

## **APPLICATION SUMMARY**

### Application to Use the GC/CM Contracting Procedure

**DATE: August 1, 2007**

**PROJECT: Greenbridge Early Learning Center**

Public Body: Puget Sound Educational Service District and King County Housing Authority

Address: 600 Andover Park West, Seattle, WA 98188

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#### **Brief Summary of Project:**

Greenbridge Early Learning Center a 30,000 sq. ft. early learning center targeting the educational and development needs of young children from infants through age 5 in Greenbridge/White Center community.

#### **Projected Total Cost for the Project:**

Costs for Professional Services (A/E, legal etc.)	\$	3,500,000
Estimated project construction costs:	\$	14,500,000
Equipment and furnishing costs	\$	700,000
Off-site costs		NA
Contract administration costs (owner, cm etc)	\$	500,000
Other related project costs (permits, utilities)	\$	300,000
<b>Total (includes sales tax and contingency)</b>	<b>\$</b>	<b>18,500,000</b>

#### **Funding Status**

Fund Source	Status	Estimated Amount
State Capital Funds	Applied	\$ 500,000
Federal Earmark (EDI funds)	Applied	\$ 1,000,000
New Market Tax Credit	Applied	\$ 4,600,000
Gates Foundation	Applied	\$ 9,000,000
Private/Public Funding	Future Planning	\$ 3,400,000
	<b>Total</b>	<b>\$ 18,500,000</b>

*Approximate funding - contracts not finalized. Financial Consultant to establish Private/Public Funding*

#### **Anticipated Project Design and Construction Schedule**

Programming – November 2006 thru August 2007. Design – September 2007 thru February 2008

Permit – February 2008 thru July 2008. Construction – August 2008 thru August 2009

#### **Why the GC/CM or D-B Contracting Procedure is Appropriate for this Project**

Due to the many special childcare features of the project, the aggressive development schedule established by funders, and the need to insure that construction costs of this unique facility are kept within budgeted sources of funds, a GC/CM will need to be identified and relied upon at a very early juncture.

#### **Public Benefit**

The fiscal benefits are: The GELC is a unique, complex, special purpose facility, on a constrained site, designed over a relatively short time frame, which creates serious financial and delivery risks for PSESD, KCHA and the projects' funders. Schedule benefits for using the GC/CM construction method are: if traditional methods are used occupancy is August 2010. However, the use of a GC/CM method allows occupancy in August 2009.

#### **Public Body Qualifications**

KCHA manages development projects that collectively average over \$50 million in construction annually and has made extensive use of the GC/CM procedure over the last 10 years having undertaken over \$130 million in GC/CM construction over this time period.

#### **Construction Experience**

KCHA brings much experience in construction and development using all methods of construction. Financed and overseen over \$450 million in construction with over \$130 million using GC/CM construction.