

CITY OF SEATTLE

Cedar Falls Administration Building

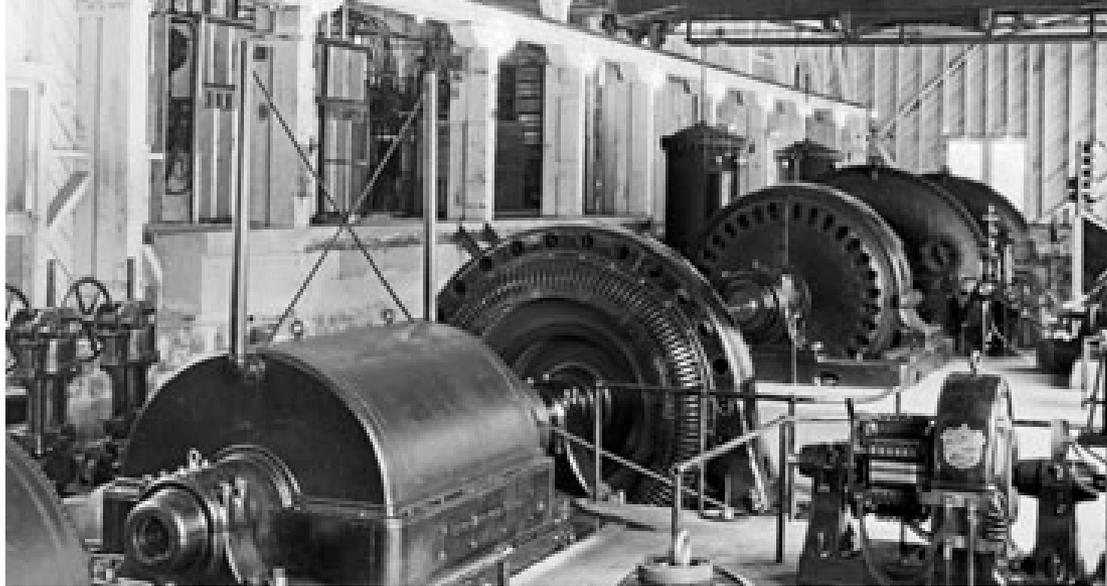
Pre-Submittal Conference

April 4, 2014

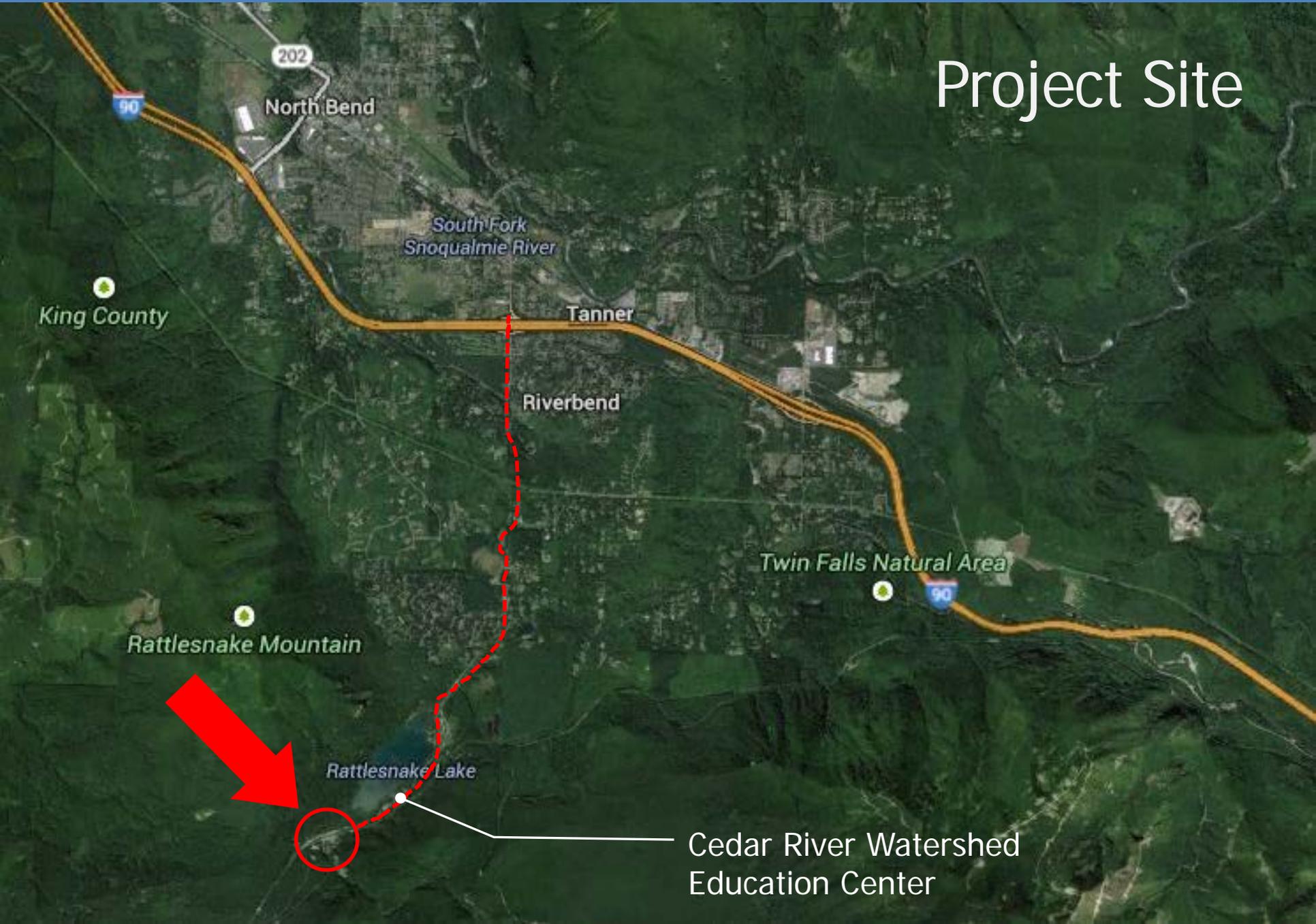


Introductions

- Department of Finance and Administrative Services (FAS)
- Capital Development & Construction Management (CDCM) Division
 - CDCM representatives:
 - David Kunselman, CDCM Program Manager
 - Andy Ishizaki, CDCM Project Manager
 - Stacy Carter, CDCM Contract Administrator
 - Manage planning, design, and construction for City buildings
 - Seattle Public Utilities (SPU) is building owner
 - SPU Introductions:
 - Carlos Sanabria, Facilities Line of Business Representative
 - Neil Ditrani, Watershed Operations Representative



Project Site



202

North Bend

South Fork
Snoqualmie River

King County

Tanner

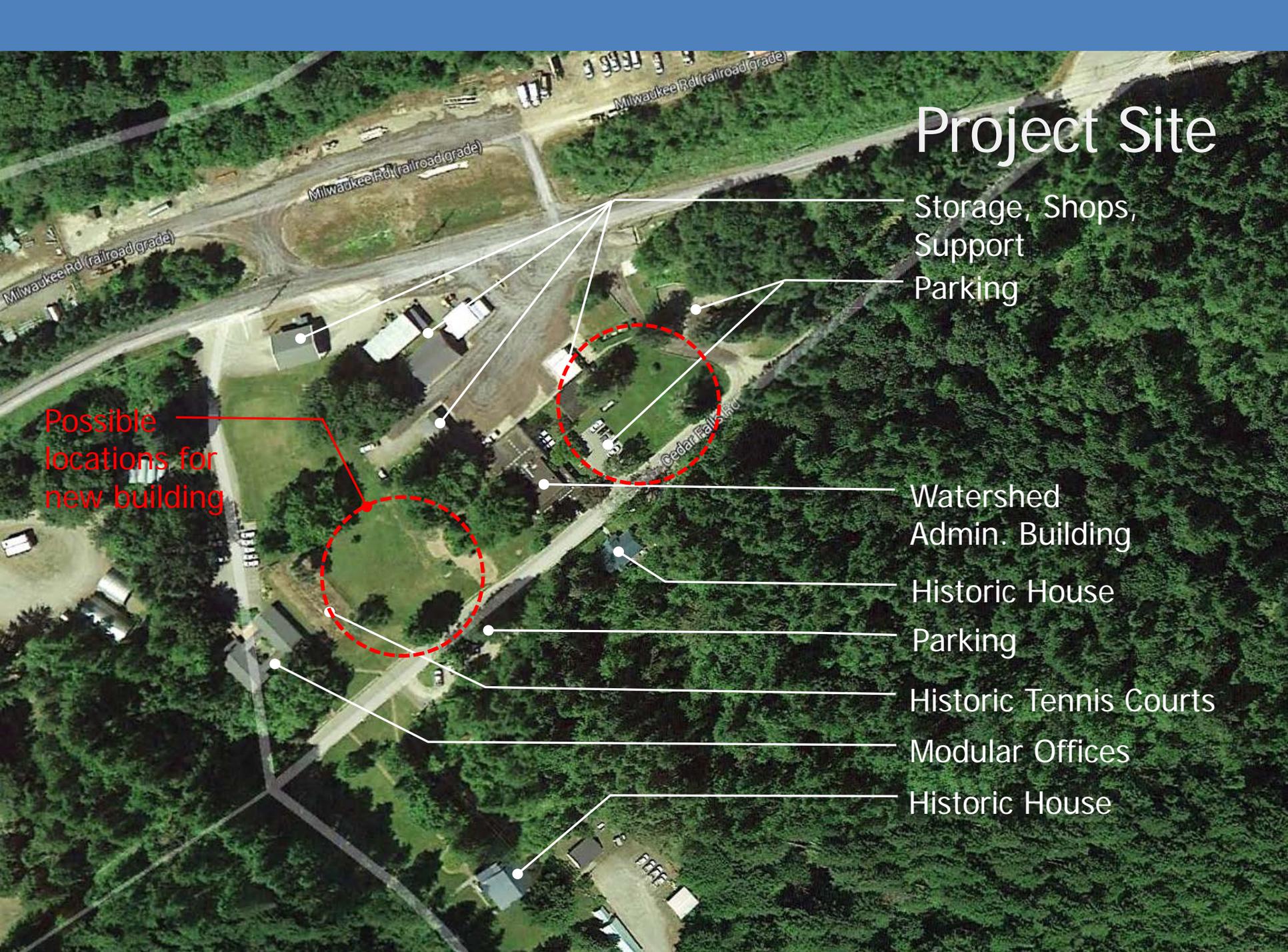
Riverbend

Twin Falls Natural Area

Rattlesnake Mountain

Rattlesnake Lake

Cedar River Watershed
Education Center



Project Site

Storage, Shops,
Support
Parking

Watershed
Admin. Building

Historic House
Parking

Historic Tennis Courts

Modular Offices

Historic House

Possible
locations for
new building

Milwaukee Rd (railroad grade)

Milwaukee Rd (railroad grade)

Cedar Falls Ave



Cedar Falls Road

Year Built: Unknown
Current Use: Street
Planned Use: Street



Thompson House

Year Built: 1929
Current Use: Office
Planned Use: Storage



Administration Building

Year Built: 1954
Current Use: Office
Planned Use: Demo





Parking (Employee)

Year Built: Unknown
Current Use: Parking
Planned Use: Parking



Historic Tennis Courts

Year Built: Unknown
Current Use: Unused
Planned Use: Unknown



Snoqualmie Modular

Year Built: 2002
Current Use: Office
Planned Use: Demo



Cascade Modular

Year Built: 2002
Current Use: Office
Planned Use: Demo



Harman House

Year Built: 1917
Current Use: Office
Planned Use: Storage



Project Overview



- Currently 49 full time staff on site in various buildings
- Secure location with strict access requirements
- Remote location with severe weather conditions
- Registered Historic District on the US National Park Service's National Register of Historic Places
- Water supply from existing well
- Septic system handles wastewater (renovated in 2001)
- Fire fighting water from SCL penstocks (enclosed pipes that deliver water to hydro turbines)

Project Details

- Seattle Design Commission reviews
- King County Department of Permitting and Environmental Review
- Municipal, state, tribal, and federal regulatory agency outreach and coordination
- Design Bid Build
- Building MACC approximately \$5.5 million, possibly more depending on the site development scope

Project Program

- Up to 14,000 sq ft administration building for 54 staff consisting of:
 - Typical office areas and support spaces such as private and open offices, conference rooms, break / lunch rooms, fitness room, storage, server room, reception
 - Support spaces for field crews, such as shower and locker rooms, mud / drying room, dispatch room
 - Specialty support spaces, such as a wet and dry lab for cataloguing and storing field samples and specimens
- Up to 2,750 sq ft shop building
 - Used for repair and maintenance of small equipment, machinery, facilities, and general repairs in support of all Watershed functions and projects

Sustainability



Fire Station 20
Designed to LEED Platinum

- Consultant teams must include a LEED accredited professional
- Sustainable Buildings and Site Policy
 - LEED Gold
 - 15% (min.) more efficient energy use intensity performance
 - 30% (min.) more efficient water use performance
 - 90% waste diversion rate for demo, 75% waste diversion rate for non-demo
 - Bicycle parking and changing/showering facilities
- City is interested in exceeding the minimum requirements

Consultant Contract Requirements

- Consultant Questionnaire: Must be completed and returned in your submittal including,
 - Equal Benefits Compliance Declaration
 - Firms must provide the same or equal benefits to employees and partners whether married or in domestic partnerships, i.e., any benefits provided or not provided must be done so equally
 - Inclusion plan
 - Supporting the City's cultural values of diversity
 - Your plan will be worth 10% of your overall score
- Contact: Stacy Carter, 206.684.7314 or e-mail at stacy.carter@seattle.gov

RFQ Selection Timeline

- 2:00 PM April 11 -Deadline for questions
- 2:00 PM April 22 -RFQ submittals due
- Week of May 5 -Consultant short-listing
- Week of May 19 -Consultant interviews

RFQ Selection Process

- Selection committee
 - FAS / CDCM representatives
 - SPU representatives
 - Design Commission representative
- <http://www.ebidexchange.com/seattle>
- Note: Do not visit or contact the Cedar Falls Watershed Headquarters. Short-listed firms will be invited to tour the site.

Questions?



Cedar River Watershed:

<http://www.seattle.gov/util/environmentconservation/education/cedarriverwatershed/>

RFQ:

<http://www.ebidexchange.com/seattle>

Andy Ishizaki, 206.233.7809:

e-mail at andy.ishizaki@seattle.gov