



the evergreen state college
olympia, washington

LECTURE HALL RENOVATION

**State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)**

Application for Project Approval

**Submitted by
The Evergreen State College
For approval to use GC/CM**

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL

TO USE THE

**GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
or DESIGN-BUILD (D-B) ALTERNATIVE CONTRACTING PROCEDURE**

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9. (Note: A **Public Body** that is certified to use the GC/CM procedure and is seeking approval to use this procedure on a GC/CM project with a total project cost of less than \$10 million is not required to submit information for Questions 7 or 8.)

1. Identification of Applicant

(a) Legal name of Public Body (your organization):

The Evergreen State College

(b) Address:

**2700 Evergreen Parkway NW
Olympia, WA 98505**

(c) Contact Person Name: **Azeem Hoosein**

Title: **Assistant Director of Planning and Construction Services**

(d) Phone Number: **360-867-6041**

Fax: **360-867-6791**

E-mail: **hooseina@evergreen.edu**

2. Brief Description of Proposed Project

Please describe the project in no more than two short paragraphs.

The project proposal is to fully renovate the existing Lecture Hall facility in order to provide state of the art, adaptable and flexible instructional spaces configured to optimally support the class size needs and various teaching methodologies most utilized on campus.

A modest increase in the building's size is proposed to allow the building to maintain the same head count (about 700 seats) while providing fully accessible building and classroom spaces and restrooms. The outline program contains the following spaces:

Office Facilities	2,960 SF
Class Laboratory/Classroom Spaces	13,407 SF
Student Study/Support Space	3,619 SF
Total Assignable SF	19,986 SF
Total Gross SF @ 72% Efficiency	28,500 SF

3. Projected Total Cost for the Project:

Note: By law, the D-B contracting procedure cannot be used unless the total cost of the project is over \$10 million. Although there is no total project cost requirement for using the GC/CM contracting procedure, every applicant must provide the information requested in Question 3.

A. Project Budget -

Cost of Professional Services	\$2,419,047
Construction GMP, including GC/CM contingency	\$10,719,931
Equipment & Furnishings	\$1,357,995
Contingencies (design, escalation, owner, program.)	\$1,127,973
Contract Administration Costs	\$1,058,653
Other Related Project Costs	\$228,634
Sales Tax	\$1,030,767
Total	<hr/> \$17,943,000

B. Funding Status

Please describe the funding status for the whole project.

(If funding is not available, please explain how and when funding is anticipated)

The design of the project has been funded. Construction funding will be requested from the 2015-2017 Biennium Capital Budget Request, with funding anticipated in July 2015.

4. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired. *(See Attachment B for an example schedule.)*

Project Milestones:

Begin Design	January 2014
PRC Consideration	May 22, 2014
Issue GC/CM RFQ	May 23, 2014
GC/CM Shortlist	June 6, 2014
Permit submittal	January 2015
Fee and GC's	February 2015
Building Construction begins	July 2015
Construction complete	September 2016

***See Attachment "A" Project Schedule for additional information.**

If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM or D-B contracting procedure.

5. Why the GC/CM or D-B Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

For GC/CM projects:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?

- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed? . *(Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response you may refer to the drawings or sketches that you provide under Question 9.)*
- If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
- If the project encompasses a complex or technical work environment, what is this environment?
- If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?

The Evergreen State College Lecture Hall Renovation Project meets statute criteria as follows:

- **Implementation involves complex/technical work environment** – The renovation of the Lecture Hall Building will make a very visible statement of Evergreen’s commitment to sustainability at the main entrance to campus. The project has established several sustainable design goals, including the pursuit of LEED Gold certification and a commitment to the 2030 challenge. Having the GCCM as part of the team during design will allow for coordination of marketing strategies for specialty subcontractors and suppliers during the design effort that are based on specified project elements.
- **GCCM is critical during the design phase** – The project consists of significant structural retrofitting and seismic upgrades; the GCCM’s involvement during preconstruction and constructability in determining the temporary structural needs as well as the most valuable permanent needs is critical to design.
- **Complex Coordination - Occupied** – The campus will remain occupied during construction. Having the GCCM on board during design to establish the logistics plan for safe access, construction, deliveries, etc will be of a tremendous benefit to the campus occupants and the project.
- **Historical Significance** – The building is not yet listed on the Washington Heritage Register, but the Department of Archaeology and Historic Preservation (DAHP) has indicated that the building will meet the requirement to be placed on the Historic Register once it reaches 50 years of age. We have initiated discussions with DAHP and prepared a historic inventory form. This building, as well as other buildings built at the same time are prime examples of the Brutalism Period of American architecture and as such DAHP is interested in ensuring that the college mitigate any renovation that will change the existing structure. Having the GCCM involved with the coordination of the mitigation will help to insure that the preservation and mitigation measures are coordinated and met.

6. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM or D-B contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum (the “design-bid-build method”) is not practical for meeting desired quality standards or delivery schedules.

GC/CM provides substantial public benefit over traditional design-bid-build by:

- **GC/CM will benefit the public by increasing predictability and reducing financial risk**
The GC/CM is closer to actual costs for subcontractors, increasing the confidence level of preconstruction estimates. With the GC/CM delivery method, TESC will be able to have a

higher degree of predictability in estimating anticipated construction costs during the design effort.

- **Attracting a highly qualified LEED experienced contractor pool to of this project is more likely with GC/CM**
With LEED Gold as the goal, performance of subcontractors will be critical to the success of the facility. The GC/CM has the opportunity to market the project to a higher quality of subcontractors while maintaining the competition through the public bid process.
- **Quality** – Having a GC/CM on the project will help provide value added product selection for building performance and longevity. With project goals being LEED Gold, 2030 Challenge and a 50 year building with historical significance, having resources available to assist with design, installation, and operational strategies will be beneficial.
- OAC's recent experience on similar GC/CM solicitations attracted the region's best general contractors with excellent results in preconstruction and construction phase services.

7. Public Body Qualifications

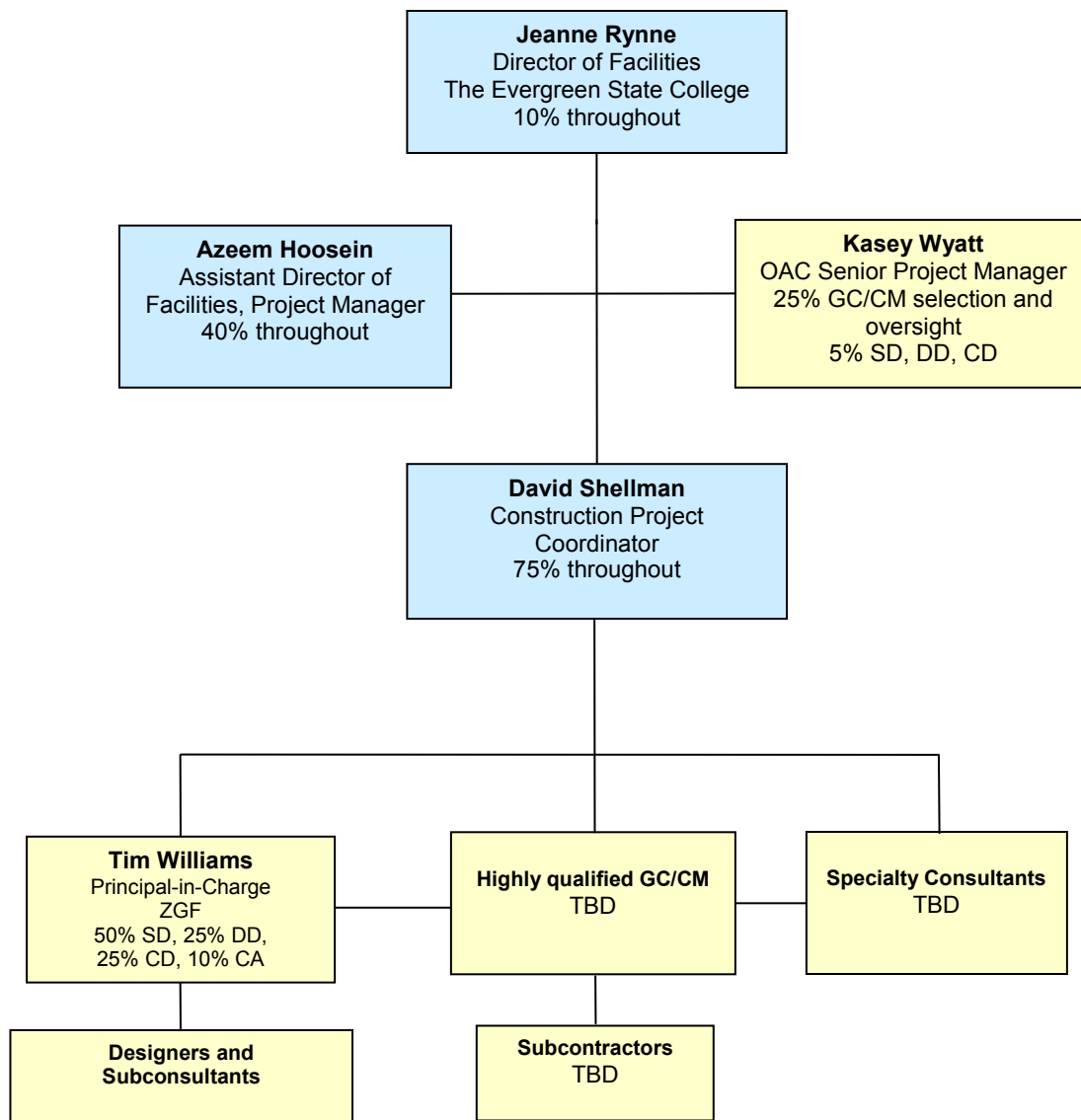
Please provide:

- A description of your organization's qualifications to use the GC/CM or D-B contracting procedure.
- A **Project** organizational chart, showing all existing or planned staff and consultant roles. *Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Attachment C for an example.)*
- Staff and consultant short biographies (not complete résumés).
- Provide the **experience and role on previous GC/CM or D-B projects** for each staff member or consultant in key positions on the proposed project. *(See Attachment D for an example.)*
- The qualifications of existing or planned for project manager and consultants.
Note: For design-build projects, you must have personnel who are independent of the design-build team, knowledgeable in the design-build process, and able to oversee and administer the contract.
- The qualifications of an interim project manager until your organization has employed staff or hired a consultant as the project manager. Also indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. *Note: This information is required only if your organization has yet to select a project manager at the time of application.*
- A brief summary of the construction experience of your organization's project management team that is relevant to the project.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
- A brief description of your planned GC/CM or D-B procurement process.
- Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or D-B contract terms.
- **GC/CM Consultant Retained** – In addition to TESC's and ZGF's extensive higher-education design and construction experience, TESC has retained OAC Services to assist with GC/CM procurement, negotiations, execution, change orders, payment applications and closeout.

TESC and OAC have a long standing working relationship that supports this arrangement. OAC's Kasey Wyatt along with other OAC staff will support Azeem Hoosein and David Shellman throughout the project.

- Committed to Comprehensive GC/CM Consulting Services** – The estimated level of effort for OAC staff members to support TESC is based on OAC's past experience in similar roles and is scalable to provide additional services as needed throughout the project. TESC is committed to employing OAC's expertise throughout procurement, pre-construction, buyout, negotiation, execution and closeout.
- Organization Qualifications** - The Evergreen State College has had a Planning and Construction department since the early 1990's and employs qualified staff with a minimum of 10 years' experience, usually carrying a registration. Current staff has attended GCCM training Conferences and TESC has hired qualified consultants who have used this process for project implementation.

Project Organization Chart



The Project Team

Jeanne Rynne

Director of Facilities

Currently Director of Facilities at the Evergreen State College, Jeanne has 27 years' experience in the architectural and project management fields. The majority of this experience has been in the public sector with a focus on educational facilities, including K-12 and higher education. In this arena she held the position of Dean of Capital Facilities, South Puget Sound Community College (2000-2004) and Capital Program Director, Puyallup School District (2004-2007), where she administered the implementation of a \$200 million construction bond measure. She has had the unique experience of working as a Regional Coordinator in the School Construction Grant Program at the Office of the Superintendent of Public Instruction (OSPI) where she modified the D-Form process to better accommodate the GC/CM procurement method.

Azeem Hoosein

Assistant Director for Planning and Construction

Mr. Hoosein has spent twenty six years in the field of Engineering and Project Management, being fully involved with all phases of projects within the Facilities division. For the past seven years, he has led the management, planning, programming, budget development and construction of The Evergreen State College's facilities and construction projects.

David Shellman

Construction Project Coordinator

Mr. Shellman has a background and degree in Architectural Design. He has more than eighteen years' experience in Facilities Planning & Project Management and has managed all phases of construction projects from programming through closeout. For the past eight years, he has been employed at The Evergreen State College. He has been leading and managing the planning, programming, design and budget of complex public works projects and facilities.

Kasey Wyatt

OAC Senior Project Manager

Ms. Wyatt will support the project during GC/CM selection, contract negotiations, execution, and during construction. She will lead the GC/CM selection, pre-construction services, GMP negotiations, and lead oversight during construction.

Currently leading five GCCM projects valued at over \$225M, Ms. Wyatt is a highly skilled GCCM practitioner. She builds highly collaborative designer-contractor-owner teams focused on the owner's needs.

Organizational Controls

Previously established project controls and reporting systems will be implemented to effectively manage the scope, schedule and budget for the project. Tools for project budgeting and project management will be utilized to manage communications and monitor progress. OAC will share its experience in managing GC/CM contracts with the College and will consult on issues as they arise. Schedule progress will be tracked against the master schedule.

Planned GC/CM Process

The District is planning on utilizing a modified AIA133 GC/CM - Owner agreement along with modified AIA201 general conditions developed in close coordination with legal counsel. In addition, the District is planning on a comprehensive Pre-Construction Services scope of work and General Requirements (Division 01) that will be coordinated thoroughly with the modified AIA documents for the GC/CM construction procurement within Washington State.

Preparation of the GC/CM RFP and selection process will be based on an OAC standard form and modified with the latest lessons learned from other public owners. This process will include selection criteria, interviews and final selection evaluations.

The roles and responsibilities of the owner, construction management team, architect, and the GC/CM are defined and coordinated through a number of responsibilities and contractual requirements.

Documents

Management of the scope, schedule and budget of the project will be of the utmost importance to the team in managing and controlling the project. Regular cost estimates by the architect and GC/CM throughout the process will be completed and reconciled at each major design phase.

Upon agreement of MACC the project manager along with the GC/CM will regularly evaluate the documents to determine changes to the project which could adversely affect the MACC as set forth in the agreement. At every level of design the design team will forward a list of all changes made to determine their impacts. However, by thoroughly analyzing changes as we go impacts should be minimal.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: *(labeled Att. 'E')*

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

Please refer to Attachment C.

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

Please refer to Attachment D.

10. Resolution of Audit Findings On Previous Public Works Projects

In 2012 TESC received an audit finding for charging more than the 3% recommended project management fee on Minor Works projects during the 2009-11 biennium, which was inconsistent with the Capital Budget Instructions issued by the Office of Financial Management (OFM). Consequently, TESC has since revised its practice to be in alignment with the Capital Budget Instructions.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. . You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM or D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM or D-B process. You also agree that your organization will complete these surveys within the time required by CPARB

Signature

Name (please print): Jeanne Rynne

Title: Director of Facilities

Date: April 28, 2014

ATTACHMENT "B"
Team Experience

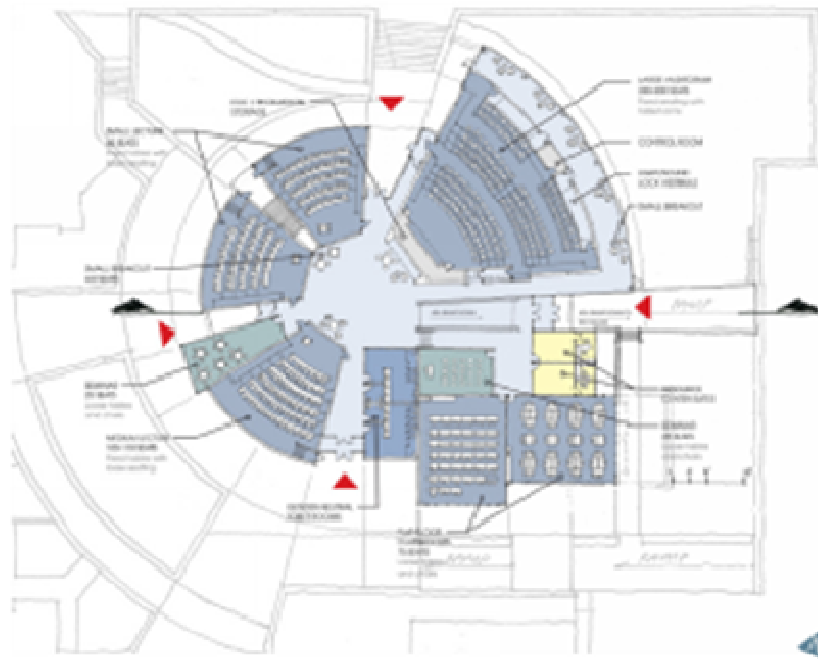
Name	Summary of Experience	Project Names	Construction Budget	Procurement Type	Role During Project Phases		
					Pre-Design	Design	Construction
Kasey Wyatt	Sr. Project Manager, OAC	Tahoma High School & Regional Learning Center	\$105M	GC/CM	PM	PM	PM
		Clarkmoor Elementary School, CPSD	\$39M	GC/CM	PM	PM	PM
		Greenwood Elementary School, CPSD	\$36M	GC/CM	PM	PM	PM
		Carter Lake Elementary School, CPSD	\$32M	GC/CM	PM	PM	PM
		Hillside Elementary School, CPSD	\$34M	GC/CM	PM	PM	PM
		Carter Lake Elementary School, CPSD	\$32M	GC/CM	PM	PM	PM
		Hillside Elementary School, CPSD	\$34M	GC/CM	PM	PM	PM
		Forks High School Addition	\$18M	D/B/B	PM	PM	PM
		Mount Rainier High School	\$72M	D/B/B	PM	PM	PM
Jeanne Rynne	Director of Facilities The Evergreen State College	Communication Bldg. Renovation	\$10.98M	D/B/B	DF	DF	DF
	Capital Program Manager Puyallup School District	Kalles Junior High School	\$21M	D/B/B	CPM	CPM	CPM
		Aylen Junior High School	\$23M	D/B/B	CPM	CPM	CPM
		Carson Elementary School	\$17M	D/B/B	CPM	CPM	CPM
		Edgerton Elementary School	\$17M	D/B/B	CPM	CPM	CPM
		Meeker Elementary Renovation and Addition	\$4M	D/B/B	CPM	CPM	CPM
	Dean of Capital Facilities South Puget Sound Community College	Technical Education Addition	\$6M	D/B/B	DCF	DCF	DCF
		Family Education Center	\$14M	D/B/B	DCF	DCF	DCF
		Minnaert Center for the Performing Arts	\$16M	D/B/B	DCF	DCF	DCF
Science Building		\$18M	D/B/B	DCF	DCF	DCF	
Azeem Hoosein	Assistant Director of Planning and Construction The Evergreen State College	Library - "A" wing Renovation	\$22M	D/B/B	PM	PM	PM
		Campus Activities Bldg. Renovation	\$22.5M	D/B/B	PM	PM	PM
		Communication Bldg. Renovation	\$10.98M	D/B/B	PM	PM	PM
		Lab I - 1st floor Renovation	\$3.1M	D/B/B	PM	PM	PM
		Lab/Art Annex Renovation	\$4.922M	D/B/B	PM	PM	PM
		Lab I - 2nd floor Renovation	\$4.95M	D/B/B	PM	PM	PM
		Longhouse expansion	\$1.7M	D/B/B	PM	PM	PM
Dave Shellman	Construction Project Manager The Evergreen State College	Lab 1, 2nd Floor Renovation	\$4.9M	D/B/B	PM	PM	PM
		Sustainable Ag Lab	\$1.5M	D/B/B	PM	PM	PM
		Longhouse Renovation	\$1.7M	D/B/B	PM	PM	PM

ATTACHMENT "C"
Public Project Experience

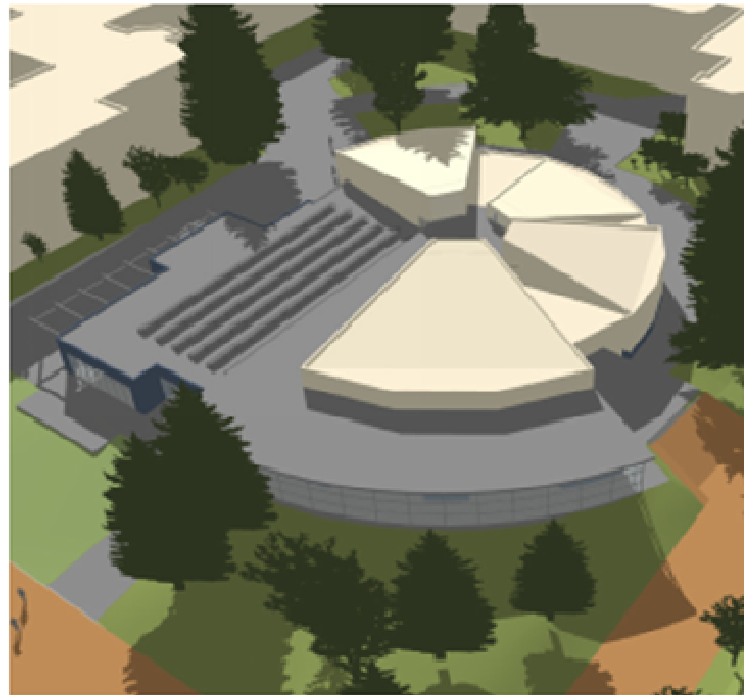
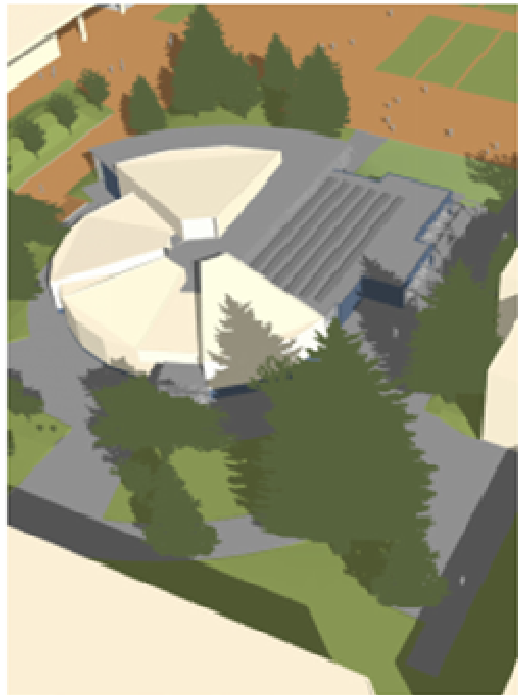
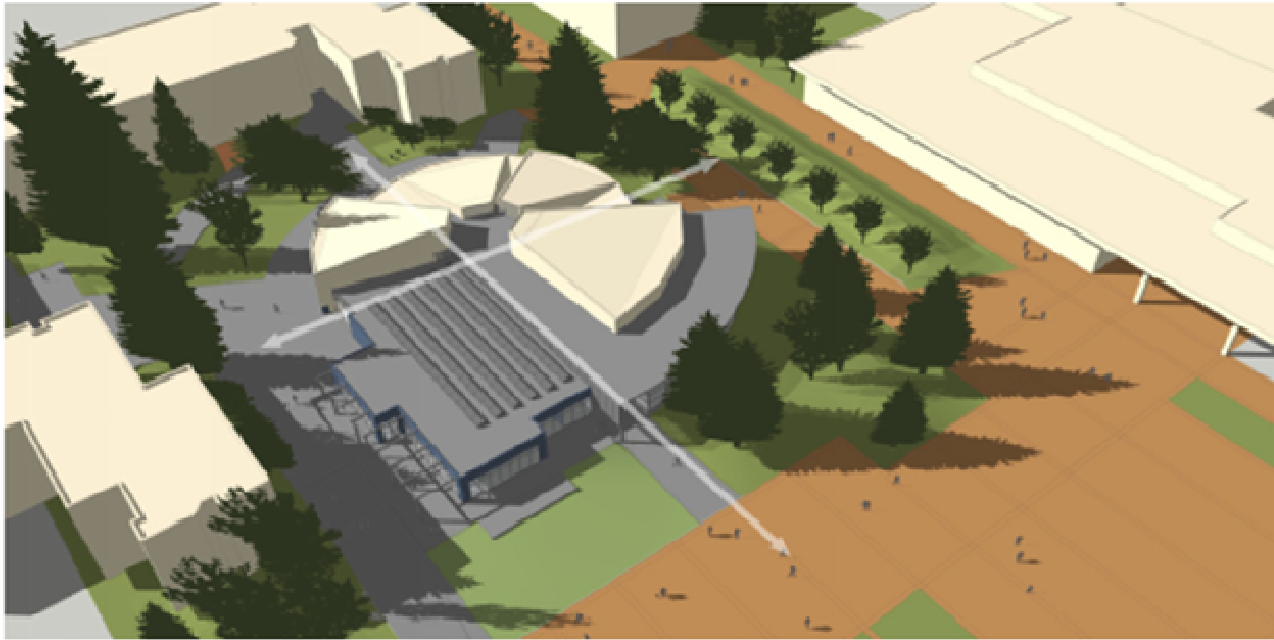
The Evergreen State College - Construction History (7 years)										
Project #	Project Name	Project Description	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or schedule overrun
1	Lecture Hall Renovation	Class lab/classroom space, 28,500 SF	GCCM	7/13	6/17	9/13	TBD	\$17.9M	TBD	In progress
2	Lab II - 2 nd Floor Renovation	Lab Space, 12,833 SF	D-B-B	7/13	6/15	9/13	TBD	\$4.69M	TBD	In progress
3	COMM Bldg. Reno.	Arts & Classroom Space, 88,256 SF	D-B-B	7/9	6/13	9/9	6/13	\$12.9M	\$12.9M	On-budget
4	CAB Reno.	Student Acitivities, 112,238 SF	D-B-B	7/7	6/11	9/7	6/11	\$22M	\$22M	On-budget
5	Lab I - 2 nd Floor Renovation	Lab Space, 11,735 SF	D-B-B	7/11	6/13	9/11	6/13	\$4.95M	\$4.95M	On-budget
6	Lab I - 1 st Floor Renovation	Lab Space, 12,513 SF	D-B-B	7/7	6/9	9/7	6/9	\$4.2M	\$4.2M	On-budget
7	Library - A wing Reno	Admin Space, 187,000 SF	D-B-B	7/7	6/9	9/7	6/9	\$21.5M	\$21.5M	On-budget



Preferred Scheme section



Preferred Scheme floor plan



Preferred Scheme massing model studies