



**Presentation to the Project Review Committee
General Contractor/Construction Manager
May 29, 2020**



REDMOND SENIOR CENTER BUILDING

Presentation Outline

Introductions

Project background

Team/organization

Project budget

Project schedule

Why this project meets the criteria for GC/CM

Questions

Presentation Panel

Eric Dawson, P.E. – Project Manager, City of Redmond



Dan Becker – Construction Manager, GC/CM Consultant





Located near Seattle, WA

2019 population 65,860

Mayor-Council form of government. Mayor serves as chief executive and administrative officer

Seven Council Members

- adopts the City budget
- approves appropriations and contracts

Project Background

Existing Senior Center closed in 2019 after discovery of structural damage

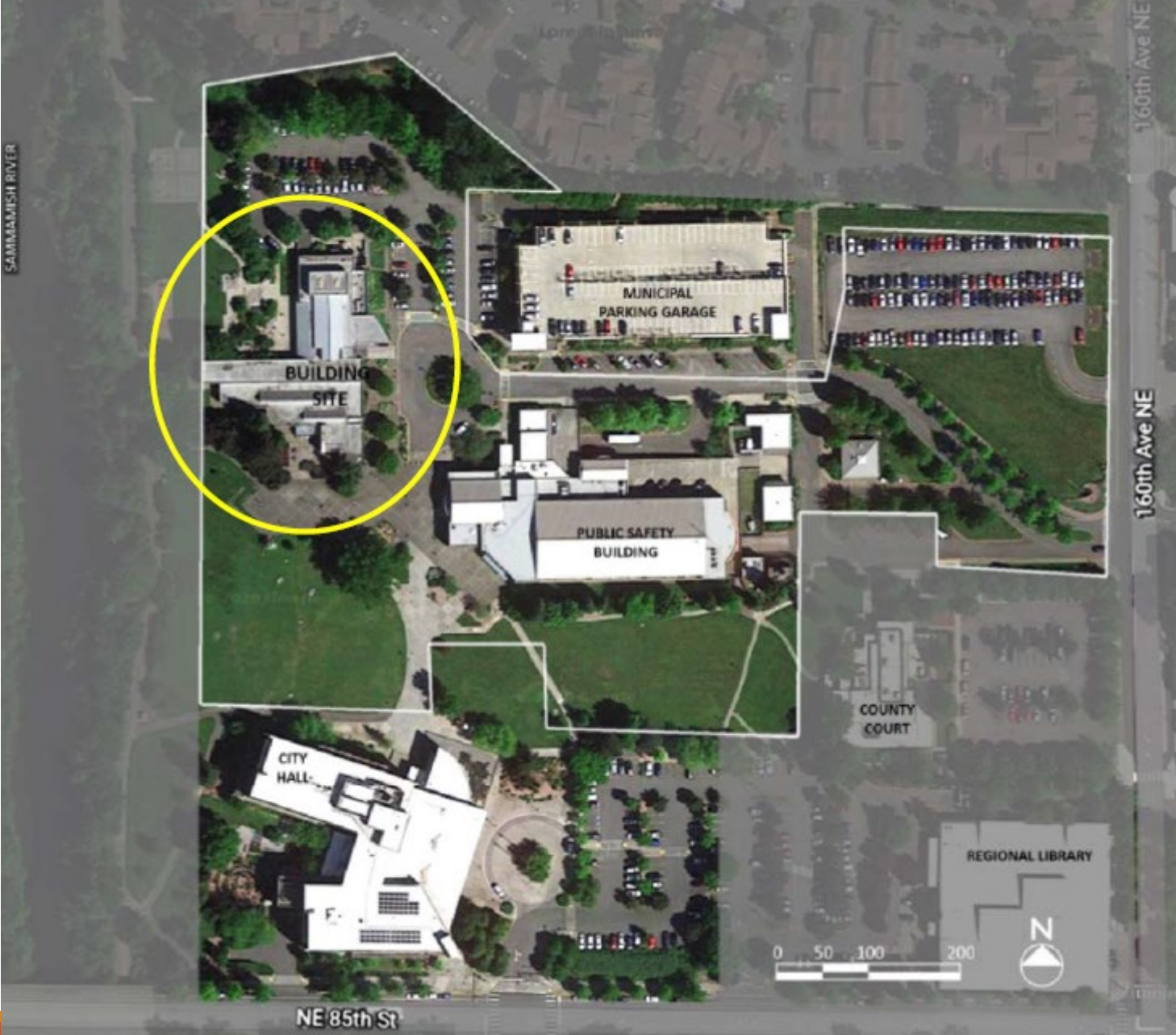
Two options explored:

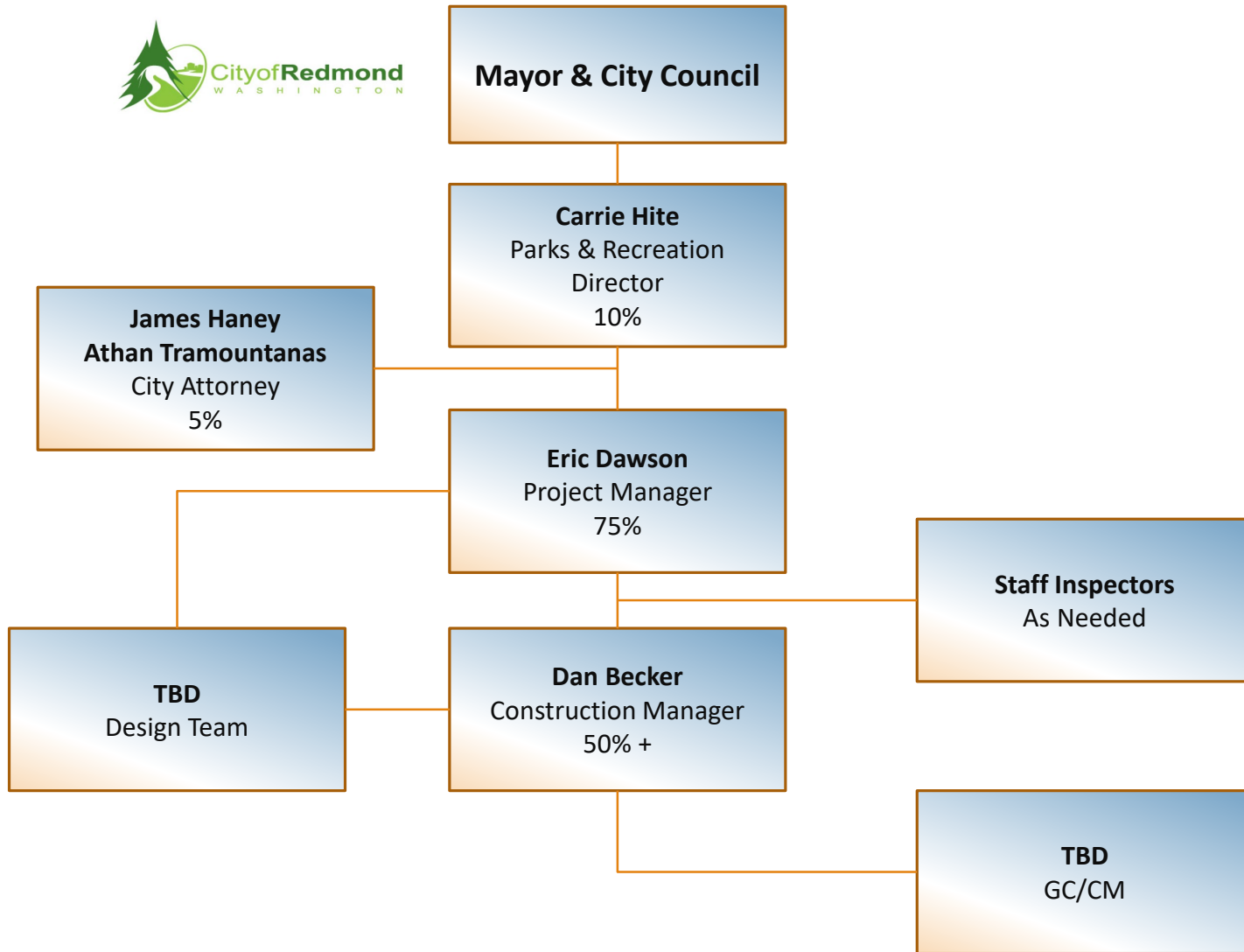
1. renovation of the existing facility, or
2. demolish and rebuild

City has decided to:

1. demolish and reconstruct the facility in its current location
2. request approval to use the GC/CM delivery method for constructing the new facility

Project/Site Layout





Project Organization Chart

Team Organization

Project Manager – Eric Dawson, PE

- Manage the project and coordinate the project team
- Communicate with other City departments for utilities and permitting
- 25 years of experience designing and managing construction for PW projects
- 8 years as a Construction Project Manager with the City of Redmond

Team Organization

Construction Manager – Dan Becker CCM, PMP

- Over 40 years experience working for contractors and owners
- Worked with 4 agencies in WA State using GC/CM
- Worked with 7 agencies throughout the US using GC/CM & CMAR
- Member of the Engineers Joint Construction Document Committee (EJCDC) developing construction, Design-Build and CMAR documents
- Worked on GC/CM projects from \$20M-\$300M

Team Organization

City Attorney – Athan Tramountanas

- Over 20 years experience in construction law
- Worked with numerous agencies to develop GC/CM and Design Build contract documents
- Executive Committee of the Washington State Bar Association's Construction Law Section since 2012
- Co-authored chapters in the Washington Construction Law Deskbook on Alternative Procurement Methods and the Contractor's Registration Act

Team Organization

Parks and Recreation Director – Carrie Hite

- Carrie will be principal in charge for the City of Redmond
- Carrie will provide guidance and direction to the City team, City Council and Mayor
- Over 20 years experience in Parks and Recreation Management, including oversight for many capital projects
- Over 10 years experience in park planning, development and capital construction of parks and facilities
- Certified Parks and Recreation Executive, National Recreation and Parks Association

Staff Inspectors

- Several City staff inspectors from public works and building departments to confirm the work is in accordance with the contract documents

Project Budget

Costs for Professional Services (A/E, Legal, Admin, etc.)	\$ 6,219,000
Estimated project construction costs (including construction contingencies)*	\$ 33,751,000
Equipment and Furnishing Costs	\$ 2,380,000
Sales Tax	<u>\$ 3,375,000</u>
Total	\$ 45,725,000

Project Schedule

	2020		2021				2022				2023			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Select Design Team	█													
Design		█	█	█	█									
Select GC/CM		█												
Preconstruction Services			█	█	█									
Bid & Award Subcontracts				█	█	█								
Early Construction Packages					█	█	█							
Construct Facility							█	█	█	█				

GC/CM Criteria

39.10.340

General contractor/construction manager procedure—Uses.

- (1) Implementation of the project involves complex scheduling, phasing, or coordination;
- (2) The project involves construction at an occupied facility which must continue to operate during construction;
- (3) The involvement of the general contractor/construction manager during the design stage is critical to the success of the project;
- (4) The project encompasses a complex or technical work environment;
- (5) The project requires specialized work on a building that has historic significance; or
- (6) The project is, and the public body elects to procure the project as, a heavy civil construction project.

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(1) Implementation of the project involves complex scheduling, phasing, and coordination

The project will be constructed in the Redmond Municipal Campus

Proximity to the Sammamish River and in the Shoreline Buffer zone will provide environmental challenges for the contractor





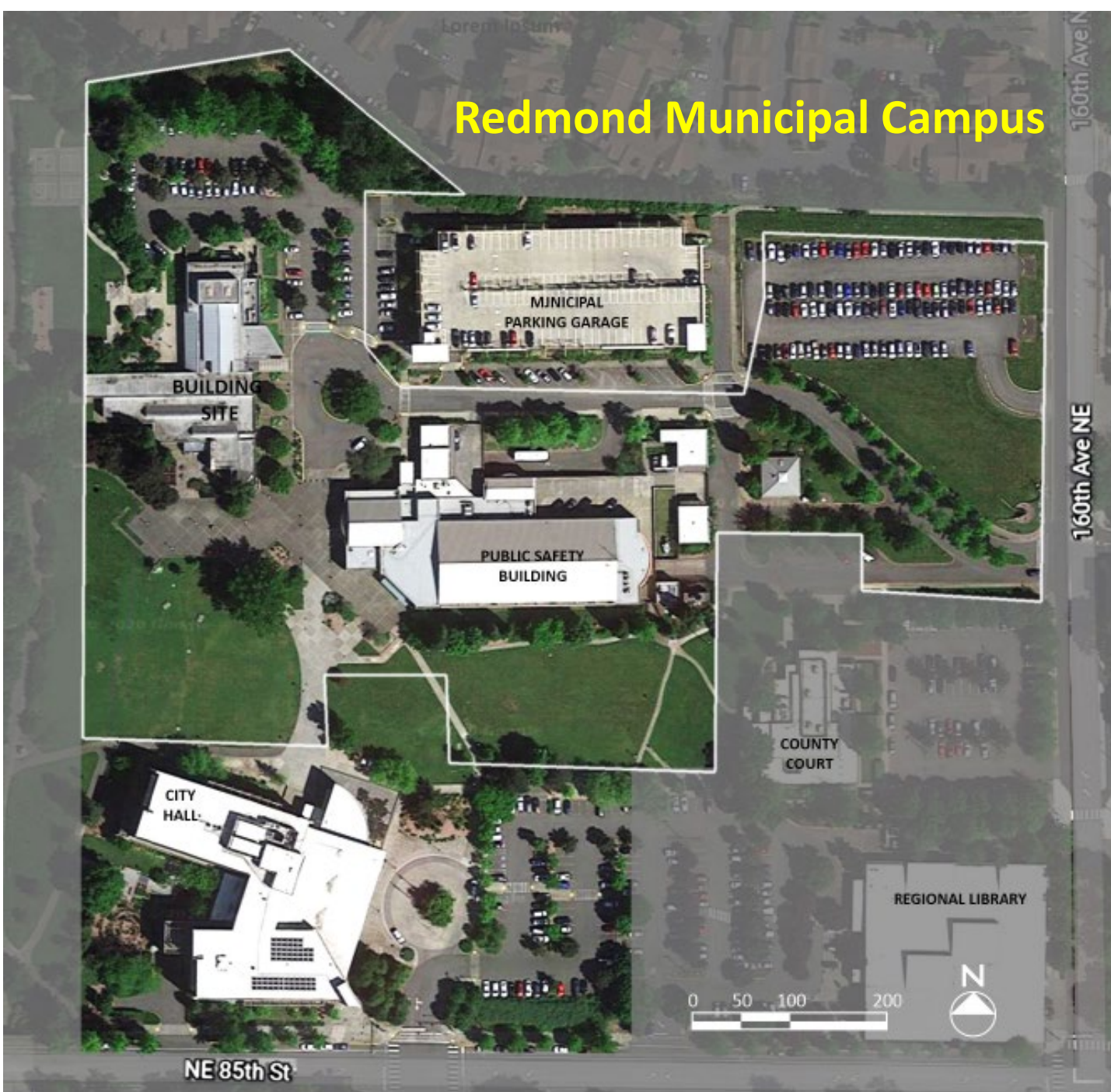
Senior Center Site
in the middle of highly
developed area

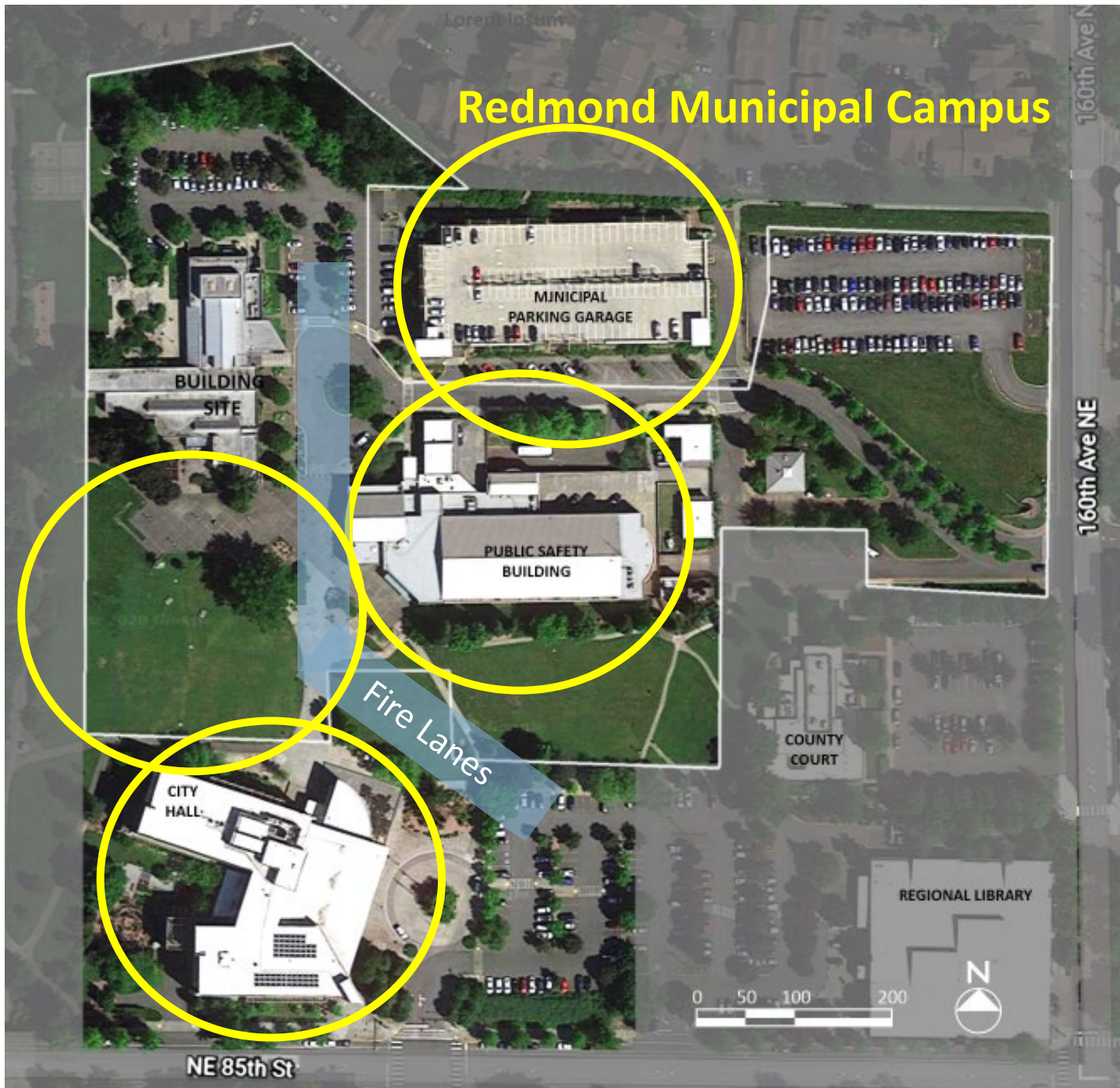
Redmond Municipal Campus

2) The project involves construction at an occupied facility which must continue to operate during construction

The facility is adjacent to occupied facilities that must continue to operate 24/7 during construction.

This will provide operational and safety challenges for the contractor.





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This will provide operational and safety challenges for the contractor.

(3) Involvement of the GC/CM during the design stage is critical to the success of the project

The GC/CM will help the City maintain the project schedule

- Development and maintenance of the project master schedule
- Master schedule will include design, pre-construction, construction and commissioning activities
- City would like to consider a phased opening

The GC/CM will help the City maintain the project budget

- Comparative cost estimates
- Risk management
- Value analysis

Response to PRC Questions

1. The City will be going for Architect selection in the coming months followed by selection of the GC/CM. It's anticipated that the GC/CM will be on board by the end of Schematic Design.
2. The City will use a 2-step process to select the GC/CM; Step 1 – RFP, Step 2 – RFFP.
3. The City's GC/CM consultant will work closely with City Staff, the Architect and GC/CM.
4. The City will work with it's Attorneys to determine the best contract to use for the project that will comply with RCW 39.10.
5. The City will implement project control tools to manage documents, schedule, budget and costs
 - a) City has uses SharePoint for document management
 - b) The City will use work with the GC/CM to develop a WBS for the project to be used to develop cost estimates, the CPM Schedule, and Schedule of Values (SOV).
 - c) The City will monitor the GC/CM's progress using the CPM schedule that will be tied to the SOV.
 - d) The City will implement a change management system to manage the Risk Contingency and change orders after negotiating the MACC.

Thank you for your attention and consideration.

Questions
