



OVERLOOK WALK
PRC PRESENTATION
MAY 24, 2018

AGENDA



- Introductions
- Program & Project Overviews
- Design Overview
- Qualifying Criteria Summary
- Public Body Experience
- Lessons Learned
- Public Benefits
- Summary



PROJECT OVERVIEW

- WATERFRONT SEATTLE PROGRAM
- SEAWALL PROJECT
- SR 99 TUNNEL PROJECT
- SEATTLE MULTIMODAL TERMINAL AT COLMAN DOCK PROJECT
- PARTNER PROJECTS

Project construction dates are tentative and subject to change



ELLIOTT BAY

OLYMPIC
SCULPTURE
PARK

Waterfront Seattle
(2018+)

Pier 62 Rebuild
(2017-2019)

BELLTOWN

Seattle Multimodal Terminal
at Colman Dock Project
(2017-2023)

Overlook Walk

PIKE PLACE
MARKET

Seawall Project
(2013-2017)

WEST EDGE

RETAIL CORE

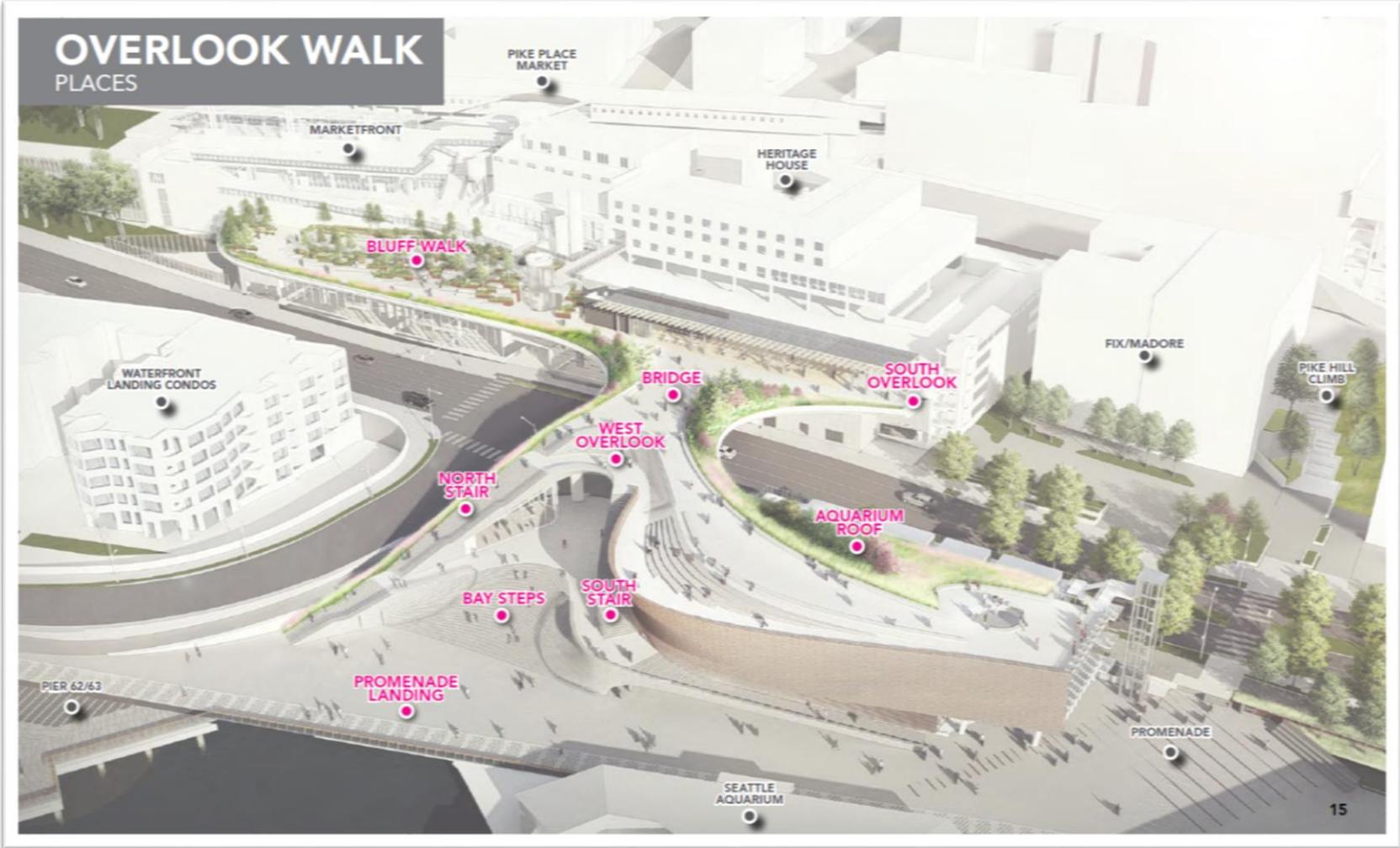
STADIUMS

PIONEER
SQUARE

SR 99 Tunnel Project
(2011-early 2019)

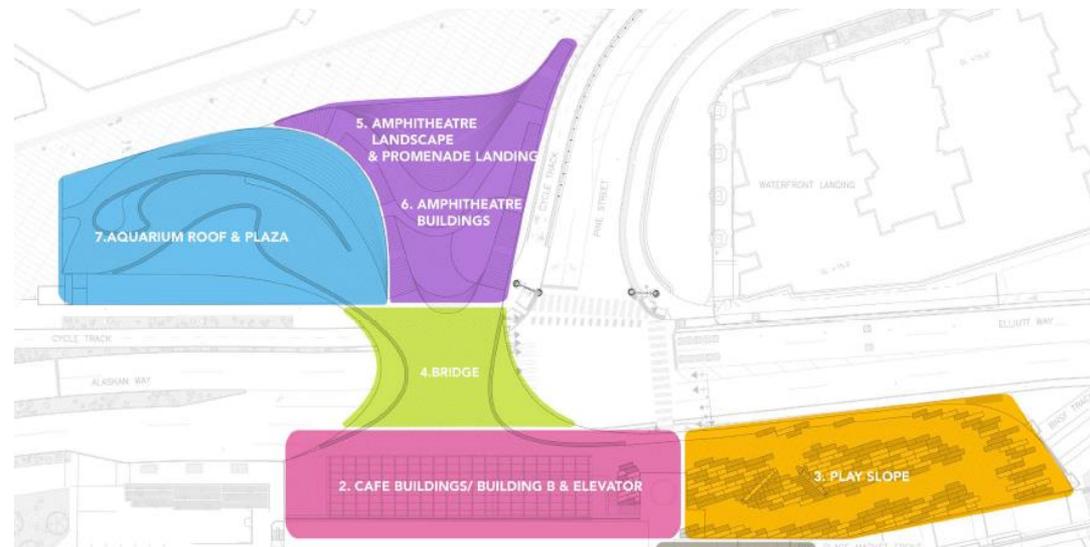


PROJECT OVERVIEW



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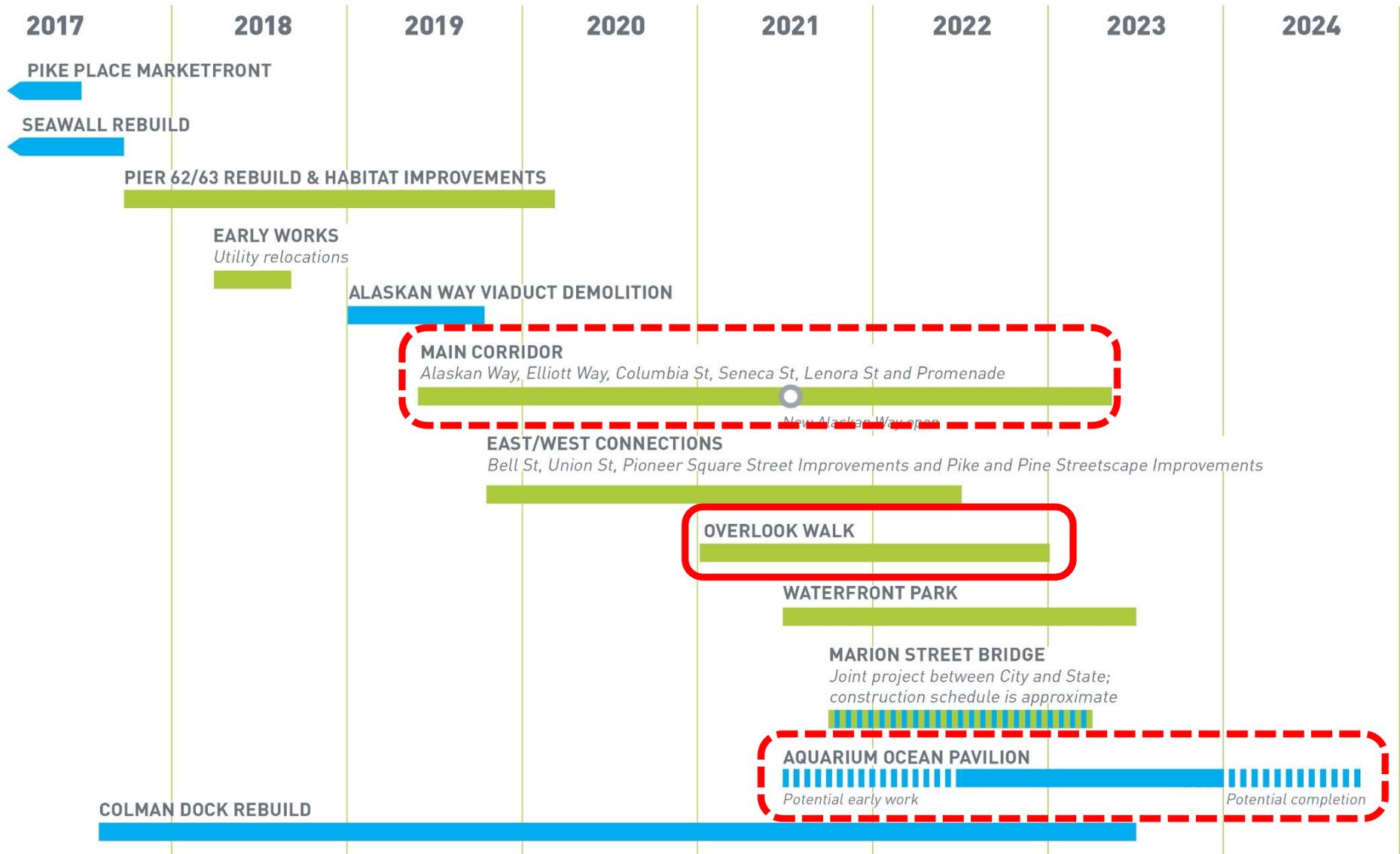
- Pedestrian connection between Market and waterfront
- Bridge over active roadway
- Stairs & elevators
- Interior shell/core office & café spaces
- Landscaping, lighting and urban design features



Budget: \$99.6 M
 Status: Schematic Design

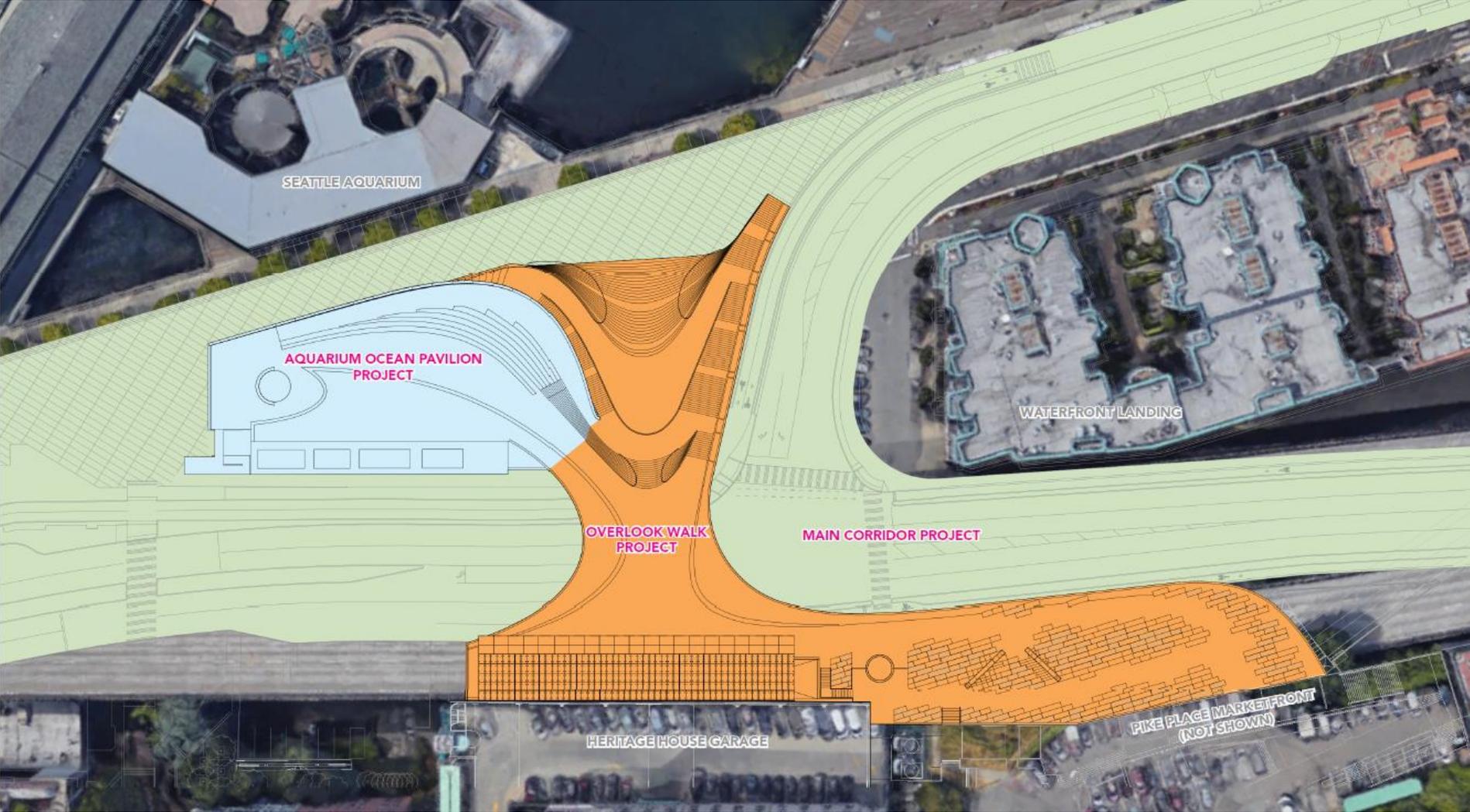
CONSTRUCTION SCHEDULE

Waterfront Seattle Related projects



NOTE: Construction dates subject to change pending: A. completion dates of new SR-99 tunnel and demolition of the Alaskan Way Viaduct; B. ongoing construction sequencing evaluation and assumptions for all projects

OTHER PROJECT OVERLAP





DESIGN CONCEPTS

BLUFF WALK

VIEW FROM RAMP



BRIDGE

VIEW LOOKING WEST



1.00 in

43

CAFE & CANOPY

LOOKING NORTHEAST



STAIR & ELEVATOR

ELLIOTT STREET LEVEL



OVERLOOK WALK

BRIDGE LOOKING NORTH

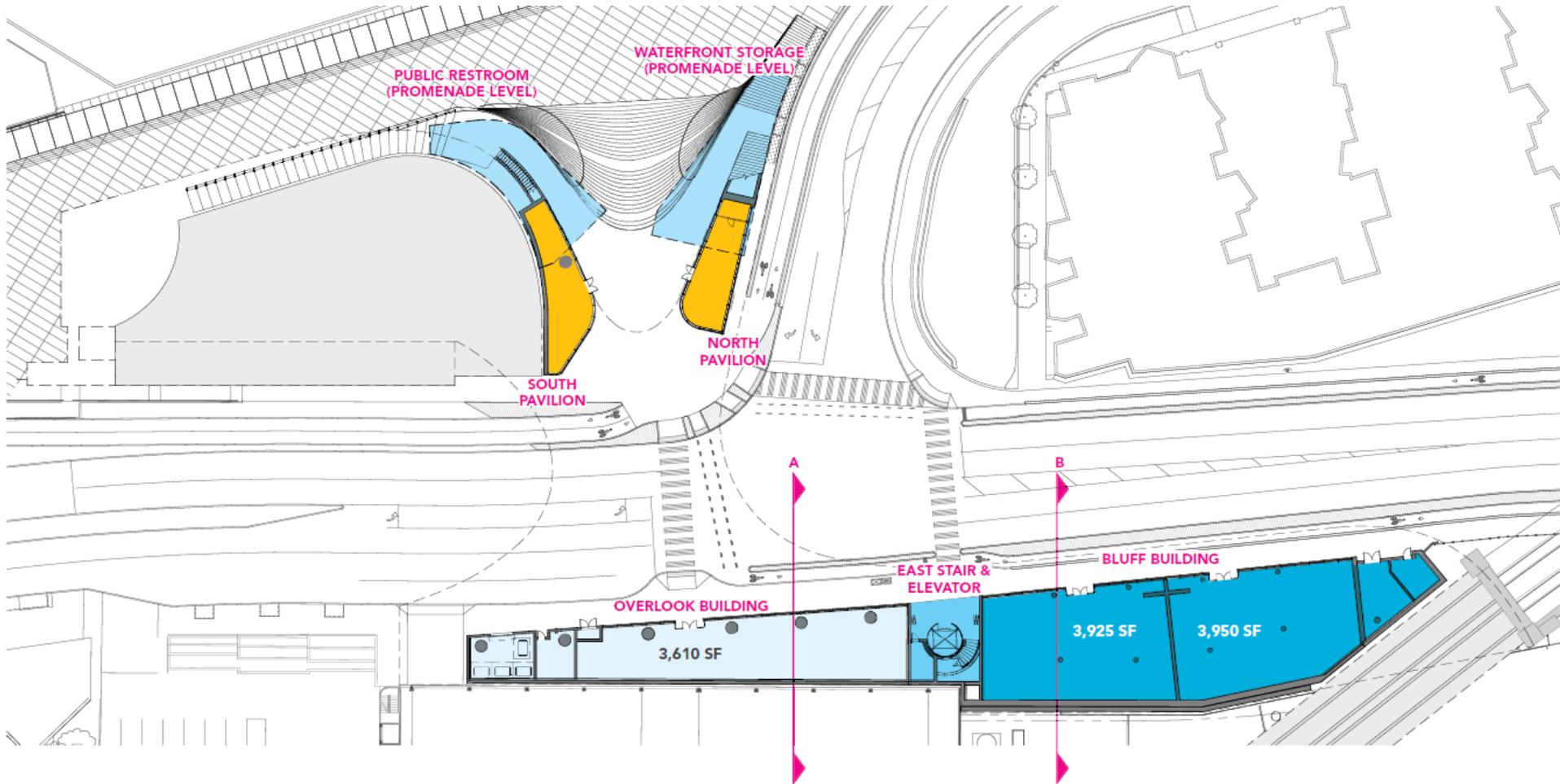


BAY STEPS

VIEW LOOKING EAST



INTERIOR SPACES



QUALIFYING CRITERIA

QUALIFYING CRITERIA SUMMARY



- Complex scheduling, phasing or coordination
- Involves construction at an occupied facility
- Involvement of the GC/CM during design is critical
- Complex or technical work environment with adjacent structures, high volumes of pedestrian and auto traffic
- Historic significance – N/A
- Primarily Infrastructure - Heavy Civil

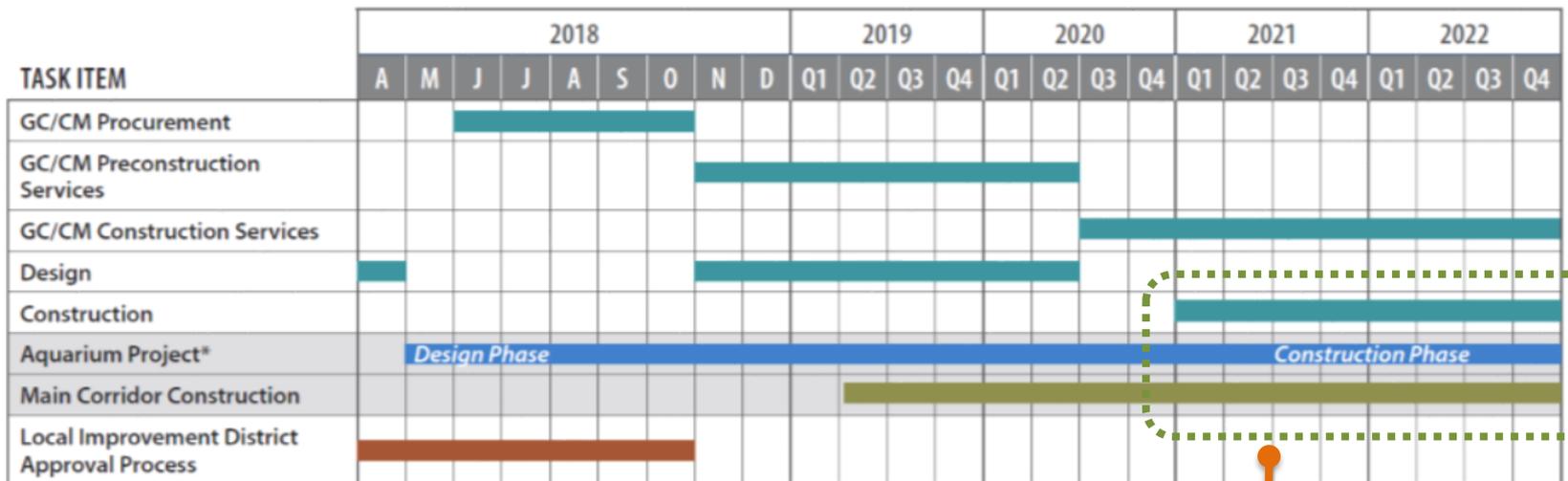
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Meets 5 of 6 criteria

COMPLEX SCHEDULING, PHASING, & COORDINATION



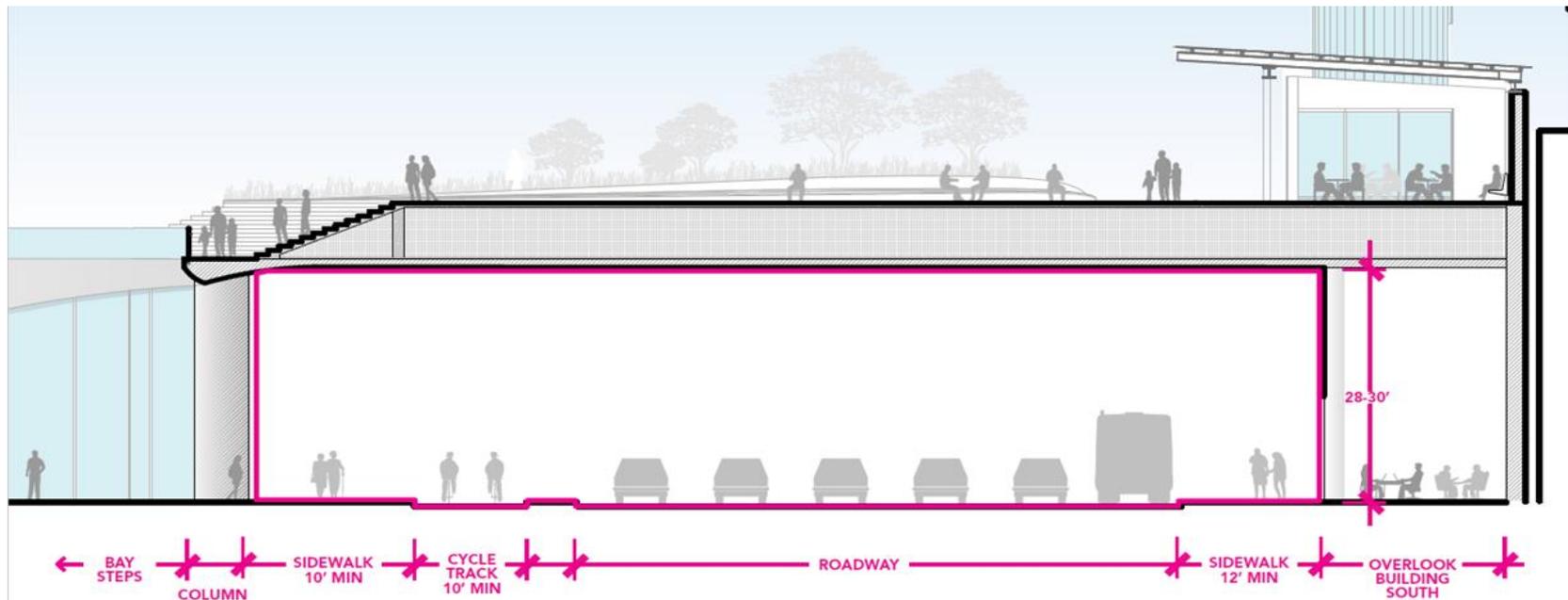
* Project schedule estimated, and dependent on further design as well as input during preconstruction services

3 projects under construction at the same time, on a shared site

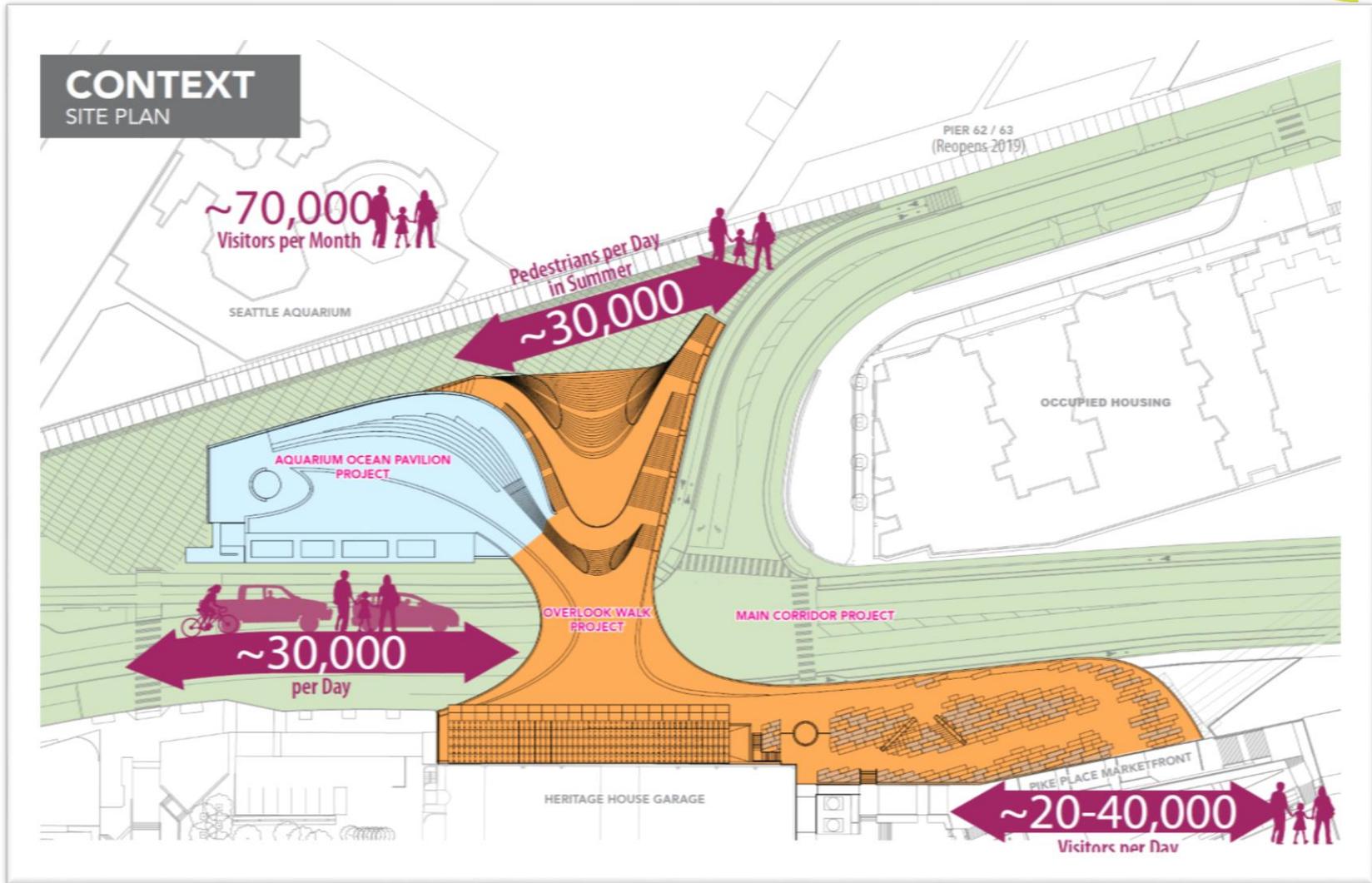
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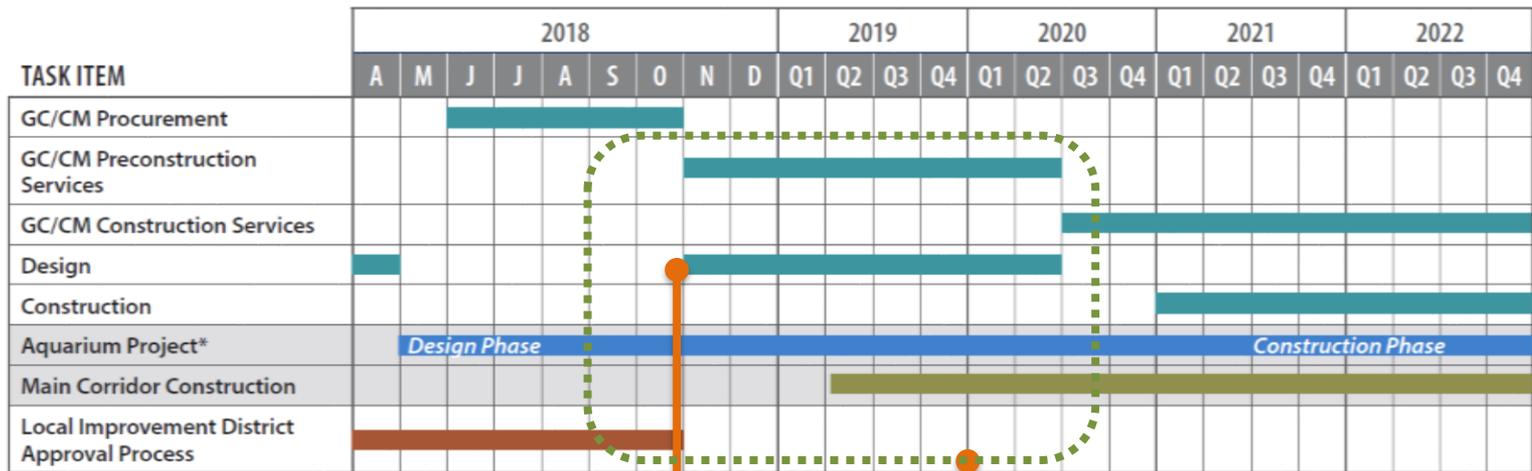
- Coordination with other active construction
 - Main Corridor
 - Aquarium
- Priority construction elements before Alaskan Way reopens
- Sequencing of diverse project elements



CONSTRUCTION AT AN OCCUPIED SITE



GC/CM INVOLVEMENT IN DESIGN IS CRITICAL



* Project schedule estimated, and dependent on further design as well as input during preconstruction services

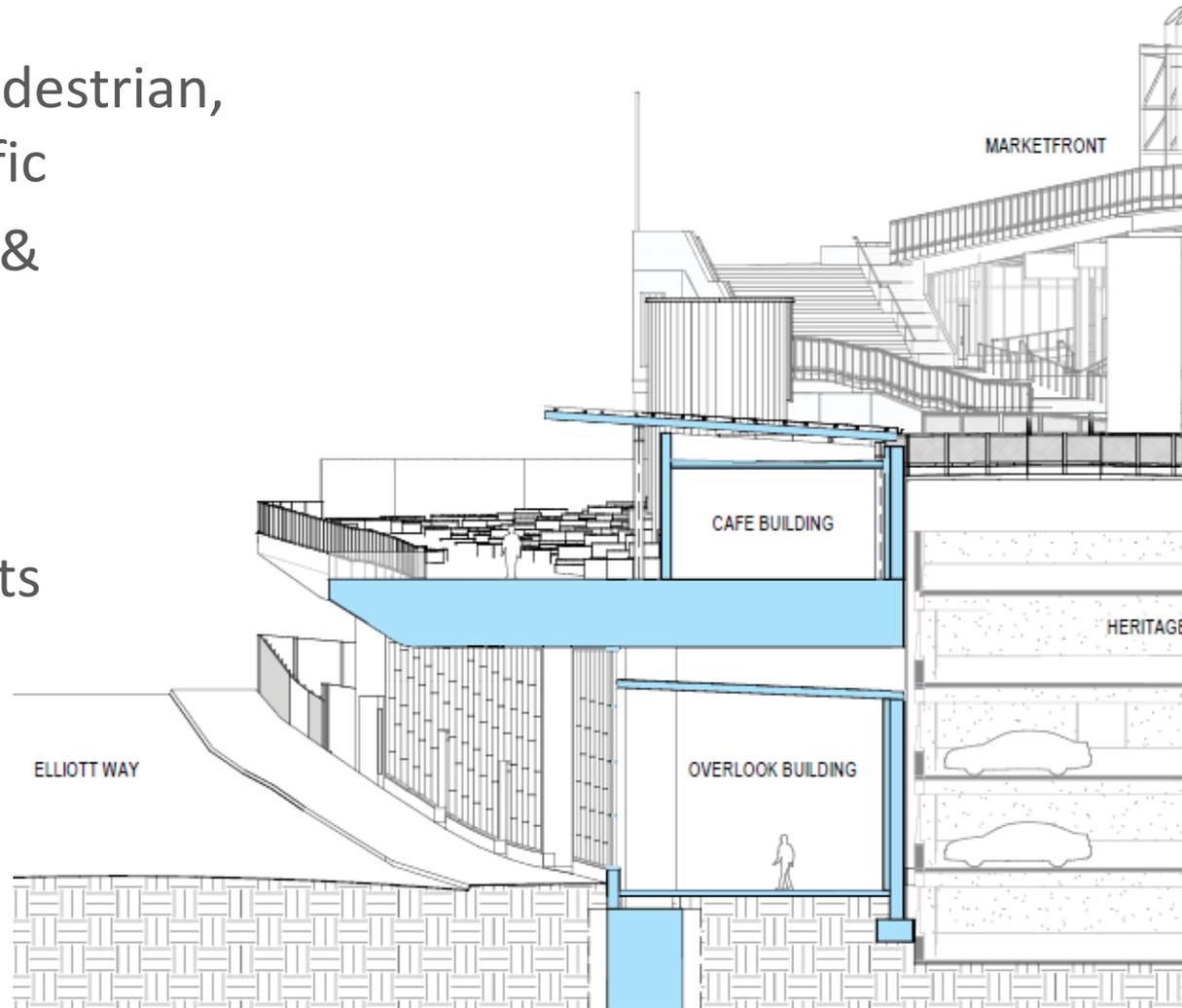
Design on hold until GC/CM preconstruction services begins

Other projects coordination during design phase is critical

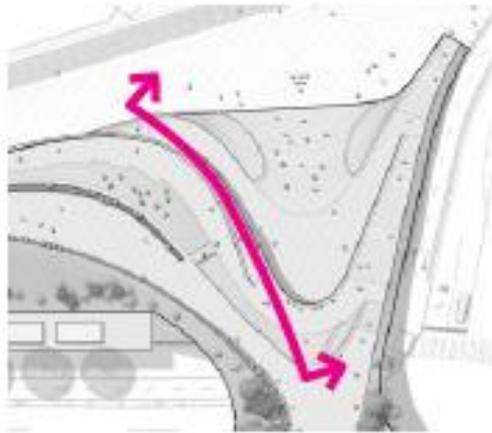
COMPLEX OR TECHNICAL WORK ENVIRONMENT



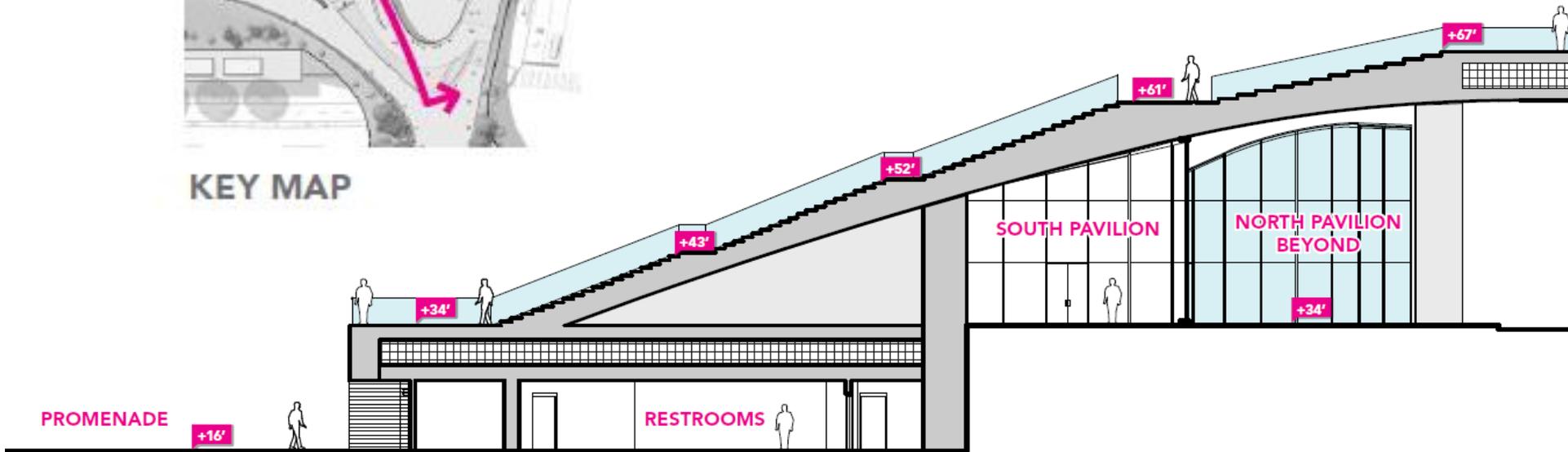
- High volumes of pedestrian, vehicle, & bike traffic
- Limited site access & laydown
- Major stakeholder involvement
- Overlapping projects
- Many component parts at multiple elevations



COMPLEX OR TECHNICAL WORK ENVIRONMENT



KEY MAP



COMPLEX OR TECHNICAL WORK ENVIRONMENT



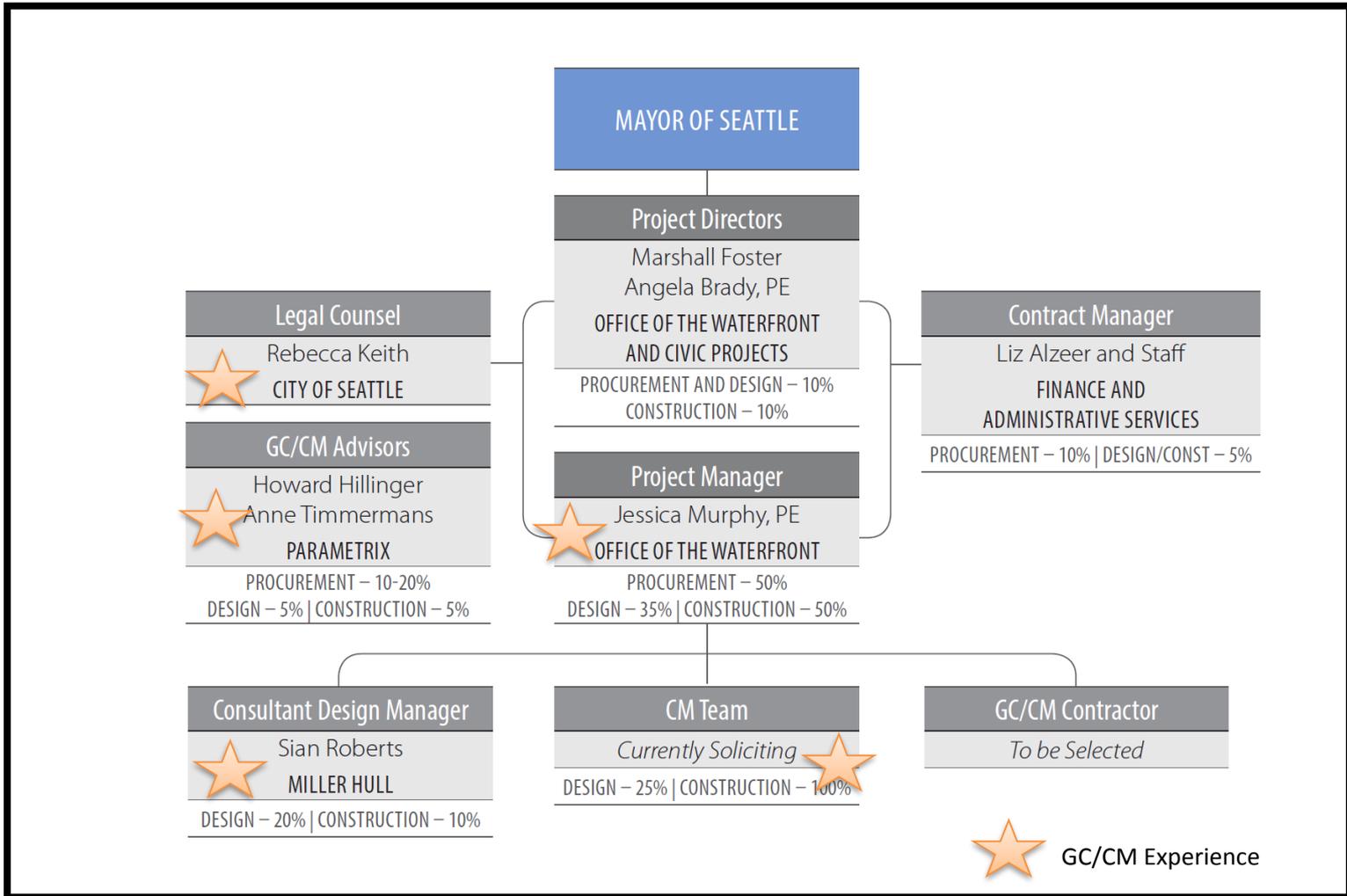
HEAVY CIVIL PROCUREMENT

- Project is approximately 50% infrastructure
 - Bridge, walkways and stairs
- Decisions on Heavy Civil provisions and terms will be made prior to issuing RFP
- Industry forum to seek feedback



PUBLIC BODY EXPERIENCE

PROJECT DELIVERY KNOWLEDGE AND EXPERIENCE



PROJECT DELIVERY KNOWLEDGE AND EXPERIENCE



- GC/CM Experience of this Team is approximately \$6.5 B
- City of Seattle:
 - Elliott Bay Seawall (\$410 M)
 - First Hill Streetcar (\$132 M)
- Consultant team recent GC/CM experience:
 - Pike Place Market MarketFront Expansion (\$40 M)
 - SeaTac North Satellite Renovation (\$465 M)
 - Colman Dock (\$360 M)
 - 20+ other recent and current projects

SUFFICIENT PERSONNEL WITH CONSTRUCTION EXPERIENCE



Angela Brady, PE, Deputy Director

- 24 years of experience in civil, transportation, and structural engineering management
- Will complete GC/CM training

Jessica Murphy, PE, Construction Program Manager

- 17+ years experience in capital project management
- 7 years GC/CM experience – Seawall Project, First Hill Streetcar

Liz Alzeer, Director of Purchasing and Contracting Services

- 20 years of capital project experience
- 15+ years of capital project experience at the City of Seattle
- Will complete GC/CM training

Rebecca Keith, City of Seattle Legal Counsel

- CPARB member since 2015
- GC/CM & D/B experience: King Street Station GC/CM, Millpond Dam Removal D/B

SUFFICIENT PERSONNEL WITH CONSTRUCTION EXPERIENCE



Howard Hillinger, DBIA, CCM, GC/CM Advisor

- 31+ years PM-CM experience, CCM
- GC/CM: 10+ projects including Tacoma Schools, Shoreline School District and WSF Colman Dock
- Member: PRC, GC/CM Heavy Civil Task Force

Anne Timmermans, CCM, LEED AP BD+C, GC/CM Advisor

- 15 years PM-CM experience in the NW
- GC/CM experience: Port of Seattle Rental Car Facility and North Satellite Renovation projects, Shoreline School District

Sian Roberts, FAIA, DBIA, Design Project Manager

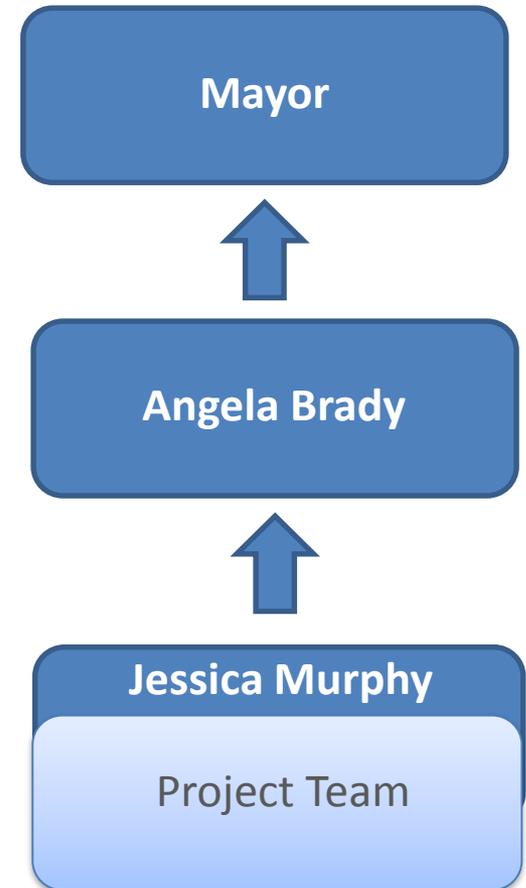
- 25 years as an architect
- GC/CM experience: Fort Vancouver Library, University of Washington Odegaard Library, University of Washington Police Station, Pike Place MarketFront Expansion

MANAGEMENT PLAN

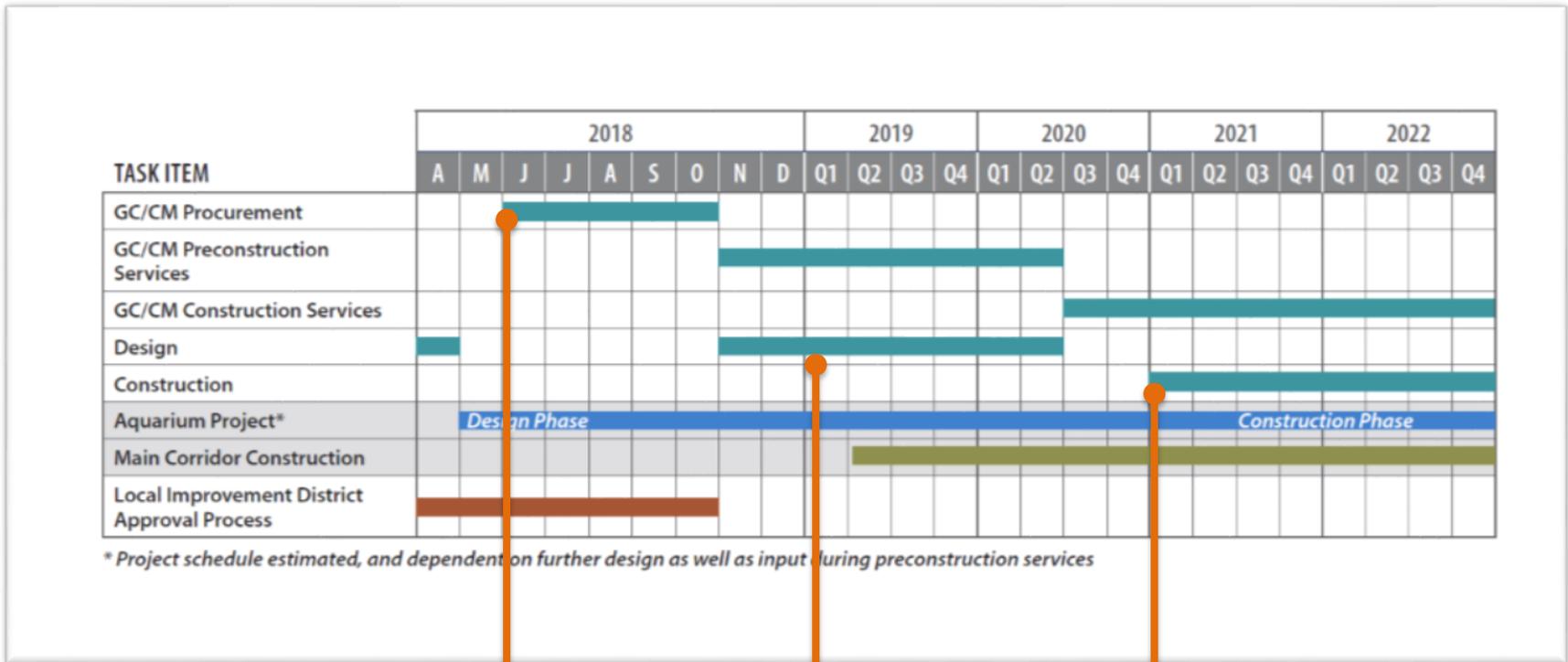


Project Management Framework

- Streamlined decision making
- Chartering processes and procedures
- Risk registers
- Financial plans
- Change management requirements and documents
- Status reports for regular reporting



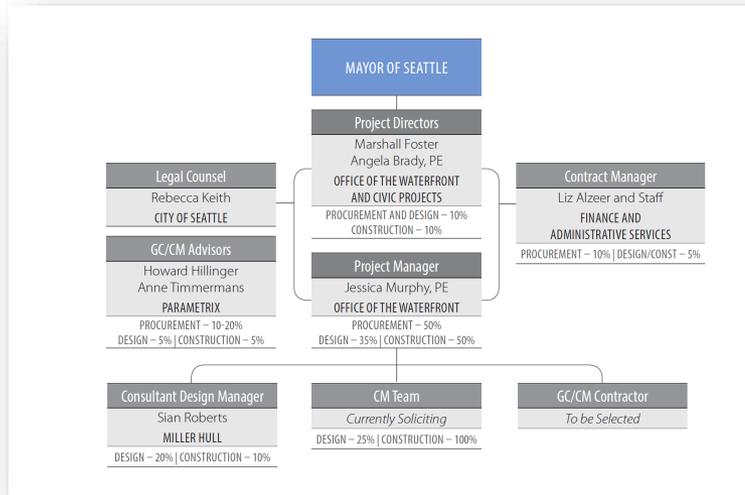
NECESSARY & APPROPRIATE FUNDING & TIME TO CARRY OUT PROJECT



Selection process timed with funding availability

Design Phase: 2019 - 2020
Construction: 2021 - 2022

CONTINUITY OF PROJECT MANAGEMENT TEAM WITH PROJECT & SCOPE EXPERIENCE



- PM and CM team include City staff and consultants
 - 6 FTEs on CM team
 - Project director & designer since inception
 - All remaining through construction
- PMs/CMs will be co-located
- Will work as an integrated team from design to activation

NECESSARY & APPROPRIATE CONSTRUCTION BUDGET



Budget Item	Dollars (\$M)
Professional Services (design):	10
Estimated Project Construction Costs <i>(includes 7% MACC contingency)</i>	57.6
Contract Administration:	19
Owner Contingency	13
TOTAL	99.6

SUBSTANTIAL FISCAL BENEFIT

- Reduced risk
 - Early development of phasing and sequencing plans
 - Coordination with stakeholders
- No guessing future conditions or generic constructability approaches
- Ongoing value analysis and constructability reviews
- Design & subcontracting approach customized to building/transportation contractors; approach based on experience of GC/CM
- Increased involvement in small business/WMBE community

CITY-WIDE WMBE TRACKING

ALTERNATIVE DELIVERY



Project (2012-2018)	Prime Contractor	WMBE %	WMBE goal	Contract Type
North Transfer Station Rebuild (GCCM) Preconstruction	Lydig Construction, Inc.	4.20%	6%	GCCM
North Transfer Station Rebuild (GCCM) Construction - Phase 3	Lydig Construction, Inc.	15.73%	20.2%	GCCM
Henderson North CSO Reduction Project (GCCM) Preconstruction	Hoffman Construction	25.00%	12%	GCCM
Henderson North CSO Reduction Project (GCCM - Construction)	Hoffman Construction	10.01%	16%	GCCM
Landsburg Facilities & Chlorination Preconstruction (GCCM)	Lydig Construction, Inc.	4.26%	6%	GCCM
Landsburg Facilities & Chlorination Project (GCCM Construction)	Lydig Construction, Inc.	17.41%	22%	GCCM
Elliott Bay Seawall Replacement Project (GCCM) Preconstruction Services	Mortenson Manson A Joint Venture	59%	8%	GCCM
Mill Pond Dam Removal & Habitat Restoration	Envirocon, Inc.	2.19%	3.9%	DB

LESSONS LEARNED FROM CITY OF SEATTLE PROJECTS



- Incorporated into this project:
 - Seek input before solicitation
 - Plan more time for preconstruction
 - Identify focus areas for preconstruction in advance
 - Reasonable contingencies established
 - Flexibility in MACC negotiation schedule

SUMMARY

- Meets five of six qualifying criteria
- Qualified and experienced project team
- Multiple public benefits
- Builds upon lessons learned from previous GC/CM projects



QUESTIONS?

