City of Everett
Service Center Redevelopment Project

Application to use GC/CM
September 22, 2016
Introduction of Project Team

Chris Lark
Project Manager, City of Everett

John Nottingham
Senior GC/CM Project Manager, City of Everett

Bill Fisher
Construction Inspector, City of Everett

Erica Loynd
Architect, Project Manager, DLR Group

Lori Coppenrath
Principal-in-Charge, DLR Group

Sheri O’Brien
Construction Administrator, DLR Group

Mike Purdy
GC/CM Procurement and Contracting Consultant, Michael E. Purdy Associates, LLC
Agenda

• **The Project**
  • Project description
  • Project meets RCW 39.10 criteria

• **Core Project Team**

• **Closing**

• **Questions from the PRC Panel**
Project Description

• **History**
  Each building of the campus began construction in 1971, and expanded over the years.

• **Seismic issues**
  Service Center Public Works, Building 4, and Supply, Storage & Dispatch buildings have been determined to be a seismic risk for safety and need to be demolished. Additional buildings on site do not meet the current needs for operations and staff, and emergency response.

• **Phased Project**
  The campus must remain in full operation during the course of construction.
Flyover Orientation
Project Site

- Garage
- Covered Parking
- Maintenance Shop
- Office Building
- Maintenance Office
- Warehouse

Legend:
- New Building
- Existing Building
- Loading / Circulation Access for Vehicles
Project Meets RCW 39.10 Criteria

- **Complex Scheduling, Phasing or Coordination**
  - Demolition of existing buildings cannot occur until the operations can be moved into new facilities.
  - On site area for parking will be maximized during construction.

- **Construction at an Existing Facility**
  - Campus must stay operational 24/7 during construction.
  - Existing facility is the Public Works Command Center during a major event.

- **GC/CM Involvement Critical During Design Phase**
  - GC/CM will assist in developing an accurate understanding of existing conditions and estimate cost of working in these conditions.
  - GC/CM may provide critical recommendations for design to meet programmatic and budgetary objectives.

- **Complex or Technical Work Environment**
  - Co-location of departments creates a complex circulation pattern, and if a department building fails, implications may be catastrophic to city organization.
Project Site Constraints

EXISTING CONFIGURATION

REDEVELOPED SITE LAYOUT

1. New Building
2. Existing Building
3. Loading / Circulation
4. Access for Vehicles

NORTH
CITY OF EVERETT SERVICE CENTER REDEVELOPMENT PROJECT

City Council
- Mayor
  - Ray Stephenson
- CAA/CFO
  - Debra Bryant

Utilities
- Finance Manager
  - Matt Welborn

Public Works Director
- Dave Davis

Facilities Director
- Mike Palacios

Project Manager
- Chris Lark

Architect
- DLR Group

Project Manager
- Erica Loynd

Principal In Charge
- Lori Coppenrath

Construction Administration
- Sheri O'Brien

GC/CM Adviser
- William Valdez

Engineering
- DLR Group / DEA

Senior GC/CM
- Project Manager
  - John Nottingham

Construction Inspector
- Bill Fisher

Owner GC/CM Resources

GC/CM Consultant
- Mike Purdy

Deputy City Attorney
- Tim Benedict

Outside GC/CM Legal Counsel
- Pacifica Law Group
  - John Parnass

Engineering Superintendent
- Jim Miller

GC/CM To Be Selected
Core Project Team

Chris Lark, Project Manager
• Project Manager with City of Everett since 1992 managing 32 public works projects.
• Manages Public Works campus and understands the departments on site.

John Nottingham, Senior GC/CM Project Manager
• Recent GC/CM experience on City of Everett’s $31 million Water Pollution Control Facility, Phase C.

Erica Loynd, Architect Project Manager
• More than 14 years designing and constructing public projects including WA GC/CM, Design Build, and Design-Bid-Build.
• Licensed Architect in WA, OR, and HI.

Mike Purdy, GC/CM Procurement and Contracting Consultant
• 37 years as public contracting manager and consultant and recognized expert in Washington State GC/CM project delivery.
Closing

- Ideal project for GC/CM.
- Highly qualified project team with Washington State GC/CM experience.

Thank you!

Questions?