

State Capitol Committee

December 16, 2015

1063 Block Replacement Project – Project Update

Purpose: Information

The purpose of the agenda item is to update the State Capitol Committee (SCC) on the status of project during the 65%-100% design for the new office building. Project Direction Jon Taylor and Sellen Construction will present the agenda item.

Status

Enterprise Services and Sellen/ZGF have completed or are in the process of executing the following project activities:

- The project status update was presented to the Capitol Campus Design Advisory Committee November 30, 2015.
- Construction funding for the 2015-17 biennial was approved June 30, 2015. Notice to proceed for demolition and construction was processed July 2, 2015.
- Core and Shell, Civil and Shoring were submitted in October, Tenant Improvement Permits will be submitted at the end of 2015.
- The design build team completed and presented the shell and core 65% document review in late October, 100% design documents are scheduled for end of 2015 or early 2016.
- DES has collaborated with the OFM Proviso work to look at more efficient planning and has introduced additional tenants and restacked new and existing tenants on Levels G, 1 and 2.
- Shoring and aggregate crushing is complete, rammed aggregate piles and geo thermal wells will be complete early to mid-January to make the site ready for foundations.

Next Steps

Enterprise Services and Sellen/ZGF are planning the following project activities:

- Start the concrete structure.
- Complete the 1063 Block Replacement Project building construction by August 2017.

Additional Background

The original 2013-2015 budget proviso included:

- Approval for the state to enter into a financing contract for up to \$69 million to construct a new office building.
- The new building will be built using the design build project delivery system, as defined in state law [RCW 39.10](#), with a guarantee for energy, operations and maintenance performance.
- The office building will have 215,000 square feet of office space, with the Washington State Patrol, Office of Financial Management and legislative groups and as tenants.

- The \$13 million appropriation is considered the first phase of a two-phase process that included state responsibilities for site preparation, helping the design-build team obtain permits and reviewing the design portion of the design-build contract.

The 2015-2017 legislation includes:

- \$65.5 million approval for construction funding.
- Proviso for OFM to study efficiencies of tenants use of space and the possibility of other tenants to include in a report due October 2015.

Department of Enterprise Services - Contacts

Bob Covington, Deputy Director
(360) 407-9203
bob.covington@des.wa.gov

Jon Taylor, Project Director, Engineering & Architectural Services
(360) 407-9360
jon.taylor@des.wa.gov

Jarrett Sacks, Analyst, Government Relations Program
(360) 407-8275
jarrett.sacks@des.wa.gov