AGENDA

• Introductions
• Program & Project Overviews
• Design Overview
• Qualifying Criteria Summary
• Public Body Experience
• Lessons Learned
• Public Benefits
• Summary
PROJECT OVERVIEW
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• Pedestrian connection between Market and waterfront
• Bridge over active roadway
• Stairs & elevators
• Interior shell/core office & café spaces
• Landscaping, lighting and urban design features

Budget: $99.6 M
Status: Schematic Design
CONSTRUCTION SCHEDULE


PIKE PLACE MARKETFRONT

SEAWALL REBUILD

PIER 62/63 REBUILD & HABITAT IMPROVEMENTS

EARLY WORKS
Utility relocations

ALASKAN WAY VIADUCT DEMOLITION

MAIN CORRIDOR
Alaskan Way, Elliott Way, Columbia St, Seneca St, Lenora St and Promenade

EAST/WEST CONNECTIONS
Bell St, Union St, Pioneer Square Street Improvements and Pike and Pine Streetscape Improvements

OVERLOOK WALK

WATERFRONT PARK

MARION STREET BRIDGE
Joint project between City and State; construction schedule is approximate

AQUARIUM OCEAN PAVILION
Potential early work
Potential completion

NOTE: Construction dates subject to change pending: A. completion dates of new SR-99 tunnel and demolition of the Alaskan Way Viaduct; B. ongoing construction sequencing evaluation and assumptions for all projects
OTHER PROJECT OVERLAP
DESIGN CONCEPTS
BRIDGE
VIEW LOOKING WEST
STAIR & ELEVATOR
ELLIOTT STREET LEVEL
QUALIFYING CRITERIA
QUALIFYING CRITERIA SUMMARY

- Complex scheduling, phasing or coordination
- Involves construction at an occupied facility
- Involvement of the GC/CM during design is critical
- Complex or technical work environment with adjacent structures, high volumes of pedestrian and auto traffic
- Historic significance – N/A
- Primarily Infrastructure - Heavy Civil
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Meets 5 of 6 criteria
### COMPLEX SCHEDULING, PHASING, & COORDINATION

3 projects under construction at the same time, on a shared site.
COMPLEX SCHEDULING, PHASING, & COORDINATION

• Coordination with other active construction
  – Main Corridor
  – Aquarium
• Priority construction elements before Alaskan Way reopens
• Sequencing of diverse project elements
CONSTRUCTION AT AN OCCUPIED SITE
GC/CM INVOLVEMENT IN DESIGN IS CRITICAL

Design on hold until GC/CM preconstruction services begins

Other projects coordination during design phase is critical
COMPLEX OR TECHNICAL WORK ENVIRONMENT

- High volumes of pedestrian, vehicle, & bike traffic
- Limited site access & laydown
- Major stakeholder involvement
- Overlapping projects
- Many component parts at multiple elevations
COMPLEX OR TECHNICAL WORK ENVIRONMENT
COMPLEX OR TECHNICAL WORK ENVIRONMENT
HEAVY CIVIL PROCUREMENT

• Project is approximately 50% infrastructure
  – Bridge, walkways and stairs

• Decisions on Heavy Civil provisions and terms will be made prior to issuing RFP

• Industry forum to seek feedback
PUBLIC BODY
EXPERIENCE
PROJECT DELIVERY KNOWLEDGE AND EXPERIENCE

MAYOR OF SEATTLE

Project Directors
Marshall Foster
Angela Brady, PE
OFFICE OF THE WATERFRONT AND CIVIC PROJECTS
PROCUREMENT AND DESIGN – 10%
CONSTRUCTION – 10%

Contract Manager
Liz Alzeer and Staff
FINANCE AND ADMINISTRATIVE SERVICES
PROCUREMENT – 10% | DESIGN/CONST – 5%

GC/CM Advisors
Howard Hillinger
Anne Timmermans
PARAMETRIX
PROCUREMENT – 10-20%
DESIGN – 5% | CONSTRUCTION – 5%

Project Manager
Jessica Murphy, PE
OFFICE OF THE WATERFRONT
PROCUREMENT – 50%
DESIGN – 35% | CONSTRUCTION – 50%

Consultant Design Manager
Sian Roberts
MILLER HULL
DESIGN – 20% | CONSTRUCTION – 10%

CM Team
Currently Soliciting
DESIGN – 25% | CONSTRUCTION – 100%

GC/CM Contractor
To be Selected

GC/CM Experience
PROJECT DELIVERY KNOWLEDGE AND EXPERIENCE

- GC/CM Experience of this Team is approximately $6.5 B
- City of Seattle:
  - Elliott Bay Seawall ($410 M)
  - First Hill Streetcar ($132 M)
- Consultant team recent GC/CM experience:
  - Pike Place Market MarketFront Expansion ($40 M)
  - SeaTac North Satellite Renovation ($465 M)
  - Colman Dock ($360 M)
  - 20+ other recent and current projects
SUFFICIENT PERSONNEL WITH CONSTRUCTION EXPERIENCE

Angela Brady, PE, Deputy Director
• 24 years of experience in civil, transportation, and structural engineering management
• Will complete GC/CM training

Jessica Murphy, PE, Construction Program Manager
• 17+ years experience in capital project management
• 7 years GC/CM experience – Seawall Project, First Hill Streetcar

Liz Alzeer, Director of Purchasing and Contracting Services
• 20 years of capital project experience
• 15+ years of capital project experience at the City of Seattle
• Will complete GC/CM training

Rebecca Keith, City of Seattle Legal Counsel
• CPARB member since 2015
• GC/CM & D/B experience: King Street Station GC/CM, Millpond Dam Removal D/B
SUFFICIENT PERSONNEL WITH CONSTRUCTION EXPERIENCE

Howard Hillinger, DBIA, CCM, GC/CM Advisor
• 31+ years PM-CM experience, CCM
• GC/CM: 10+ projects including Tacoma Schools, Shoreline School District and WSF Colman Dock
• Member: PRC, GC/CM Heavy Civil Task Force

Anne Timmermans, CCM, LEED AP BD+C, GC/CM Advisor
• 15 years PM-CM experience in the NW
• GC/CM experience: Port of Seattle Rental Car Facility and North Satellite Renovation projects, Shoreline School District

Sian Roberts, FAIA, DBIA, Design Project Manager
• 25 years as an architect
• GC/CM experience: Fort Vancouver Library, University of Washington Odegaard Library, University of Washington Police Station, Pike Place MarketFront Expansion
MANAGEMENT PLAN

Project Management Framework

- Streamlined decision making
- Chartering processes and procedures
- Risk registers
- Financial plans
- Change management requirements and documents
- Status reports for regular reporting

Mayor

Angela Brady

Jessica Murphy

Project Team
NECESSARY & APPROPRIATE FUNDING & TIME TO CARRY OUT PROJECT

Selection process timed with funding availability

Design Phase: 2019 - 2020
Construction: 2021 - 2022
CONTINUITY OF PROJECT MANAGEMENT TEAM WITH PROJECT & SCOPE EXPERIENCE

- PM and CM team include City staff and consultants
  - 6 FTEs on CM team
  - Project director & designer since inception
  - All remaining through construction
- PMs/CMs will be co-located
- Will work as an integrated team from design to activation
# NECESSARY & APPROPRIATE CONSTRUCTION BUDGET

<table>
<thead>
<tr>
<th>Budget Item</th>
<th>Dollars ($M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Services (design):</td>
<td>10</td>
</tr>
<tr>
<td>Estimated Project Construction Costs (includes 7% MACC contingency)</td>
<td>57.6</td>
</tr>
<tr>
<td>Contract Administration:</td>
<td>19</td>
</tr>
<tr>
<td>Owner Contingency</td>
<td>13</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>99.6</strong></td>
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SUBSTANTIAL FISCAL BENEFIT

• Reduced risk
  o Early development of phasing and sequencing plans
  o Coordination with stakeholders

• No guessing future conditions or generic constructability approaches

• Ongoing value analysis and constructability reviews

• Design & subcontracting approach customized to building/transportation contractors; approach based on experience of GC/CM

• Increased involvement in small business/WMBE community
## CITY-WIDE WMBE TRACKING
### ALTERNATIVE DELIVERY

<table>
<thead>
<tr>
<th>Project (2012-2018)</th>
<th>Prime Contractor</th>
<th>WMBE %</th>
<th>WMBE goal</th>
<th>Contract Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Transfer Station Rebuild (GCCM) Preconstruction</td>
<td>Lydig Construction, Inc.</td>
<td>4.20%</td>
<td>6%</td>
<td>GCCM</td>
</tr>
<tr>
<td>North Transfer Station Rebuild (GCCM) Construction - Phase 3</td>
<td>Lydig Construction, Inc.</td>
<td>15.73%</td>
<td>20.2%</td>
<td>GCCM</td>
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<tr>
<td>Henderson North CSO Reduction Project (GCCM) Preconstruction</td>
<td>Hoffman Construction</td>
<td>25.00%</td>
<td>12%</td>
<td>GCCM</td>
</tr>
<tr>
<td>Henderson North CSO Reduction Project (GCCM - Construction)</td>
<td>Hoffman Construction</td>
<td>10.01%</td>
<td>16%</td>
<td>GCCM</td>
</tr>
<tr>
<td>Landsburg Facilities &amp; Chlorination Preconstruction (GCCM)</td>
<td>Lydig Construction, Inc.</td>
<td>4.26%</td>
<td>6%</td>
<td>GCCM</td>
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<tr>
<td>Landsburg Facilities &amp; Chlorination Project (GCCM Construction)</td>
<td>Lydig Construction, Inc.</td>
<td>17.41%</td>
<td>22%</td>
<td>GCCM</td>
</tr>
<tr>
<td>Elliott Bay Seawall Replacement Project (GCCM) Preconstruction Services</td>
<td>Mortenson Manson A Joint Venture</td>
<td>59%</td>
<td>8%</td>
<td>GCCM</td>
</tr>
<tr>
<td>Mill Pond Dam Removal &amp; Habitat Restoration</td>
<td>Envirocon, Inc.</td>
<td>2.19%</td>
<td>3.9%</td>
<td>DB</td>
</tr>
</tbody>
</table>
LESSONS LEARNED FROM CITY OF SEATTLE PROJECTS

• Incorporated into this project:
  – Seek input before solicitation
  – Plan more time for preconstruction
  – Identify focus areas for preconstruction in advance
  – Reasonable contingencies established
  – Flexibility in MACC negotiation schedule
SUMMARY

• Meets five of six qualifying criteria
• Qualified and experienced project team
• Multiple public benefits
• Builds upon lessons learned from previous GC/CM projects