

GC/CM PRC Review

City of Kent

05-22-2025



- 01.** Project and Budget Overview
- 02.** Project Complexities/Challenges
- 03.** Why GC/CM is the Right Fit & Our Approach
- 04.** Experience of the Team
- 05.** Q&A

AGENDA

Project Purpose and Impact

PROJECT OVERVIEW

1

Modernize operations & technology for the future

Purpose: Streamline workflows, upgrade tech, and create flexible workspaces.

Impact: Lays a strong foundation for the city's growth and operations over the next 50 years.

2

Strengthen civic pride & community engagement

Purpose: Redesign the city's brand and create transparent, engaging spaces.

Impact: Fosters community pride and stronger connections.

3

Enhance public experience & accessibility

Purpose: Design welcoming and accessible public spaces.

Impact: Improves service delivery and inclusivity.

4

Prioritize employee well-being

Purpose: Create modern, employee-focused environments.

Impact: Boosts morale, attracts talent, and supports productivity.

5

Ensure sustainable operations

Purpose: Implement cost-efficient, sustainable designs.

Impact: Promotes long-term savings and sustainability.

6

Strengthen security & efficiency

Purpose: Design secure and adaptive spaces.

Impact: Enhances public safety and operational efficiency.

Project Phases

PROJECT OVERVIEW

Phase 1: New City Hall Renovation

- **Location:** 80,000 sq. ft., two-story facility
- **Scope:** Renovate both floors to house 350 employees including the Mayor, admin staff, and various city departments
- **Key Components:**
 - Full remodel
 - Overhaul of the existing data center
 - Upgrades to security, IT, AV systems



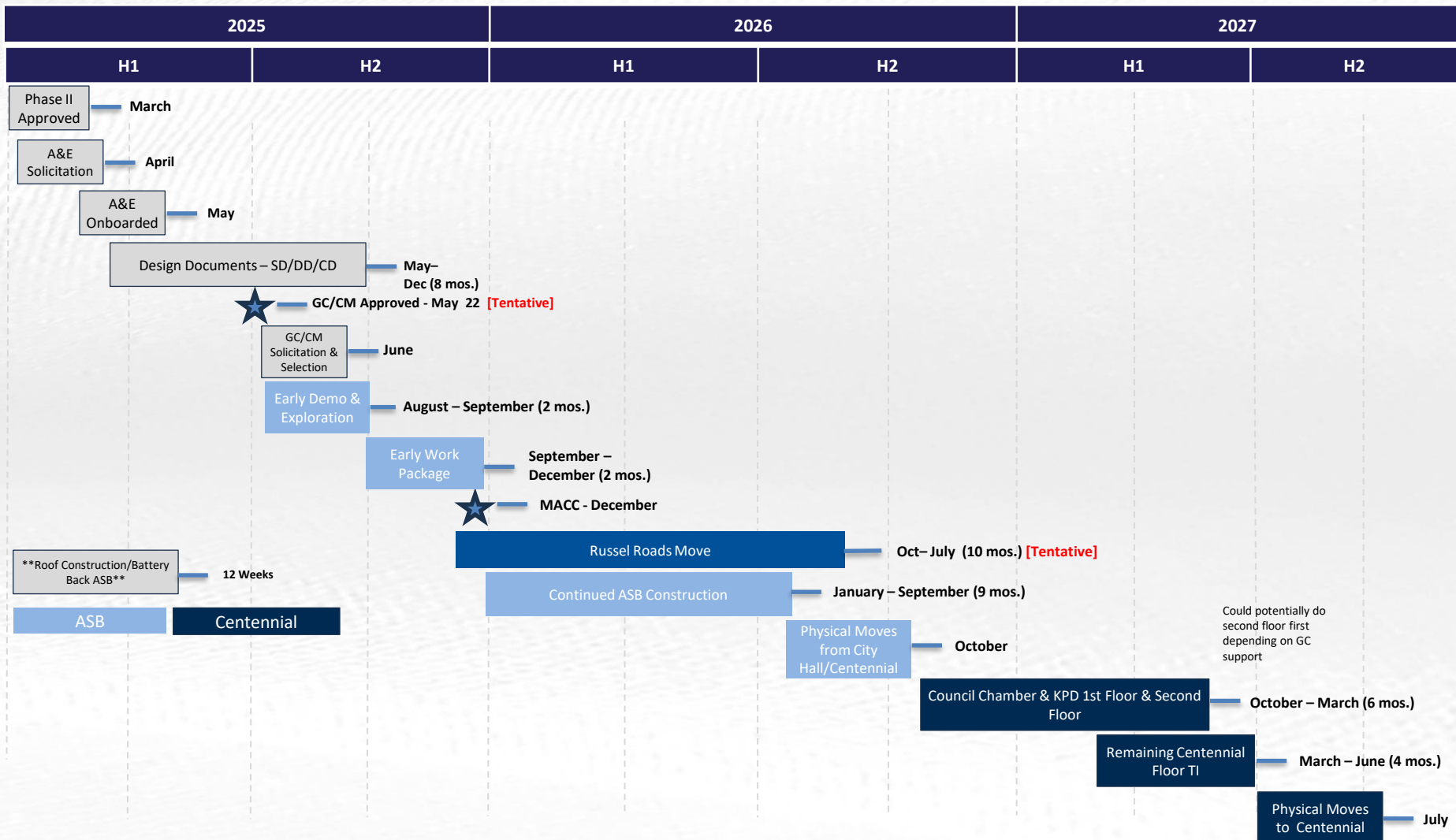
Phase 2: Kent Police Dept & Council Chamber

- **Location:** Centennial Building & Annex (7,000 SF – Council Chamber + Police Department & 4,600 SF – Annex)
- **Scope:** Renovation of occupied building, garage, and surrounding site
- **Key components:**
 - First floor dedicated to the new council chamber and public-facing Police Department functions
 - Remaining space to serve Kent Police and City Clerk's office



Project Master Schedule

PROJECT OVERVIEW



Budget Overview & Funding Strategy

PROJECT OVERVIEW

Municipal Relocation Program Planning Budget May 2025		
#	Item	Planning Budget
1	Cost of Professional Services	\$2,207,000
2	Estimated project construction costs (including construction contingencies):	\$36,050,000
3	Equipment and furnishing costs	\$4,100,000
4	Off-Site Costs	\$
5	Contract administration costs (owner, cm etc.)	\$2,293,000
6	Contingencies (design & owner)	\$3,350,000
7	Other related project costs (briefly describe)	\$
8	Alternative Subcontractor Selection costs	\$
		\$
	Sales Tax	\$
	Total Program	\$48,000,000

Key Project Complexities

KEY COMPLEXITIES



Complex scheduling, phasing, and budget review

- **Multiple Phases:** The Civic Campus initiative include 2 capital projects: (1) relocation of Council Chambers and PD, and (2) full renovation of the ASB to house remaining City depts. Both require coordination across depts and phases.
- **Ongoing Operations:** Must ensure that city departments continue to function while construction is underway.
- **Logistical Sequencing:** Employees and public-facing functions need to be relocated in phases without impacting the public service delivery.
- **Phased funding strategy** supports sequential delivery of ASB and Centennial, with early GC/CM involvement providing cost certainty, escalation control, and informed budgeting throughout design.



Operational Impacts on Occupants

- **24/7 KPD and Transportation Operations :** Construction may prompt temporary relocation of the KPD Detectives Unit at Centennial, requiring advanced planning to ensure continuity and minimize disruption.
- **Phased Construction Strategy:** Must account for the relocation of staff, the renovation of critical infrastructure (like data centers), and keep services available to the public.
- **Preemptive Relocation of Public Services:** Key public-facing functions (permitting and customer service) will be moved to the ASB before Centennial renovations begin, ensuring service continuity with minimal disruption.



Public safety and security

- **Police Facility Security:** Restricted access to sensitive areas and compliance with stringent safety protocols.
- **Dual-Purpose Building:** The Centennial Building must serve both public-facing council chambers and secure police operations.
- **High-Tech Infrastructure:** ASB must accommodate for fiber, high-density computing, cooling systems, and cybersecurity measures.
- **Fiber Connection Point:** Ensuring fiber services complies with structural and regulatory standards while maintaining operational efficiency.

Why GC/CM is the Right Fit: Early Involvement & Expertise

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Early Involvement in Design Phase



Feasibility and Cost Estimates: GC/CM's early input ensures the project stays on budget and meets design goals.



Multi-phased Coordination: The contractor helps plan detailed schedules for smooth transitions, especially for sensitive operations like the police department.



Proactive Risk Management: Identifying and mitigating risks early helps avoid delays and cost overruns.

Specialized Technical Environment



Police Facility Security: Secure areas need to remain operational, requiring complex planning.



Dual Functionality: Balancing public access with security for both the council chambers and the police department.



High-Tech Upgrades: Specialized knowledge is required to integrate infrastructure upgrades, including fiber and cybersecurity measures, into the ASB facility.

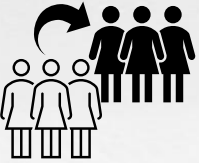
Why GC/CM is the Right Fit: Project Complexity

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Complex Scheduling and Phasing



Multiple Phases: The renovation of three buildings requires managing the simultaneous relocation of departments, and logistics around evidence relocation making precise planning essential.



Coordinating Employee Movement: Phasing is critical to ensure smooth transitions and prevent disruption of services.



Annex Expansion Dependency: The KPD's evidence storage expansion is required to meet state mandates and accreditation standards. Its delivery must be carefully phased to avoid compliance risks and ensure uninterrupted operations.

Operational Impacts



Ongoing Operations: Construction may prompt temporary relocation of the KPD Detectives Unit and any evidence located at Centennial, requiring advanced planning to ensure continuity and minimize disruption.



Preemptive Relocation of Public Services: Key public-facing functions (permitting and customer service) will be moved to the ASB before Centennial renovations begin, ensuring service continuity with minimal disruption.



Minimizing Disruptions: GC/CM approach allows for early collaboration to reduce construction-related disruptions.

Our Approach to GC/CM

DELIVERY APPROACH

GC/CM Project Phasing for Value Realization:

- **Iterative pricing strategy** protects against inflation and market volatility.
- **Early constructability and design alternative** reviews to reduce rework and improve efficiency.
- Targeted **early demo and exploratory work** to mitigate unknown conditions.
- **Early works packages** to accelerate schedule and de-risk critical path items.
- **Prioritized workstreams** aligned to budget certainty and phased delivery milestones.
- **Flexibility of multi-phased** project funding and contingency allocation.

Experience on Previous GC/CM Projects

TEAM EXPERIENCE

Athenian Group Experience

- Nationally recognized as a leader in **municipal project management**
- Expertise in flexible project delivery models: **GC/CM, CMAR, and equivalent approaches.**
- Track record of **high-profile projects** including city halls, EOCs, and infrastructure upgrades

Team Experience on Previous Projects

Dove Alberg

Oversaw the 15-year Fire Facility Levy Program, which included multiple GC/CM-delivered projects.

Key Projects:

- Fire Station 14 (GC/CM)
- Fire Station 22 (GC/CM)
- Fire Station 10 (GC/CM)

Kurt Hanson

Led the overall program of the new multipurpose arena construction.

Key Project:

- Showare Arena Construction (GC/CM)

Tanyan Farley

Managed the overall program for the renovation of several leading council chambers, city halls and police facilities around the country.

Key Projects:

- City of Fort Worth City Hall Relocation and Council Chambers (CMAR)
- LA County Board of Supervisors Board Room Renovation (GC/CM)
- LA County Emergency Operations Center Renovation (GC/CM)

Brandon Douglas

Served as the Project Manager on large-scale municipal relocation project.

Key Project:

- City of Fort Worth City Hall Relocation and Council Chambers (CMAR)

Athan Tramountanas

Attorney with Ogden Murphy Wallace PLLC with experience advising GC/CM projects across municipalities/healthcare districts.

Key Projects:

- City of Mercer Island – New Water Transmission Line (GC/CM)
- Chelan County Public Hospital District No. 2 (GC/CM)
- City of Redmond – Senior Center (GC/CM)
- City of Tukwila – Fire Stations 51, 52, and 54 (GC/CM)
- City of Tukwila – Justice Center (GC/CM)



Questions?

