



BEFORE WE START,
PLEASE SIGN IN

- **Go to the chat box and type in your name and email address**
- **We are saving 20 minutes at the end of the presentation for questions**
- Thank you!



LEGISLATIVE CAMPUS MODERNIZATION

STAKEHOLDER MEETING #11

July 28, 2022

AGENDA

- *LCM Schedule and 90-Day Look Ahead – Informational*
- *LCM Non-Project SEPA and Newhouse Building Replacement SEPA Checklists – Informational*
- *LCM Landscape Peer Review Panel - Informational*
- *Legislative Modular Building – Informational*
- *Pritchard and O'Brien Project – Informational*
- *Newhouse Building Replacement – Informational*

UPCOMING KEY DECISIONS

- Consensus on Newhouse exterior elevations
- Decisions on salvaged material for Newhouse
- ArtsWA Newhouse artist selection
- Selection of Pritchard and O'Brien General Contractor/Construction Manager (GC/CM)- 8/10/22
- Planned/Projected State Environmental Policy Act (SEPA) Public Comment Dates. (Subject to change)
 - LCM Non-Project SEPA Checklist
 - Legislative Modular SEPA Checklist
 - Newhouse SEPA Checklist

90 DAY LOOK AHEAD

August 2022

- Pritchard and O'Brien GC/CM interviews Aug. 4, 2022.
- PET Meeting Aug. 11, 2022 with review of exterior elevations.
- Newhouse historic mitigation "Oral History" with former Press Corps members will be filmed at TVW on Aug. 11, 2022.
- LCM Non-Project SEPA Checklist issued for 30-day public comment period Aug. 19, 2022 through Sept. 19, 2022.
- LCM Stakeholder Meeting #12, Aug. 25, 2022.

October 2022

- Pritchard and O'Brien Project GC/CM contract for Preconstruction Services is executed by Oct. 6, 2022.
- PET Meeting Oct. 13, 2022.
- LCM Stakeholder Meeting #14, Oct. 27, 2022.

September 2022

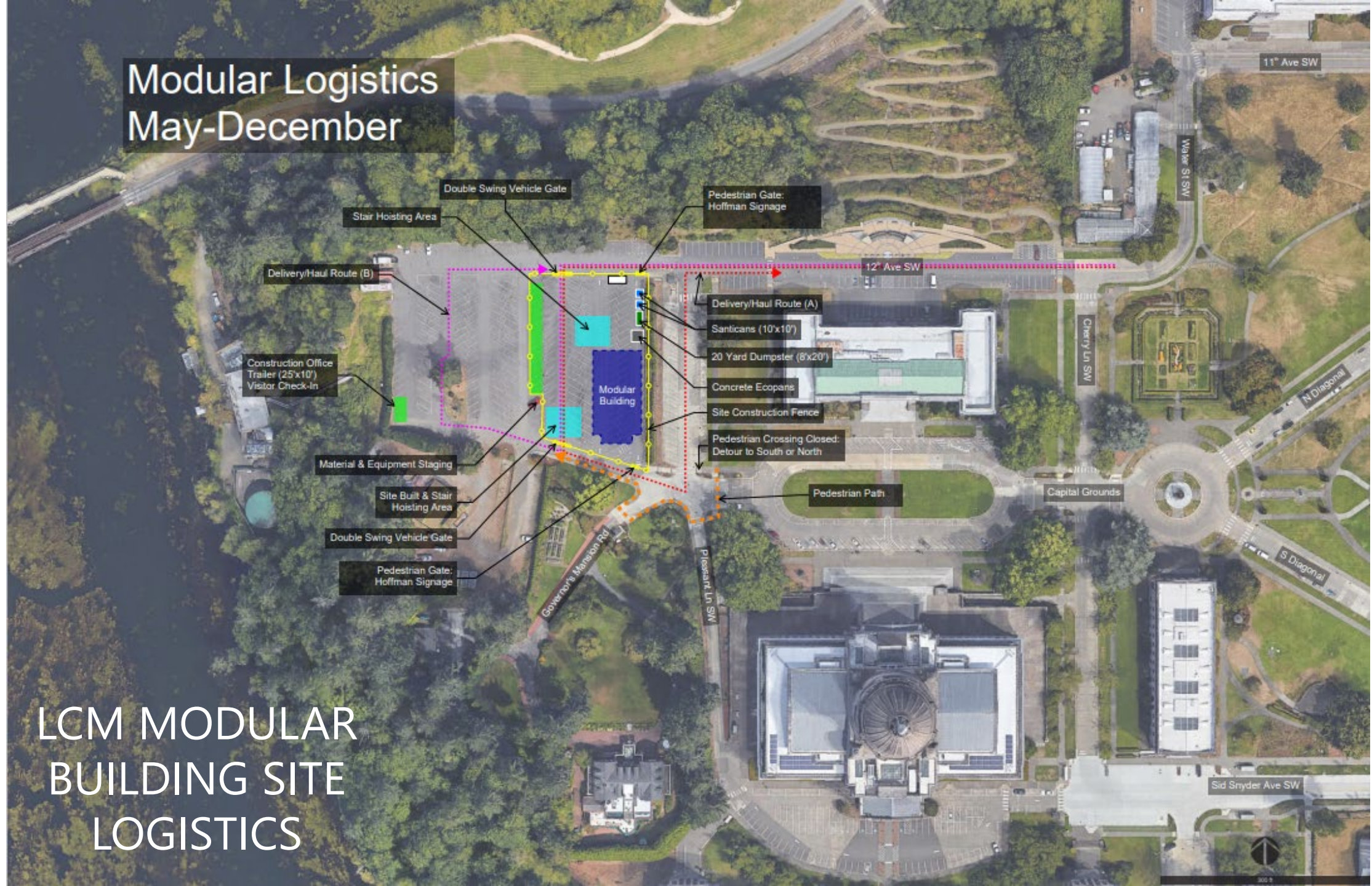
- Pritchard and O'Brien Project A/E contract executed in Sept. 2022.
- Newhouse Design Development complete by Sept. 2, 2022.
- Pritchard and O'Brien Project GC/CM preconstruction work plan submittal due by Sept. 6, 2022.
- CCDAC meeting Sept. 15, 2022.
- Newhouse Building Replacement SEPA Checklist issued for 14-day public comment period Sept. 26, 2022 through Oct. 10, 2022.
- LCM Stakeholder Meeting #13 Sept. 29, 2022.

LEGISLATIVE MODULAR BUILDING

LEGISLATIVE MODULAR BUILDING

- **Scope:** Two-story building with 16 modules (14,643 SF). Includes south elevator, stairs, and lobby.
- **Schedule:** All Modular concrete foundations are cast complete as of July 19, 2022. Overall site utility excavation/installation continues in Pleasant Lane and for tie-in connections of building utilities through Aug. Modular units to be delivered and installed this fall with Dec. 2022 move-in.
- **Budget:** Legislators approved budget of \$9.5M in total project costs on March 8, 2022. Hoffman GCCM and subcontractors established procurement schedule for long-lead items through a very tight supply chain pressure.

Modular Logistics May-December



LCM MODULAR BUILDING SITE LOGISTICS

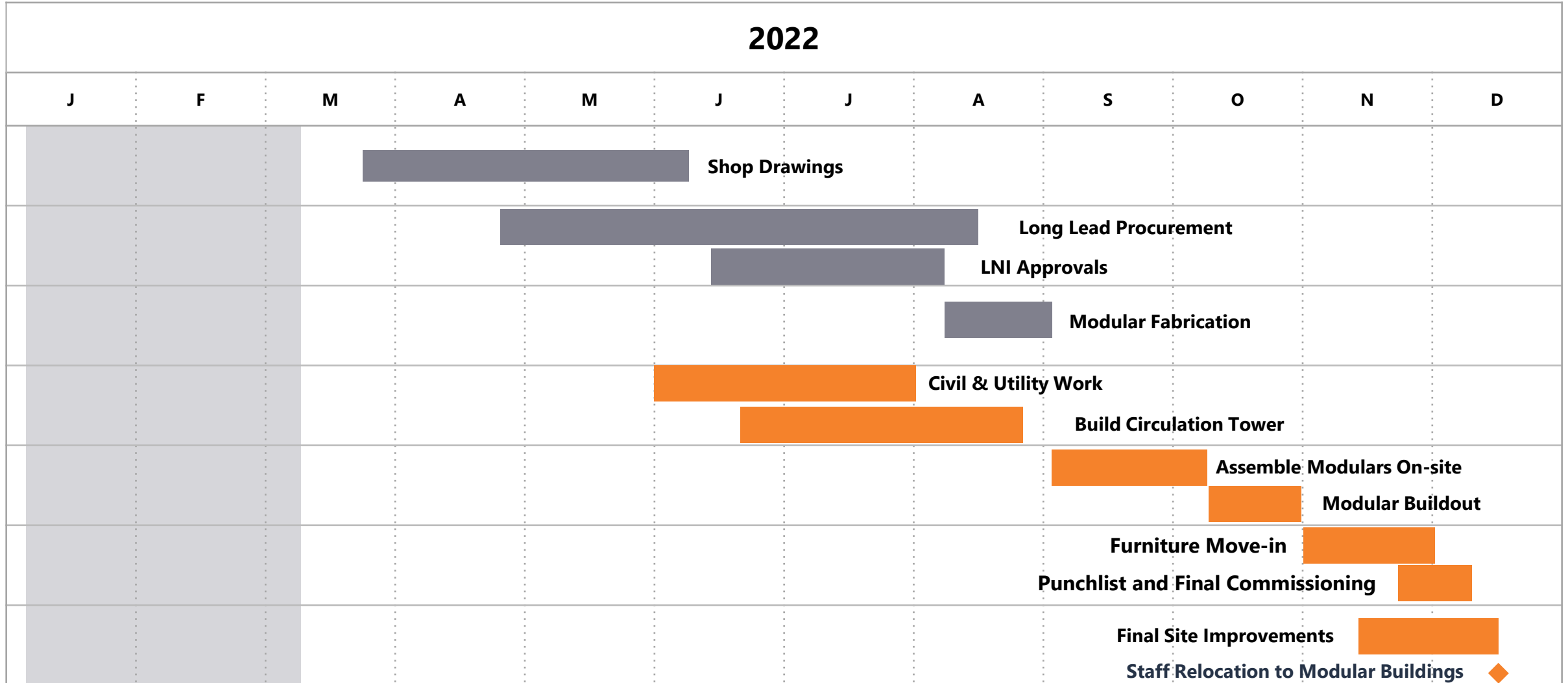
LEGISLATIVE MODULAR BUILDING PROGRESS







HOFFMAN LEGISLATIVE MODULAR BUILDING DRAFT SCHEDULE



2022 Short Session

PRITCHARD AND O'BRIEN PROJECT

PRITCHARD AND
O'BRIEN PROJECT
AE AND GC/CM
SCHEDULE

Date	Activity
April 20, 2022	RFQ Release Date ✓
May 4, 2022	RFQ Informational Meeting Date ✓
May 25, 2022	RFQ Submittal Due Date ✓
June 1, 2022	GC/CM -First publication of Request for Qualifications (RFQ) & Proposal for GC/CM Services in Seattle Daily Journal of Commerce ✓
June 14, 2022	GC/CM Project Informational Meeting. ✓
June 15, 2022	GC/CM The second publication of Request for Qualifications and Proposal for GC/CM Services in Seattle Daily Journal of Commerce. ✓
June 15, 2022	AE Interview Period ✓
June 24, 2022	AE Selection ✓
June 29 – Aug. 19, 2022	AE Negotiations ✓
June 30, 2022	GC/CM Phase 1 Statement of Qualifications submittal deadline. ✓
July 12, 2022	GC/CM Notification of “most highly qualified” companies short-listed and selected for interviews. ✓
Aug. 4, 2022	GC/CM Interviews.
Aug. 8, 2022	GC/CM Phase 2 Proposal submittal deadline at 2:00 PM PDT. Bid proposals opening.
Aug.10, 2022	GC/CM Notification of final selection to all companies.
By Sept. 1, 2022	AE Contract Executed
Sept. 6, 2022	GC/CM Preconstruction Work Plan submittal deadline.
Oct. 6, 2022	GC/CM Contract for Preconstruction Services is executed.

PRITCHARD AND O'BRIEN PROJECT

- **Scope:** After AE is under contract, we will validate predesign architectural program mid-Sept. through Dec. 2022
- **Schedule:** Pritchard is currently scheduled to complete construction/move-in in Fall 2026. When contract is executed, GC/CM team will be part of AE Schematic Design (SD) starting Dec. 2022. GC/CM will also lead a schedule assessment of phasing options for Pritchard and O'Brien.

NEWHOUSE BUILDING REPLACEMENT

NEWHOUSE BUILDING REPLACEMENT

- **Scope:** Floor plans are set and include 3,450 SF of Shared Services.
- **Schedule:** Achieved 50% Design Development (DD) completion on July 22, 2022. Hoffman the GCCM and consultants are starting to look at cost estimate and constructability issues.
- **Public Art Review:** Received 58 proposals. Meeting held on July 27 to review short-listed artists. Next step is to identify 2-3 finalists for interviews.
- **Budget:** Remains at \$64.5 Million

DESIGN PROCESS TIMELINE



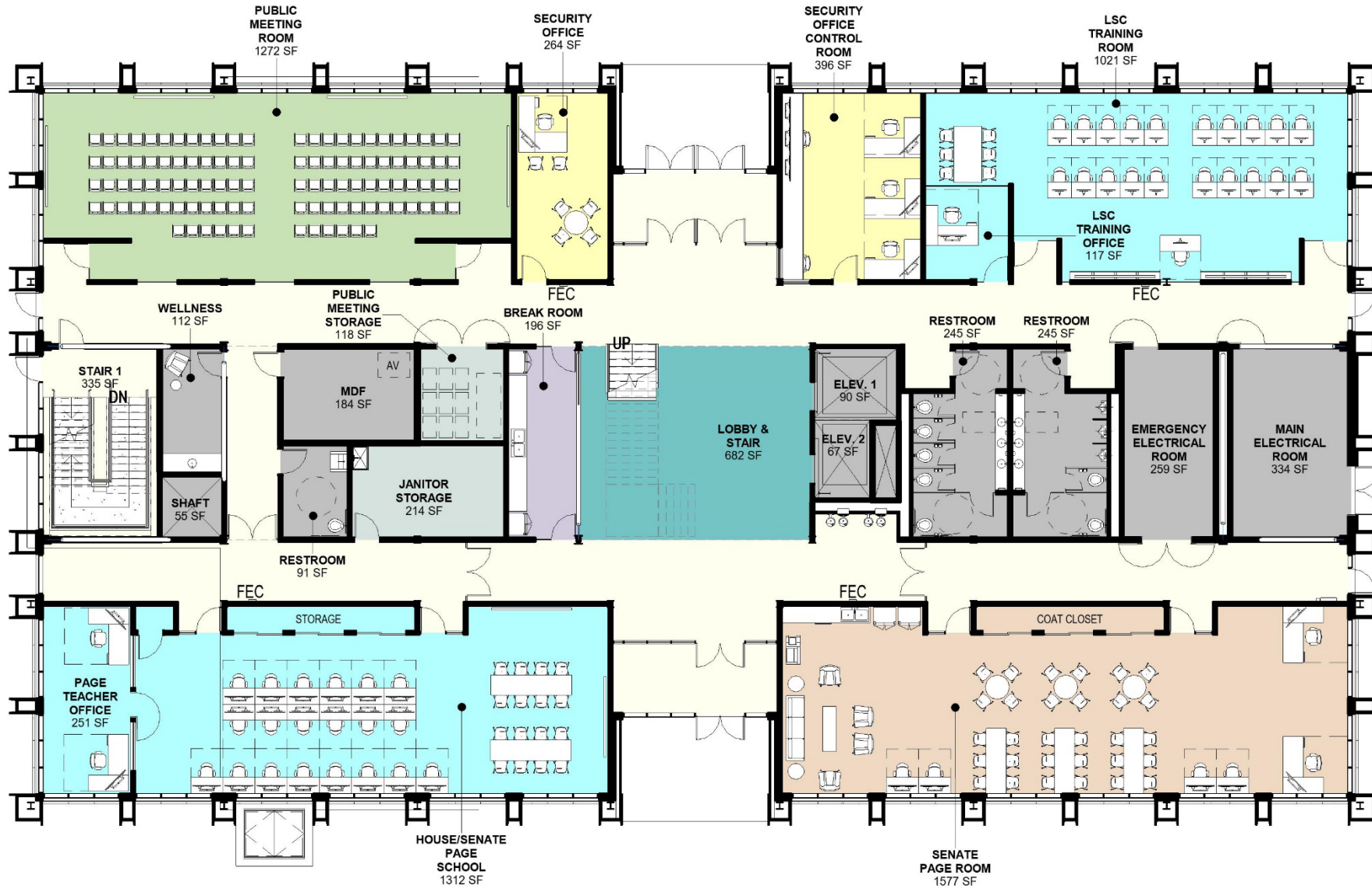
100% DD – September 2, 2022

50% DD – July 22, 2022

- Stakeholder outreach + feedback implementation
- Develop technical aspects of the building systems
- Select interior and exterior materials
- Begin furniture and equipment selection
- Finish gathering major input



NEWHOUSE - Planting Plan



- LEGEND**
- Break/ Copy
 - Circulation
 - Lobby & Stair
 - Meeting + Conf Rooms
 - Security
 - Senate Spaces
 - Service Areas
 - Shared Spaces House/ Senate
 - Storage

Newhouse Replacement – Floor Plan – Level 1

Depth + Relief

Timelessness

Repetition + Symmetry

Mild Color Palette

Washington Specific

Natural/ Honest

Resource Stewardship

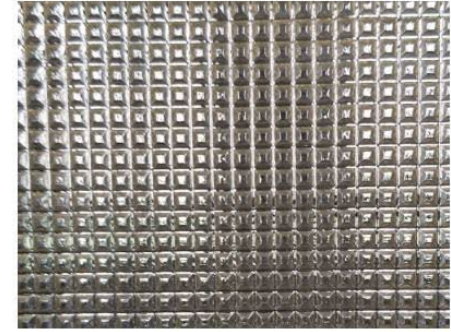
Transparency



WASHINGTON DLT - STRUCTURAL DECK



PRECAST CONCRETE TEXTURE - EXTERIOR



SPECIALTY GLASS - RECLAIMED ACCENT FEATURE



MARBLE TILE - ACCENT



PRECAST CONCRETE - EXTERIOR



BRONZE FINISH - METAL TRIM



MAHOGANY - RECLAIMED ACCENT FEATURE



TERRAZZO TILE - PRIMARY CIRCULATION



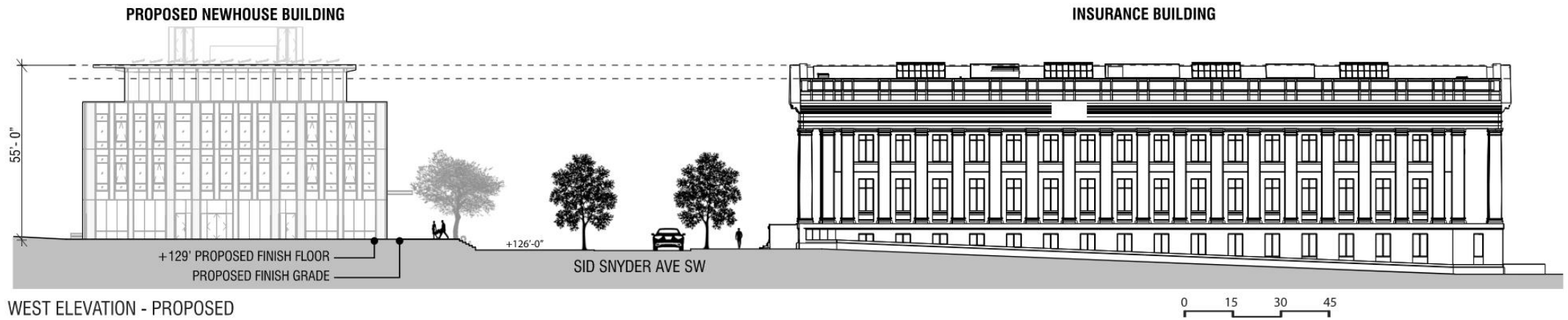
DARK BRONZE - WINDOW FRAMES

MATERIAL PALETTE

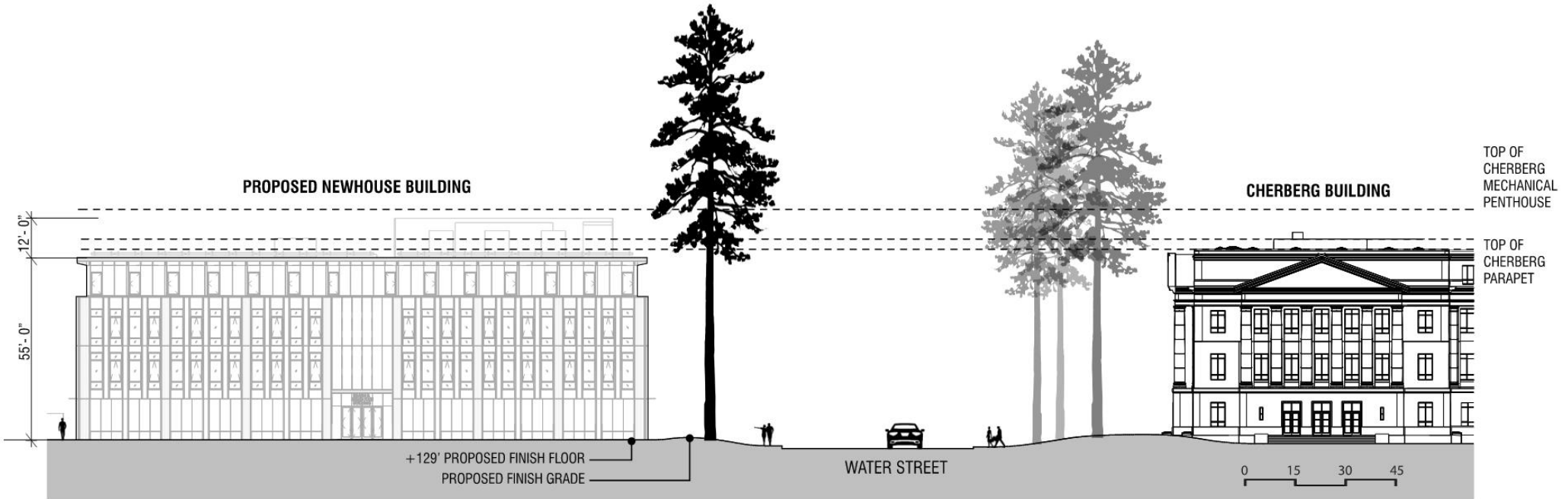


MIXING CHAMBER - SECTION PERSPECTIVE

NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT | The Miller Hull Partnership



WEST ELEVATION - PROPOSED



NORTH ELEVATION - PROPOSED

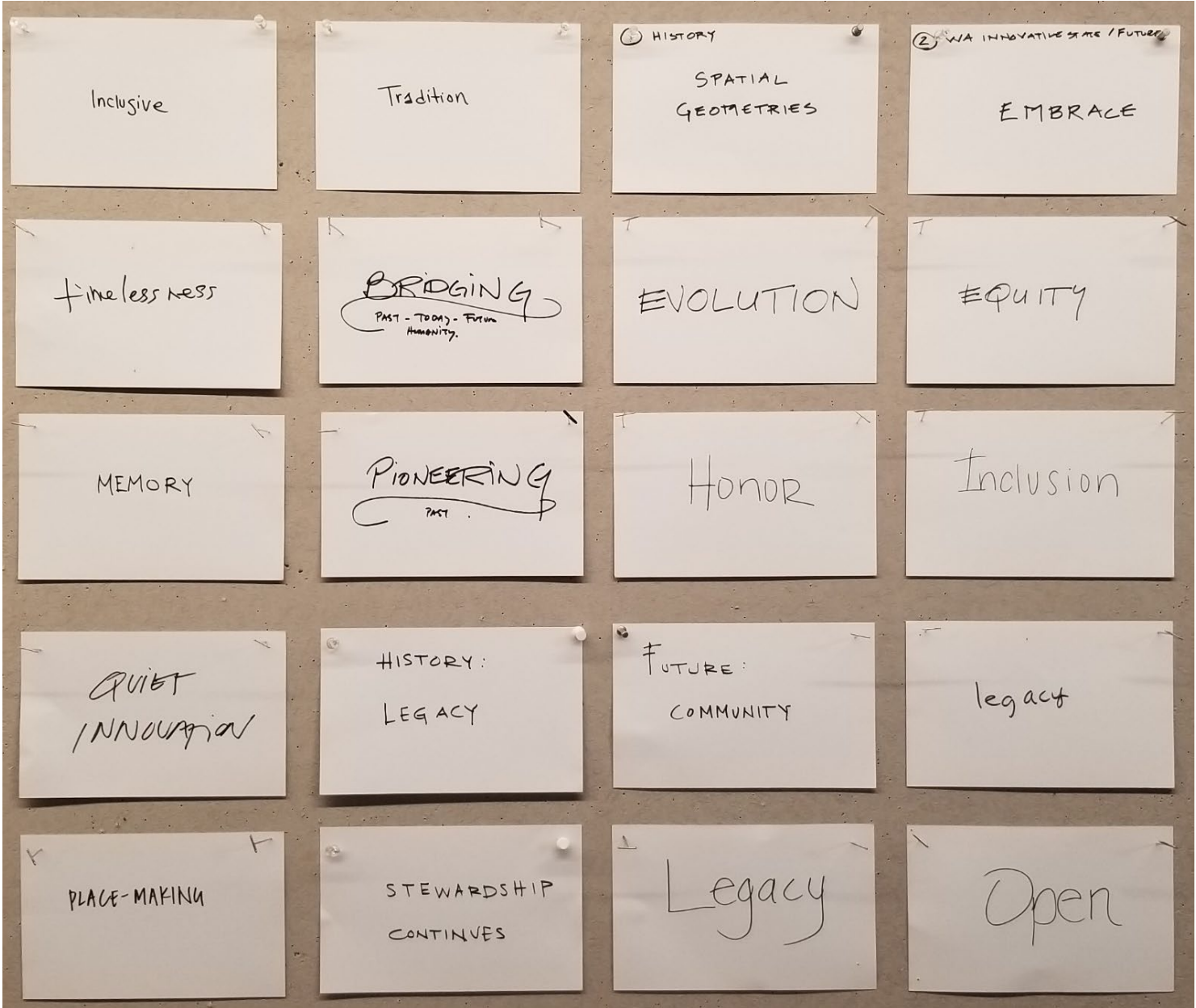
CONTEXT ELEVATIONS



FACADE DEVELOPMENT

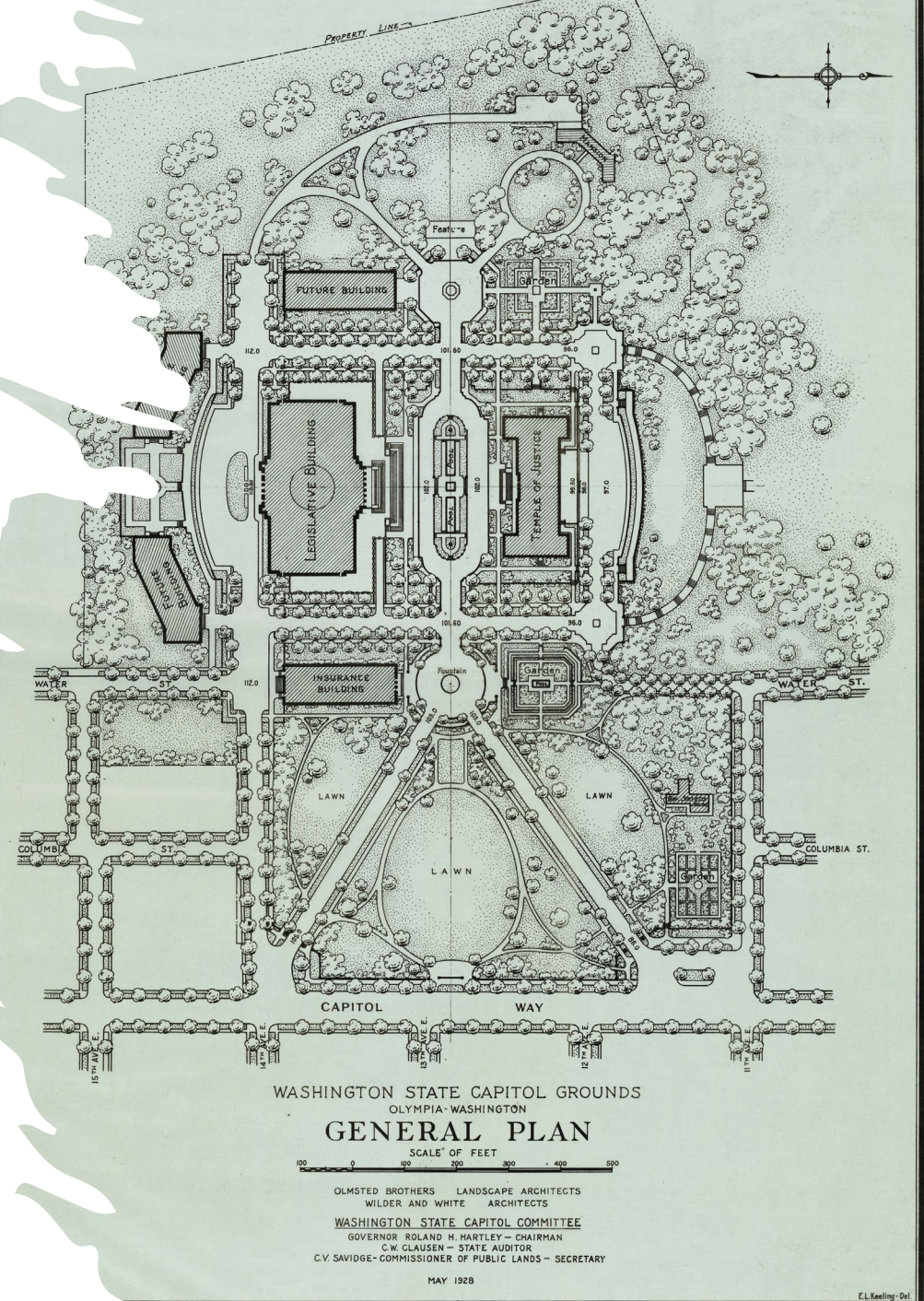
NEWHOUSE BUILDING REPLACEMENT & LCM GLOBAL SUBPROJECT | The Miller Hull Partnership

VISIONING STATEMENTS FROM CHARRETTE



Q&A

- **Please submit all questions via chat function.**
- Please limit comments to 3 minutes per question
- If you have not already done so, please sign in with your name and email address
- If there are follow-up questions, please email them to **DESLCM@des.wa.gov**
- All updates regarding stakeholder meeting dates and other LCM updates are posted at [Legislative Campus Modernization \(LCM\) | Department of Enterprise Services \(wa.gov\)](#) and Public Meeting updates here [LCM Public Meetings | Department of Enterprise Services \(wa.gov\)](#)



THANK YOU FOR YOUR CONTINUED SUPPORT!



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