

ADAPTABILITY

GET IT DONE

GATEWAY

NEW IDEAS

NEED WAREHOUSE

MORE

ALL WOOD



February 20, 2014



Richard Browning
State of Washington
Department of Enterprise Services
Engineering & Architectural Services
1500 Jefferson Street SE
Olympia, WA 98501

RE: Proposal to Provide Design-Build Services for the 1063 Block Replacement

Dear Rick and Team:

Sellen Construction, ZGF Architects and the rest of our design-build team are very excited to submit our design and budget solution to the 1063 Block Replacement selection committee. We have crafted a solution that encompasses your goals for sustainability and energy efficiency, occupant comfort and satisfaction, efficiency in operations, and overall flexibility — all within your expressed budget.

We have designed the 1063 Block Replacement as a reflection of Washington's deeply rooted legacy of ingenuity and invention. Our flexible design embodies a "Made in Washington" ethos where homegrown building materials, local businesses, craft labor and Northwest technology and set a new standard for all future State office buildings. Key components of our proposed design solution include:

Responsive and Active Design

Our design incorporates your programmatic requirements and lean culture through intuitive and efficient circulation and adjacencies. In the "heart" of the building is a central light-filled atrium where we have grouped together break areas, meeting spaces, restrooms and primary building circulation. Our design brings nature into the building and increases health and well-being through abundant daylighting strategies, views to the Capitol Campus and Puget Sound, and a 100% dedicated outside air system.

Current and Future Flexibility

Flexibility is designed into this facility for the DES and its tenants to enjoy now and in the future. The systems we have chosen allow tenants a high level of control over their personal comfort and spatial settings. Shared workspaces located in the central atrium allow the workplace wings to be highly adaptable to any combination of current and future tenants.

A New Standard of Green

A number of interrelated and high-performance strategies will allow us to achieve an Energy Use Index (EUI) of 30.1 kBtu/sf/yr and LEED Gold certification, with room for improvement in both should you opt to include one or more of our proposed betterments. In keeping with our "Made in Washington" motto, the majority of our materials and vendors will be sourced in Washington.

A Bridge of Civic and Urban

The site's location presents a perfect opportunity to create a physical gateway between the Capitol Campus and downtown Olympia. The building's architecture serves as a bridge between civic and urban, with a civic "porch" facing south that acts as an extension of the campus and the Olmsted Lawn, and an open urban entryway facing north that welcomes the city with pedestrian-scaled experiences and landscaping.

Long-Term Quality and Value

We have made each decision with long-term value in mind. We have chosen integrated, durable systems that are simple to use and maintain to keep your life-cycle and maintenance costs low. Our team is experienced in completing the measurement and verification (M&V) process, and we have developed a proactive M&V plan that ensures the building achieves the energy goals and can maintain its optimum energy usage.

Value-Added Betterments

While developing our design solution we aspired to include as much scope and value in the project as possible. In the final weeks of preparation, however, we realized we would not be able to include all of our ideas within your requested budget — but we aren't ready to let go of them yet. We refer to these items as "betterments" throughout the proposal, and we've developed 29 betterments that we believe will bring great value to the DES but were beyond the project's budget. Our hope is to work collaboratively with the DES to further add value to the 1063 Block Replacement as resources or opportunities arise. Details for each betterment can be found in Section 17 following Form G.

A Collaborative and Engaged Team

Our Sellen | ZGF team is flexible and ready to work together with the DES, building tenants and the City of Olympia as we continue to refine the design to deliver the best building solution possible. We understand that this proposal is only the first step in what we expect to be an engaging and positive relationship with all stakeholders.

From this proposal, you can evaluate our team's intentions and knowledge in our respective industries, but perhaps not the emotional energy and collaboration that we have enjoyed in crafting this response. We are very invested in helping the State create this new standard for office buildings and look forward to presenting our design solution in an active dialogue at the upcoming interview. Should you have any questions in the meantime, please do not hesitate to ask.

Sincerely,



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NOTICE OF CONFIDENTIAL INFORMATION

The Sellen | ZGF Design-Team acknowledges that in accordance with the RFP Section 1, XI, (A) "Public Records Act" and (B) "Confidential Records," as amended by Addendum 6 dated Jan. 22, 2014, trade secrets, proceedings, records, contracts and other public records relating to this design-build contract shall be open to the public in accordance with 42.56 RCW, the Public Records Act, and RCW 39.10.470.

The Sellen | ZGF Design-Build Team's proposal submittal (encompassing three files: Document A, Document B and Document C) and all information within this submittal marked with the term "Confidential Record" is confidential, as it comprises trade secrets developed specifically for this project that should not be made available to the public unless the Sellen | ZGF Design-Build Team is selected for the 1063 Block Replacement project. These trade secrets, based on our unique compilation of information and experience relevant to this project, are Sellen Construction, ZGF Architects and the multiple firms that developed this proposal maintain a competitive edge in the marketplace. Only after the contract is executed by both parties may the information in the proposal submittal be released to the public upon request.

The Sellen | ZGF Design-Build Team makes this request per the RCW 39.10.470(2): "Trade secrets, as defined in RCW 19.108.010, or other proprietary information submitted by a bidder, offeror, or contractor in connection with an alternative public works transaction under this chapter shall not be subject to chapter 42.56 RCW if the bidder, offeror, or contractor specifically states in writing the reasons why protection is necessary, and identifies the data or materials to be protected."