

WASHINGTON STATE PATROL

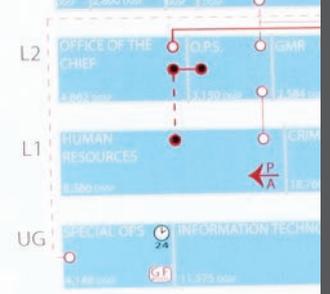
LEGISLATIVE AGENCIES

OFFICE OF FINANCIAL MANAGEMENT

+

COMMUNITY AREAS

| | | | |
|-------------|------------|------------|--------------------------|
| 104,184 SF* | 18,385 SF* | 18,945 SF* | 34,911 SF |
| 60% | 10% | 10% | 20% |
| 26,046 SF | 4,596 SF | 4,736 SF | 8,727 SF |
| 130,230 GSF | 22,981 GSF | 23,681 GSF | 43,640 GSF = 212,000 GSF |



| | |
|------------------------|--------------------------|
| 4,736 SF | 8,727 SF |
| x 1.25 GROSSING FACTOR | x 1.25 GROSSING FACTOR |
| 23,681 GSF | 43,640 GSF = 212,000 GSF |





Port of Portland Headquarters
ZGF Architects, LEED Platinum

4. Proposer's Plan

The ultimate success of the 1063 Block Replacement hinges upon significant involvement of the DES and future tenants throughout the design and review process. With that in mind, our process reflects true collaboration, inclusiveness and adaptability, allowing the Sellen | ZGF team to establish a synergistic partnership and dialogue with the DES and tenants to ensure the best outcome.



At the foundation of our team's design process is an ongoing commitment to listening and understanding all stakeholders' goals while also delivering on schedule and budget.

- Meeting with Puget Sound Energy and capitol utilities to clarify connection points, duct bank requirements and utility relocations.
- Meeting with the DES and City of Olympia to develop stormwater capacity survey to determine stormwater detention requirements.
- Meeting with the Olympic Region Clean Air Agency (ORCAA) to understand its permitting processes.

In addition, we will be conducting test borings to confirm soil conditions and test wells to confirm ground capacity for our proposed geothermal system.

DES Involvement During Design

At the foundation of the Sellen | ZGF team's design process is an ongoing commitment to listening and understanding the DES's and building occupants' goals regarding the 1063 Block Replacement. We have a good foundation with the programming documents and the proprietary meetings but that is just the beginning. During the proposal phase we have explored high-performance workplace ideas, active design, smart shell design and different building configurations to create a high-performance building.

Scope Validation Period

We view the 90-day scope validation

period as an excellent time to further listen to your goals and fine-tune the RFP and programming documents. During that time, we propose completing the following:

- Having detailed programming meetings with each tenant; Washington State Patrol, Office of Financial Management and Legislative groups. Two to three meetings with each group.
- Meeting with the DES to refine the mechanical system and elements of the energy performance guarantee.
- Holding a pull planning session with the DES and stakeholders to refine the design schedule.
- Meeting with City of Olympia officials to clarify permitting processes and street standards.

Design and Implementation Documents Period

We will continue to build on the relationships and ideas we established during the RFP phase, as well as refine and fine-tune the design solution with the DES and tenants after project award. Specifically, we propose to conduct charrettes or interim reviews with the DES and tenants to review and refine the design. Each charrette would likely include a "deep dive" in order to make decisions about any issues at hand.

Coming out of the charrettes, we will incorporate stakeholder comments in the 40% design submittal set. At the culmination of the 40% design period, we will set up a meeting with the DES and

stakeholders to review the design and familiarize them with the drawing set. It is important to note that since this is a design-build construction project, the procurement packages do not necessarily coincide with the owner review schedule. We do not see this as a conflict and the DES will have meaningful input into the design. We propose the following meetings at the 40% owner review:

- Two design charrette / interim reviews
- Another update with the Capitol Campus Design Advisory Committee (CCDAC)
- Owner review 40% set page turn

The design would then proceed to the next phase, 65% design. We would again meet with the DES for interim reviews on a monthly basis. During this time, we will be submitting our permitting packages to the City of Olympia. We propose the following meetings for the 65% owner review:

- Two interim reviews
- Owner review 65% set page turn

The comments from the 65% owner review set would be incorporated into the 100% documentation set. We have identified two interim reviews during this phase. At this point, the DES and stakeholders will be providing input

on room finishes and final integration of owner-supplied FF&E and the workplace improvements. We propose the following meetings for the 100% owner review:

- Two interim reviews
- Owner review 100% set page turn

Decision Milestones and Pull Planning

To help the design remain on schedule, Sellen will lead pull planning sessions, a lean scheduling technique. Instead of following a



Benefits of Pull Planning

- Creates a “team” schedule with all stakeholders’ buy-in
- Provides the team with a clear understanding of their role and deadlines
- Sequences work activities based on real needs rather than linear hand-offs
- Allows key decisions to be made at the latest responsible moment when more information is available
- Provides continuous refinement on sequencing specific work activities
- Maximizes resources and work-source efficiencies
- Provides better identification of areas that consistently fall behind and the reasons why for quicker resolution
- Allows us to efficiently develop and manage fast-track schedules

4 | PROPOSER'S PLAN

traditional work flow, milestone and "hand-off" format, pull planning embraces a holistic scheduling approach where everyone comes together to dynamically sequence design or work activities based on real needs.

In a typical pull planning session, we focus on a specific element and involve everyone working on that element. We then build the schedule starting with the desired end date and working backward to identify all critical milestones. Doing this develops a list of required tasks and identifies information required and timing for each, including when

major design decisions need to be made. For any missed deadlines, we record the reasons why and identify any reoccurring patterns, making schedule changes accordingly.

Our proposal submittal includes a preliminary schedule, in Section 10, based on our understanding of the scope of work, permitting and design durations. However, it is preliminary until we involve the DES and stakeholders during the scope validation period to refine the schedule in a pull planning session.

The design decision milestones noted below are a combination of the overall design review and

procurement processes. The design team will build on decisions made by the DES and stakeholders for each element of the project. Just like any other project delivery method, we will be making decisions on some elements before the entire project is designed. For example, the DES will make a final decision about exterior cladding material in the fourth quarter of 2014 and the final decision for office floor finishes not until the second quarter of 2015. We will provide guidance for upcoming decisions through our interim design meeting agendas and monthly updates.

MAJOR DECISION, DESIGN AND CONSTRUCTION MILESTONES

This table highlights the milestone dates pulled from our detailed schedule in Section 10.

