

The Citywide Aquatic Master Plan was based upon extensive research, including a comprehensive community process that identified user needs, a market analysis, cost projections, and an implementation strategy for a comprehensive

Section 6 Project Experience

Councilman-Hunsaker Feasibility Study Project List

Amelia Earhart Park, FL	City of Marion, IL	Howard County, MD
Anderson County, KY	City of Mason, OH	Indy Parks and Recreation, IN
Bayside Community Ctr, VA	City of McKinney, TX	James City County, VA
Boise State University, ID	City of McMinnville, TN	JCC of Greater Buffalo, NY
Boise Waterpark, ID	City of Medford, OR	Knights of Columbus, IL
Borough of Chambersburg, PA	City of Mentor, OH	Kosciusko Pool – Brooklyn, NY
Buffalo Grove Park District, IL	City of Midland, TX	Lake Park High School, IL
Buncombe County, NC	City of Mt. Lebanon, PA	Lewis & Clark Community College, IL
California Maritime Academy	City of Mt. Vernon, IL	Liberty Pool, WA
Camden County College, NJ	City of N. Richland Hills, TX	Long Branch School District, NJ
City of Alexandria, VA	City of Nacogdoches, TX	Mansfield Area YMCA, OH
City of Amarillo, TX	City of North Port, FL	Mansfield School District, OH
City of Bartlesville, OK	City of Odessa, TX	Martin County, FL
City of Baytown, TX	City of Parma, OH	Mecklenburg County, NC
City of Bedford, TX	City of Plano, TX	Mount Royal University -
City of Bethlehem, PA	City of Port Huron, TX	Calgary, Alberta
City of Boonville, MO	City of Rainier Beach, WA	Mountain Park Homeowners, OR
City of Burk Burnett, TX	City of Raleigh, NC	Mountain Park Pool, GA
City of Carlsbad, CA	City of Richardson, TX	Naval Training Center, CA
City of Cleburne, TX	City of Roanoke, VA	New Braunfels, TX
City of Colorado Springs, CO	City of Rolla, MO	Oneida Aquatic Center, NY
City of Columbia City, IN	City of Rowlett, TX	Parish of East Baton Rouge, LA
City of Columbia, SC	City of San Jose, CA	Park Forest Swimming Pool, PA
City of Coppell, TX	City of Santa Clara, CA	Pattonville School District, MO
City of DeSoto, TX	City of Shaker Heights, OH	Prairie Township, OH
City of Edmond, OK	City of Shrewsbury, MO	Prince William County, VA
City of Edwardsville, IL	City of Sioux Falls, SD	Somerset Hills YMCA, NJ
City of El Segundo, CA	City of Solon, OH	Splash in the 'Boro, GA
City of Ephrata, PA	City of Spokane, WA	Sunriver Owners Association, OR
City of Evansville, IN	City of St. Cloud, FL	Swim Winchester, MA
City of Fayette, AL	City of St. Marys, PA	Texas A&M University
City of Fort Worth, TX	City of Sugar Land, TX	The Blue Fields Project - Boston, MA
City of Grand Prairie, TX	City of Tulsa, OK	The Family YMCA, MS
City of Greenwood, IN	City of Universal City, TX	Town of Needham, MA
City of Hamilton, AL	City of Urbana, IL	Town of Cary, NC
City of Hammond, IN	City of Virginia Beach, VA	Universal City, TX
City of Hampton, VA	City of Williamsport, PA	University of California – Davis
City of Hatfield, PA	City of Worcester, MA	University of Houston
City of Jasper, IN	City of Wyoming, OH	University of Kansas
City of Waukegan, IL	Crowley ISD, TX	University of Missouri - St. Louis
City of Houston, TX	Ensworth School, TN	University of Oklahoma
City of Jacksonville, FL	First Coast High, FL	University of Texas - Dallas
City of Jonesboro, AR	First Colony Community, TX	Upper Valley Aquatic Center, VT
City of Kansas City, MO	Fort Mojave Indian Reservation, CA	Vanderbilt University, TN
City of La Mirada, CA	Grand Forks Park District, ND	Village of Freeburg, IL
City of Largo, FL	Great Neck Park District, NY	Wasilla and Palmer High Schools, AK
City of Leitchfield, KY	Great Waves Waterpark	Welch Pool – State College, PA
City of Long Beach, CA	Hawken School, OH	West Morris YMCA, NJ
City of Madison, IN	Hood County, TX	Westport/Weston YMCA, CT
City of Mansfield, TX	Horance Mann Park - Rapid City, SD	Wheeling Park District, IL

Section 6 Project Experience

HARLEY ELLIS DEVEREAUX *in association with* COUNSILMAN-HUNSAKER & HASTINGS+CHIVETTA

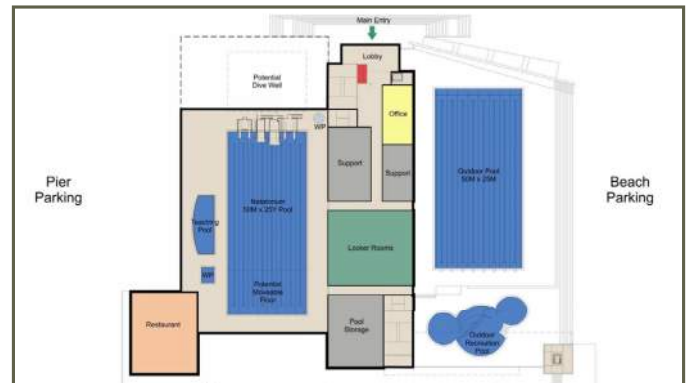
Belmont Beach & Aquatics Center, Long Beach, CA

The scope of the Belmont Beach and Aquatic Center includes an indoor 50m competition, recreation pool with moveable floor, separate dive well with 10m dive platform, spectator seating for 650, therapy / teaching pool and two whirlpools. In addition, an outdoor 50m competition pool, shallow recreation pool and public plazas, and support spaces for entire facility (lockers, restrooms, meeting rooms, administration and concessions). The center supports recreational activities for all ages as well as multiple competitive activities including swimming, diving and water polo. The Center is located on a public beach at site of an aging facility and is intended to become an iconic civic institution for the community of Long Beach as well as the aquatic competition community in general.

Role: Project Architect

Date Completed: TBD

Project Cost: \$70,000,000



Section 6 Project Experience

HARLEY ELLIS DEVEREAUX *in association with* HASTINGS+CHIVETTA Occidental College Recreational Facilities Los Angeles, CA

Occidental College is an independent, coeducational college of liberal arts and sciences. The campus was designed by noted architect Myron Hunt. Given the increasing demand for fitness and recreational facilities by students, faculty and staff, the College chose the team of Harley Ellis Devereaux and Hastings+Chivetta to carry out the feasibility study and design of the new 30,000 sf pool complex in a new location on the west side of Jack Kemp Stadium. Its centerpiece will be an outdoor NCAA-certified 52 meter 25 yard swimming and diving facility with a movable bulkhead, deck, 1- and 3-meter springboards, bleacher seating to accommodate 300 people, a scoreboard, lighting for night use, and a support building to provide modest office space and storage. A generous gift of \$1.5 million from the estate of Rainier deMandel '28 toward the project is already in hand.

Role: Project Architect and Design Architect

Date Completed: Ongoing

Project Cost: \$8,000,000



Section 6 Project Experience

COUNSILMAN-HUNSAKER

San Jose Master Plan

San Jose, CA

As the third largest city in California and the tenth largest city in America, San Jose's goal is to provide high quality public facilities to meet the growing needs of the community. In light of the city's aging aquatic infrastructure, a growing disparity between service need and capacity as well as the opening of new family aquatic centers in nearby cities, prompted the City of San Jose to create a vision for aquatic programming through a Citywide Aquatic Master Plan.

The plan, conducted by Counsilman-Hunsaker, was based upon extensive research, including a comprehensive community process that identified user needs, a market analysis, cost projections, and an implementation strategy for a comprehensive aquatic system.

Four concepts for continuing aquatic improvement for the City of San Jose provided construction and project costs, as well as revenue projections and operational expenses. Implementation strategy recommendations were developed to maximize the city's investment in aquatic services. Based upon the facts from the study, in 2008, the city retained Counsilman-Hunsaker to commence the revitalization process by making improvements to the Alviso and Biebrach pools, planning two new family aquatic centers, and providing a Master Plan for site selection for District 2, all to enhance the aquatic opportunities in San Jose.

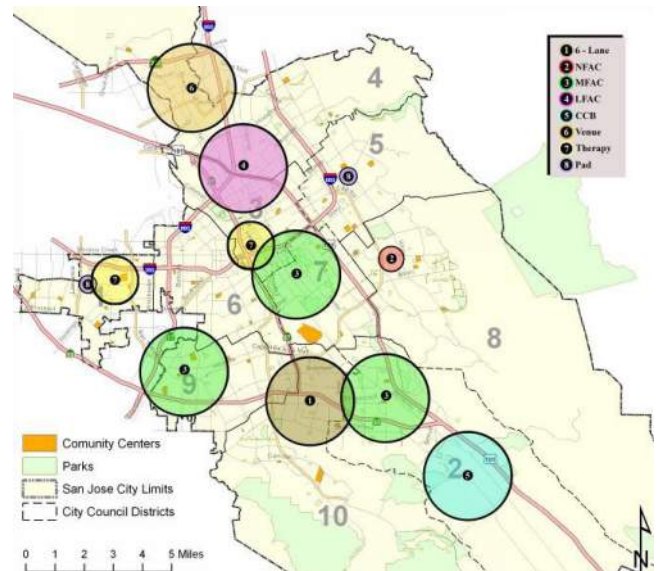
Role: Aquatic Design & Engineering

Date Completed: Citywide Aquatic Master Plan - 2007, Aquatic Design & Engineering 2009

Project Cost: \$24,000,000



Medium Family Aquatic Center Concept



Citywide Aquatic Master Plan

Section 6 Project Experience

COUNSILMAN-HUNSAKER Citywide Master Plan City Richardson, IL

In 2009, the City of Richardson retained MHS Planning & Design LLC, and Counsilman-Hunsaker to provide aquatic facility options and citywide master planning strategies that would help the city implement an aquatic facilities system to meet the needs of their citizens for the next 50 years. The scope of the project included:

- Meeting with city representatives
- Touring the site and region
- Identifying area aquatic providers to understand the amenities, programs, and fees of those facilities
- Identifying potential user groups through demographics of the market area
- Reviewing national trends in recreation, fitness, therapy, and aquatics to determine amenities and programs
- Recommending aquatic facilities that meet current and future community needs for health and safety
- Producing project costs projections
- Determining a master plan

Based on seven initial options studied, it was recommended that the city replace the old Arapaho Pool with a new neighborhood family aquatic center, add a new indoor pool in the city, add a new neighborhood family aquatic center and a sprayground to the northeast area of the city, and continue operating the remaining outdoor pools for the next 5-10 years.

For the first phase, the city funded \$4 million for the design and construction of the new family aquatic center. In July 2013, the city celebrated the grand opening of the new Heights Family Aquatics Center. The facility was designed by Brinkley Sargent Architects and Counsilman-Hunsaker, replacing the existing 50-year-old public pool. The new aquatic center features an 8,400 sq. ft. leisure pool complete with a current channel, wet deck, vortex, instructional water area, stair entry, three 25-yard lap lanes, double-tube waterslide, and a 660 sq. ft. tot pool with a play structure, tot slide, and spray features.

Role: Aquatic Design & Engineering, Feasibility Study
Date Completed: 2013, 2009

Project Cost Est.
\$688,000



Option 1
Splash Pad

Interactive water play element with no standing water.

Project Cost Est.
\$3,220,000



Option 2
Small Neighborhood Family Aquatic Center
Center Outdoor multi-purpose recreation pool.

Project Cost Est.
\$4,540,000



Option 3
Neighborhood Family Aquatic Center
Outdoor multi-purpose recreation pool with short course competition pool.

Project Cost Est.
\$9,000,000



Option 4
Medium Family Aquatic Center
Outdoor recreation pool and a separate short course competition pool.

Project Cost Est.
\$12,490,000



Option 5
Large Family Aquatic Center
Outdoor recreation pool and a long course competition pool.

Project Cost Est.
\$13,960,000



Option 6
Indoor Aquatic Center
Indoor competition and recreation pool.

Project Cost Est.
\$2,000,000



Option 7
Indoor 50 Meter Competition Pool Venue
Indoor 50 meter pool, dive well with platform diving, and an indoor leisure pool.

Section 6 Project Experience

COUNSILMAN-HUNSAKER

City-Wide Aquatic Facilities Master Plan City of Sioux Falls, SD

In 2000, the City of Sioux Falls retained Counsilman-Hunsaker to assess their existing aquatic facilities and to provide options for renovation and/or replacement. Each concept was analyzed and estimates were provided for construction costs, attendance, and operating revenue. In April 2006, the city commissioned Counsilman-Hunsaker to update the original study and integrate the previous study work with the concept for a 50-meter pool along with an 8,000 sq. ft. indoor leisure pool. Estimates for construction costs, attendance, and operating revenue were updated as well.

In 2013, the city once again retained Counsilman-Hunsaker to provide a City-Wide Aquatic Facilities Master Plan that would focus on the need, if any, for improved or new aquatic facilities to serve the community, currently and in the future. The plan included reviewing all existing aquatic facilities located within the city including Drake Springs Family Aquatic Center, Laurel Oak Family Aquatic Center, Terrace Park Family Aquatic Center, Frank Olson Pool, Kuehn Park Pool (and associated wading pool), Spellerberg Park Pool, McKennan Park wading pool, and Pioneer Spray Park. The plan also provided aquatic recommendations for social, recreational, competitive, wellness, and educational activities more aligned with the progression of the city.

The Aquatic Master Plan scope of work included:

- Recommendations regarding new and existing aquatic facilities to meet current and future community needs over the next 10 to 15 years.
- Projections regarding project costs, operating costs, and customer demand.
- Implementation of strategies for the future of the City of Sioux Falls aquatics facilities.

Pleased with the results of the study, Counsilman-Hunsaker was once again retained for aquatic design services for a new facility located at Spellerberg Park, which will feature competition and recreational amenities. The facility is scheduled to be completed in 2016.

Role: Aquatic Design & Engineering

Date Completed: Studies Completed: 2001, 2006 and 2013

Option 1: Sprayground



Option 2: Small Family Aquatic Center



Option 3: Medium Family Aquatic Center



Option 4: Community Indoor



Option 5: Large Indoor



Option 6: 50 Meter Pool



Section 6 Project Experience

COUNSILMAN-HUNSAKER

“Splash” La Mirada, Regional Aquatics Center La Mirada, CA

In September 2005, the City of La Mirada commissioned Counsilman-Hunsaker to develop cutting-edge aquatic options and to provide research that would assist the city in making decisions on how best to proceed with the design and construction of an outdoor aquatic center. The study's objective was to identify and evaluate current aquatic programming and facilities, both locally and nationally, and establish a needs analysis for new aquatic space and programming that would best meet the community's aquatic needs.

Based on the comprehensive market analysis, the city selected a design option that developed into the “Splash” La Mirada Regional Aquatics Center. The center is located on 18 acres on the western edge of La Mirada Regional Park, adjacent to the city's administrative and community recreational facilities. The Spanish heritage, seafaring themed complex features:

- 13,000 sf 50-meter competition pool with moveable bulkhead
- 5,000 sf 25-yard fitness/instructional pool with eight lap lanes
- 200 sf 20 person therapeutic spa
- 1,200 sf children's splash pad with interactive aquatic play features
- 12,500 sf leisure pool
- Multi-play structure with tipping bucket
- 600 ft. long lazy river
- Three large waterslides including body, tube and speed slides

Role: Aquatic Design & Engineering

Date Completed: 2007

Project Cost: \$24,000,000



Section 6 Project Experience

COUNSILMAN-HUNSAKER

Boomtown Bay Family Aquatic Center Burkburnett, TX

In 2013, the City of Burkburnett sought a consultant to provide a conceptual design and feasibility analysis for a new outdoor family aquatic facility and related site improvements. The team of Counsilman-Hunsaker and Kimley-Horn and Associates were retained to develop concepts for the city by combining creative water play areas for various age groups in a safe, friendly atmosphere to meet the needs of the Burkburnett citizens and the surrounding communities.

As a result of the study, the project was approved by the citizens and the city decided to move forward with the design of the new 11,000 sf Boomtown Bay Family Aquatic Center that includes:

2,500 sf Lap Pool

- Four 25-yard lap lanes
- 1-meter diving
- One open and one enclosed slide

8,000 sf Leisure Pool

- Zero depth entry
- Participatory play structure and tot slide
- 365 ft lazy river with various spray features
- Vortex

The aquatic center is estimated to use 300,000 to 350,000 gallons of water per year. The facility will operate on its own separate well and should not be impacted by drought conditions. This state-of-the-art system not only takes great care with a very precious resource, water, it also uses renewable technology to keep it relevant long into the future.

Role: Aquatic Design & Engineering

Date Completed: 2015

Project Cost: \$4,400,000



Section 6 Project Experience

COUNSILMAN-HUNSAKER

Doug Russell Pool Midland, TX

In 2013, Counsilman-Hunsaker was retained by the City of Midland to conduct a Feasibility Study to determine the future of the Doug Russell Pool. The pool was built in the 1950s and had been facing physical and functional obsolescence with only having a few upgrades since being built.

The goal of the study was to determine whether the facility should be renovated with pool mechanical system upgrades only or replaced with a new aquatic facility to include recreational amenities. Construction costs and operating expenses were provided for each option to ensure the city had the information needed to make a knowledgeable decision. In December 2013, the city decided to move forward with replacing the facility with a new aquatic center.

Up to 1,000 people per day are using the new \$3.25 million facility that features the following amenities:

The new 17,000 sf aquatic center features:

2,400 sf Lap Pool

- Dropslide
- Climbing wall
- Four 25-yard lap lanes
- Water basketball

4,800 sf Lazy River

- Waterslide
- Lily pad walk
- Three large stair entries
- Various spray features

700 sf Recreation Pool

- Children's play feature with tot slide
- Zero depth entry
- Various spray features
- Underwater shelf

300 sf Sprayground

Role: Aquatic Design & Engineering, Feasibility Study

Date Completed: 2015, 2013

Project Cost: \$3,250,000



Section 6 Project Experience

COUNSILMAN-HUNSAKER

Biebrach Swim Center

San Jose, CA

As the third largest city in California and the tenth largest city in America, San Jose's goal is to provide high quality public facilities to meet the growing needs of the community. After completing the Citywide Aquatics Master Plan, prepared by Counsilman Hunsaker, the city made a decision to implement Phase One of the Master Plan, beginning with the rehabilitation of two existing low income neighborhood pools. Alviso Swim Center and Biebrach Swim Centers both received swimming pool and bathhouse upgrades.

The city retained the services of Counsilman Hunsaker and Prodis Architects to complete the renovation of the Biebrach Swim Center. Located within Biebrach Park, adjacent to a community center and an elementary school, Biebrach pool required major renovation and significant site/building improvements to meet code.

Utilizing the existing structural pool shell, Counsilman-Hunsaker redesigned the below grade plumbing lines, converted the pool from wall return to floor return inlets, replaced all pool mechanical equipment (filters, heaters, pumps), and brought the facility up to current code compliance.

Role: Aquatic Design & Engineering

Date Completed: 2008

Project Cost: Project Cost: \$2,000,000



Before



After

Section 6 Project Experience

COUNSILMAN-HUNSAKER

Aquatics Zoo Mt. Vernon, IL

The safari-themed Aquatic Zoo represents the city's long-time desire to develop a unique aquatic experience in southern Illinois. The facility is themed around a zoo atmosphere reflecting the recently-closed city zoo, which was precious to many in the Mt. Vernon area; and therefore, the "aquatic zoo" was born.

The waterpark evolved from public ideas, studies, and numerous planning hours. Multiple bodies of water, such as a lap pool and zero-depth entry leisure pool with engaging activities, were built not only for Mt. Vernon residents, but for the entire region.

Supporting the theme is the park's mascot, Leo the Lion, a drinking fountain and longtime "resident" of the city's Veterans Park. Leo is back-dropped by interactive animal spray features, water geysers, fountains, an alligator walk suspended between two trees, two spiral waterslides that empty into a lazy river, and numerous landscaped areas that allow childlike fantasies to emerge in a jungle of grasses, flowers and trees.

The new 17,000 sf aquatic center features:

3,500 sq. ft. Competition Pool

- Six 25-yard lap lanes with starting blocks
- One and three-meter springboards
- Stair entry

7,500 sq. ft. Leisure Pool

- Lazy river
- Raft and body slide
- Spray features

3,600 sq. ft. Sprayground

- Safari-themed play structure and spray features
- Ground sprays
- Audio-equipped animal spray features

Role: Aquatic Design & Engineering

Date Completed: 2014

Project Cost: \$5,500,000

