

The Evergreen State College Lecture Hall Renovation

GCCM Application / PRC Panel Questions & Responses

May 20, 2014

1. Please explain Tim Williams experience using GCCM. Also, since the structural upgrades are critical to the success of the work, could you tell us who the structural engineer is and if they have GCCM experience? [Please see attached project experience/resumes for Tim Williams – ZGF and KPFF – Structural Engineers.](#)
2. Under the “Planned GC/CM Process” on page 8 of your application, the first paragraph discusses using modified AIA133 and AIA201 documents. Please verify if that is what you intend to do. [Yes, our intention is to use the AIA133 & AIA201.](#)
3. Please explain your decision making and change management processes for this project and if they differ from your DBB projects. [The decision making and change management processes for the project will differ from DBB projects, in that the GCCM will have an active role in making recommendations to the Team with regard to decisions affecting schedule and budget during preconstruction. During construction the GCCM consultant will work with the Team to review changes and make recommendations to the Assistant Director and Director so that the GCCM’s risk contingency and the Owner’s contingency are used appropriately. The Director has authority to approve change orders up to \\$25,000; the VP for Finance and Administration can approve change orders up to \\$500,000. Changes above the range require Board of Trustees approval. This process will not change with GCCM; however, changes that utilize the GCCM’s risk contingency will only require review/approval by the Project Team.](#)

Jason P. Black, SE
Principal Structural Engineer

For over 19 years, Jason has successfully delivered a number of developments for large institutions, agencies, and university systems. He has worked on several design-build and GC/CM projects within the Pacific Northwest. His common sense has produced workable solutions to problems, and his strong communication skills have maintained successful client relationships from the initiation to completion of projects. Recent projects include the Design-Build-USACE Federal Center South Building 1202 (Seattle, WA), Design-Build-Washington State University Visitor Center (Pullman, WA), GC/CM-University of Washington Animal Research and Care Facility (Seattle, WA) and the GC/CM-Washington State University School for Global Animal Health Building (Pullman, WA).



Amie Sullivan, PE, SE
Associate Structural Engineer

Amie brings leadership and energy to every project. She has passion for innovative design and working collaboratively with design and construction teams. While serving the design community in the Northwest for 15 years, Amie has successfully delivered a number of projects for universities and institutions. Her creative problem solving and practical approach make her particularly well suited for multi faceted projects involving blended structural systems and construction materials. Her most recent Design-Build experience includes Washington State University Visitor Center (Pullman, WA) and the USACE Federal Center South Building 1202 (Seattle, WA). Recent GC/CM projects and other projects with alternate delivery methods in which there was a high level of collaboration with the contractor during the design phase include The Center for Wooden Boats (Seattle, WA), 9th and Pine Mixed Use (Seattle, WA), A Mountain Lodge (Aspen, CO), and the Skyline Residence (Kiev, Ukraine).



Project Delivery

KPFF is a full-service civil and structural engineering firm with over 50 years of service from planning through construction. As one of the Pacific Northwest's largest local engineering firms, we have extensive experience in providing design under a wide assortment of contracting delivery methods. We work with General Contractor/Construction Managers on both public and private projects. Many of these projects utilized alternative delivery processes to expedite the completion of the design and construction. We regularly work on design-build projects for the federal and state governments providing design for buildings, utilities and site developments. KPFF is currently involved in Integrated Project Delivery project that is one of the first to be done in the Northwest.

GC/CM project delivery

With over 50 years of experience in the Pacific Northwest KPFF has built strong working relationships with many contractors and architects in the region.

We have worked on numerous GC/CM lead projects and understand the importance of working as team players. Many of these projects have included the retrofit and expansion of historic structures in high seismic zones including: UW Johnson Hall Renovation, UW Mary Gates, and the Jackson Federal Courthouse Seismic Renovation. Additional GC/CM projects include:

- University of Washington Montlake Triangle and Lower Rainier Vista, Seattle, WA
- University of Washington Animal Research and Care Facility, Seattle, WA
- University of Washington Mercer Hall Student Housing, Seattle, WA
- University of Washington -Bothell/Cascadia Campus, Bothell, WA
- University of Washington Johnson Hall Renovation, Seattle, WA
- University of Washington Fisheries Building, Seattle, WA
- University of Washington Mary Gates Hall Renovation, Seattle, WA
- Washington State University School for Global Animal Health Phase I, Pullman, WA
- Washington State University Library Road Phase III, Pullman, WA
- Washington State University Stadium Way, Pullman, WA
- Sound Transit Northlink Station, Seattle, WA
- 5th & Yesler Office Building, Seattle, WA
- Ballard Landmark, Seattle, WA
- Group Health Bellevue Medical Center, Bellevue, WA
- Highline Medical Center, Burien, WA
- Nakamura Courthouse Seismic Renovation, Seattle, WA
- Port of Seattle, Sea-Tac International Airport, Rental Car Facility, SeaTac, WA
- Sacred Heart Medical Center, Springfield, OR
- Southwest Medical Center, Vancouver, WA
- Sea-Tac International Airport South Terminal Expansion Project (STEP), SeaTac, WA
- Summit Ridge Bellevue, WA
- Seattle City Hall, Seattle, WA
- Seattle World Trade Center, Seattle, WA
- Veterans Affairs Assisted Living, Retsil, WA
- Veterans Affairs American Lakes Building 4 Renovation, Tacoma, WA



Federal Center South Complex, Seattle, WA LEED® Gold Target



Olympia City Hall, Olympia, WA LEED® Gold



USACE Medical/Dental Clinic, JBLM, WA LEED® Silver

Design-Build

Design-build projects are a core part of KPFF's business. We have been key team members in hundreds of successful design-build jobs ranging from city halls, education facilities, parking garages, and commissaries, to commercial high-rise office buildings.

KPFF's commitment to a team approach combines with our expertise in the integration of design with practical construction issues to provide a successful design-build relationship. We work with contractors to design structural systems that reduce overall project costs by understanding how our structure is built as well as how the architectural, mechanical, electrical and fire protection components interact with our structure.

Examples include:

- University of Washington Benjamin D. Hall Research and Technology Bldg, LEED® Gold, Seattle, WA
- University of Washington, Husky Ballpark Redevelopment, Seattle, WA
- Washington State Employee Credit Union Building, LEED® Registered, Olympia, WA
- Washington State University, Visitor Center, Pullman, WA LEED® Silver Target
- Edna Lucille Goodrich Building, LEED® Gold, Tumwater, WA
- Olympia City Hall, Olympia, WA LEED® Silver Target
- USACE Federal Center South Complex Building 1202, Seattle, WA LEED Silver Target
- Washington Mutual Enterprise Data Center, Dallas, TX
- Masterpark Structured Parking, SeaTac, WA
- Port of Seattle, SeaTac Airport Escalator Replacement and Modernization, SeaTac, WA
- Bremerton Transit Center, Bremerton, WA
- Confidential Pharmaceutical Research Facility Parking Structure, Seattle, WA
- Port of Seattle/SeaTac International Airport Parking Garage Expansion, Seattle, WA
- Will Rogers Airport, US Customs Hangar, Oklahoma City, OK
- *KPFF has completed over 60 Design-Build projects for the Federal Government over the past ten years.*



Sea-Tac International Airport Escalator Replacement and Modernization, SeaTac, WA



Sumas Border Patrol Station, Sumas, WA



UW Research and Technology DBOM Building, Seattle, WA

Integrated Project Delivery Process

KPFF has been an early participant in the Integrated Project Delivery (IPD) process. IPD is a natural outgrowth of KPFF's 25 years of Design/Build experience and capitalizes on our fundamental philosophy to communicate proactively and collaborate with our design and construction team partners.

Through our experience with IPD, we work collaboratively with the full design and construction team, including subcontractors utilizing Lean Design and Construction tools to develop the appropriate target value cost. Target value design is used to continually view the project as a sum of all parts with the intent to reduce costs wherever possible, then drive value back into other portions of the project from these savings.

Based on our past and current experience with Integrated Project Delivery (IPD) and Sutter Health's Integrated Form of Agreement (IFOA), we have seen the benefits first hand of this alternative approach to project delivery.

IPD Projects

- UHS Fairfax Hospital Kirkland Expansion, Kirkland, WA
- Palo Alto Medical Foundation, San Carlos Center, San Carlos, CA
- Palo Alto Medical Foundation- Camino Medical Group, The Americana Site Mountain View, CA
- Palo Alto Medical Foundation- Camino Medical Group, 301 Old San Francisco Road, Sunnyvale, CA

Projects Incorporating the Principles of IPD:

- Washington State University - Global Animal Health - Phase I, Pullman, WA, LEED® Silver Target
- USACE Federal Center South, Seattle, WA, LEED® Silver Target
- Bill and Melinda Gates Foundation Headquarters, Seattle, WA, LEED® Gold
- Port of Seattle Rental Care Facility, SeaTac, WA
- Olive 8, Seattle, WA, LEED® Certified
- Amgen Campus, Seattle, WA
- Fred Hutchinson Cancer Research Center Campus, Seattle, WA
- Public Health Sciences Building, Seattle, WA
- Seattle Cancer Care Alliance Expansion, Seattle, WA
- 1100 Eastlake, Seattle, WA
- Microsoft Buildings 81 & 83, Redmond, WA
- Southwest Medical Center, Vancouver, WA
- Group Health Bellevue Medical Center, Bellevue, WA
- Highline Medical Center Birch Wing Addition, Burien, WA
- St. Joseph Medical Center Integrated Cancer Center, Bellingham, WA
- Sacred Heart Medical Center, Springfield, OR
- Knuckle Addition, Springfield, OR



Palo Alto Medical Foundation, San Carlos Center, San Carlos, CA



Amgen Campus, Seattle, WA



Sacred Heart Medical Center, Riverbend Medical Pavilion, Springfield, OR

Tim Williams, LEED AP BD+C

Principal

Experience:

Tim brings over 20 years of professional experience across a wide range of diverse project types, delivery methods including GC/CM, and services including master planning, programming, project management, quality control/quality assurance, and construction administration. Having led all phases of design and construction, Tim has developed expertise in working collaboratively with all project stakeholders to monitor and successfully achieve project goals and objectives. For each project, he provides leadership and attention to all critical areas of project development and completion, fostering design excellence and innovation while ensuring attention to budget and schedule. In so doing, Tim has played an instrumental role on a number of award-winning projects.

Relevant Projects:

King Street Station Amtrak TI; Seattle, Washington (GCCM)

King Street Station Renovation; Seattle, Washington (GCCM)

Nintendo of America Headquarters; Redmond, Washington (Design/Build)

Sacramento Valley Station Renovation, Sacramento, California (Design Assist)

The Evergreen State College, Campus Master Plan; Olympia, Washington

The Evergreen State College, Lecture Hall Building Renovation Predesign; Olympia, Washington

University of Minnesota, Cancer and Cardiovascular Research Building; Minneapolis, Minnesota (GCCM like process – early contractor engagement)

University of Washington, Animal Care Research Facility; Seattle, Washington (GCCM)

University of Washington, Learning Space Assessment; Seattle, Washington

University of Washington, Molecular Engineering & Sciences Building; Seattle, Washington (GCCM)

University of Washington, Molecular Engineering & Sciences Building, Phase 2; Seattle, Washington (GCCM)

Washington State Convention Center Planning and Exterior Upgrades; Seattle, Washington

University of Washington, Paccar Hall Business School, Seattle, WA (GCCM)

Everett Community College, Whitehorse Hall, Arts and Sciences Building, Everett, WA (GCCM)

Bellevue College, Master Plan, Bellevue, WA

Shoreline College, Master Plan, Shoreline, WA

Education:

Master of Architecture/University of Washington

Bachelor of Arts/History/Kenyon College

Professional Registrations:

LEED Accredited Professional/2003

LEED AP Building Design + Construction