The Evergreen State College
Application for Project Approval
Lecture Hall Renovation
Agenda

1. Project Team
2. Project Scope
3. Meets RCW 39.10
4. Schedule
5. Budget and Funding
6. Questions
Project Team

Joanne Rynne
Director of Facilities
The Evergreen State College
10% throughout

Azeem Hoosein
Assistant Director of Facilities, Project Manager
40% throughout

Kasey Wyatt
OAC Senior Project Manager
25% GC/CM selection and oversight
5% SD, DD, CD

David Shellman
Construction Project Coordinator
75% throughout

Tim Williams
Principal-in-Charge
ZGF
50% SD, 25% DD, 25% CD, 10% CA

Highly qualified GC/CM
TBD

Specialty Consultants
TBD

Designers and Subconsultants

Subcontractors
TBD

the evergreen state college
olympia, washington
TESC Involvement in Project Delivery

• Conduit to Administration, Faculty, Staff and Students

• Administer the Budget

• Contractor Selection Participation
OAC Involvement in Project Delivery

Lead Procurement Process
- Develop RFQ
- Facilitate Committee Evaluations and Short List
- Develop RFP
- Facilitate Selection
- Preconstruction Contract Negotiations
- Estimates Review
- Sub Bid Plan Evaluations
- GMP Negotiations
ZGF Involvement in Project Delivery

• Lead the Design Process and Development of Construction Documents
  • Collaborate with TESC and GCCM
  • Develop and Communicate Strategies for Attaining Project Goals
• Construction Contract Administration
• Review of Submittals
• Construction Quality Observation
• Contract Closeout
GCCM Involvement in Project Delivery

- **Preconstruction Services**
  - Collaboration on Strategies Related to Achieving the Project Goals
  - Collaboration on Subcontracting Options
  - Collaboration on Site Logistics & Temp Structural Means and Methods

- **Facilities Construction**
  - Safety
  - Quality
  - Budget
  - Schedule
### Scope

<table>
<thead>
<tr>
<th>Category</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Facilities</td>
<td>2,960 SF</td>
</tr>
<tr>
<td>Class Laboratory/Classroom Spaces</td>
<td>13,407 SF</td>
</tr>
<tr>
<td>Student Study/Support Space</td>
<td>3,619 SF</td>
</tr>
<tr>
<td>Total Assignable SF</td>
<td>19,986 SF</td>
</tr>
<tr>
<td>Total Gross SF @ 72% Efficiency</td>
<td>28,500 SF</td>
</tr>
</tbody>
</table>

![Building Sketch](the evergreen state college)
RCW 39.10.340

The project meets 4 of the 5 criteria of the RCW:

• Implementation of the project involves a complex technical work environment.

• GCCM is critical to the design phase.

• Complex coordination – Occupied Site.

• Historical Significance
## Lecture Hall Renovation Budget

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost of Professional Services</td>
<td>$2,419,047</td>
</tr>
<tr>
<td>Construction GMP, including GC/CM</td>
<td>$10,719,931</td>
</tr>
<tr>
<td>Contingency</td>
<td></td>
</tr>
<tr>
<td>Equipment &amp; Furnishings</td>
<td>$1,357,995</td>
</tr>
<tr>
<td>Contingencies (design, escalation, owner, program.)</td>
<td>$1,127,973</td>
</tr>
<tr>
<td>Contract Administration Costs</td>
<td>$1,058,653</td>
</tr>
<tr>
<td>Other Related Project Costs</td>
<td>$228,634</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>$1,030,767</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$17,943,000</strong></td>
</tr>
</tbody>
</table>
Lecture Hall Renovation Funding

The design of the project has been funded. Construction funding will be requested from the 2015-2017 Biennium Capital Budget Request, with funding anticipated in July 2015.
PRC Application for Project Approval

Questions?