

The questions refer to multiple firms Rice Fergus Miller, BRS Architects, ARC etc. The City of Sammamish hired BRS Architecture for the Community and Aquatic Center. **My responses below are only for BRS.**

## Reference Checks-South Whidbey Aquatic Center Project- Rice Fergus Miller/BRS-Sammamish Aquatic Center

### 1. Project cost and cost estimating

- what was your original cost target for the facility?

\$30 million

- what was the response of the design team to your cost target?

BRS led a good Feasibility study initially and listened to the Community with interactive workshops involving 'shopping cards'. The result was a larger more expensive facility.

- what ended up being the initial cost estimate the design/build team came up with?

At the end of the Feasibility study the initial cost estimate was more like \$60 million based on the community's needs. Council then directed staff to reduce the scope of the project and to find an operating partner. The YMCA was identified as the operating partner and BRS worked to reduce the scope to a \$30 million facility by the design phase by eliminating a competitive pool and banquet facilities. Through the design phase, the costs went up to \$34 million, and BRS at no additional costs to the City, made modifications to the design footprint to bring the costs down.

- what was the actual finished cost for the facility?

\$32.9 million

### 2. Design

- What roles did Rice Fergus Miller/BRS play in the evolution of your design from what you had to what you ended up with? Who was in a leadership role and what value did each firm provide?

The City only worked with BRS Architects. Craig Bouck and Keith Hayes were in the leadership role, Craig more during the early feasibility and public engagement phase and Keith in the design/construction phase.

- How did ARC manage the process of gathering input from stakeholder organizations and the public at large?

BRS held 5 public workshops (each time with the community, and then Council). They were well planned, very interactive and a full summary can be found in the appendix section of the Feasibility Study and on the [city's website](#).

### 3. Project management

- How well did the teams communicate with your staff/committee? Did things get better or worse or stay the same over time?

BRS kept good communication consistently throughout the project. We had successful in-person monthly meetings as well as online meetings throughout the project.

- How did your teams manage the process of moving from design to construction? Was this smooth and collaborative or was your experience different?

BRS had limited construction administration services on the project. Since they are not local, they identified the civil engineer to take on that role more actively.

- what was the initial project timeline estimate of your design/build team?

Approximately 6 months for the Feasibility, 1 year for design and 18 months to 2 years for construction.

- what was the actual project timeline?

We matched that timeline pretty closely except that we took a break between Feasibility and Design.

#### 4. Operations and Maintenance

- what were your original targets for O&M costs and cost recovery?

The market analysis in the feasibility study set some targets, but the City opted to enter into an Operating Agreement with the YMCA of Greater Seattle to operate the facility.

- what was the response of the design team to your O&M cost and cost recovery targets?

See the [Feasibility Study](#)

- what ended up being the initial O&M cost and cost recovery estimates the design/build team came up with?

N/A

- what are your actual O&M costs and cost recovery?

This has turned out to be a very successful facility, operated by the YMCA.

#### 5. Long term relationship

- since you finished the project and opened the facility, have you heard from your design team? If so, how frequently and in what context?

The design team worked with the city through close-out and then included a visit to inspect the facility at the end of the first year of operation.

6. If you were to select X firm for your next aquatic center project, would you?

Yes.

-If yes, what would you do different next time based on the experience of your prior project?

The City would likely budget more funds towards construction administration and /or higher a local firm for the construction phase of the project.

7. Is there anything else that you feel we should know about ARC/RFM based on your experience working with them?

BRS exhibited a good balance between creative design and financial responsibility. The City is very satisfied with the design of the facility, it is active through-out the day and the floor plan lends itself to constant movement with no 'dead-ends.' BRS was also responsive and tweaked the design in the final stages to bring it within the city's budget at no additional cost to the city for the effort.

## Reference Checks-South Whidbey Aquatic Center Project- Rice Fergus Miller/BRS-Port Orchard

### 1. Project cost and cost estimating

Not gone to bid yet-won't know cost estimate accuracy for a few months

### 2. Design

Covid influenced-Virtual town halls, surveys, Public information office-contacts

### 3. Project management

- How well did the teams communicate with your staff/committee? Did things get better or worse or stay the same over time?

Consistent-unique challenge-principal retired- Communication great throughout

- How did your teams manage the process of moving from design to construction? Was this smooth and collaborative or was your experience different? Still in design

- what was the initial project timeline estimate of your design/build team?

- what was the actual project timeline?

### 4. Operations and Maintenance

- what were your original targets for O&M costs and cost recovery?

- what was the response of the design team to your O&M cost and cost recovery targets?

- what ended up being the initial O&M cost and cost recovery estimates the design/build team came up with?

- what are your actual O&M costs and cost recovery?

### 5. Long term relationship

- since you finished the project and opened the facility, have you heard from your design team? If so, how frequently and in what context?

Design/development phase-Masterplan-cohesive plan

Currently working with them on City hall project/Community Center Project-Waterfront

7. Is there anything else that you feel we should know about RFM based on your experience working with them?

They're great firm, no egrets at all. In the two projects we have going with them, I wouldn't hesitate to hire them again.

## Reference Checks-South Whidbey Aquatic Center Project- Rice Fergus Miller/BRS-Timber Ridge at Talus

### 1. Project cost and cost estimating

- what was your original cost target for the facility?

It was part of a larger project so the pool building wasn't tracked separately.

- what was the response of the design team to your cost target?

Wasn't applicable.

- what ended up being the initial cost estimate the design/build team came up with?

Wasn't broken out.

- what was the actual finished cost for the facility?

Overall cost did creep but not significantly.

### 2. Design

- What roles did Rice Fergus Miller/BRS play in the evolution of your design from what you had to what you ended up with? Who was in a leadership role and what value did each firm provide?

The design of the pool is in accordance with the Northwest Regional Heavy Timber design aesthetic of the overall master project. RFM was instructed to match the regional design aesthetic and mirror it into the aesthetic of the pool area and they were successful in doing so. This pool was a greenfield design so there was no repositioning of an existing pool. RFM was the designer of record for the greater Timber Ridge project and worked with LCS Project Development Manager and Design Manager. A pool consultant was also used.

- How did ARC manage the process of gathering input from stakeholder organizations and the public at large?

The input came from us as a developer and we had done focus groups for the design intent however they worked well with us as we navigated the local AHJ's.

### 3. Project management

- How well did the teams communicate with your staff/committee? Did things get better or worse or stay the same over time? RFM was always attentive to the owners needs and wishes and was always willing to work with them to achieve the desired outcome. I have no specific concerns when it came to communication with RFM during the project.

- How did your teams manage the process of moving from design to construction? Was this smooth and collaborative or was your experience different? The project used a General Contractor to help navigate this transition. The transition was smooth in regard to RFM's role. -

- what was the initial project timeline estimate of your design/build team?

This wasn't design build. Timelines as related to design were met.

- what was the actual project timeline?

See above.

#### 4. Operations and Maintenance

- what were your original targets for O&M costs and cost recovery?

Were not tracked.

- what was the response of the design team to your O&M cost and cost recovery targets?

- what ended up being the initial O&M cost and cost recovery estimates the design/build team came up with?

- what are your actual O&M costs and cost recovery?

#### 5. Long term relationship

- since you finished the project and opened the facility, have you heard from your design team? If so, how frequently and in what context? RFM has always followed-up / through on various items we have had since project completion. They are always willing to send over supplemental information or receive our phone calls.

6. If you were to select RFM for your next aquatic center project, would you? The design of our pool area is one of the premier designs we have to date. They did a great job on the design. We would select RFM again.

-If yes, what would you do different next time based on the experience of your prior project?

N/A

7. Is there anything else that you feel we should know about ARC/RFM based on your experience working with them? No