

Amazon.com

Project Outline

Relocation of company's headquarters of internet company Amazon.com, into 188,000 sq. ft. of a renovated medical center facility. The scope of work for the project, originally budgeted at \$6.5 million dollars, included restoring the original appearance of the historically significant spaces that comprise the building's main entry, waiting rooms and the first floor elevator lobby while adapting floors 1 through 12 to function as office space. Existing architectural details were refurbished, while new interior fixtures and finishes were designed to harmonize with the existing interior design. The building's interior was completely demolished and modified to bring the fire life safety systems up to code and to meet ADA requirements. New mechanical ductwork and lighting systems were installed, and the exterior walls of the building were reinforced with the addition of 6" of depth to the walls in order to comply with new seismic codes. The installation of the voice/data cabling and the phone system were coordinated directly by the client.

Scope

GVA Kidder Mathews' involvement in this project ranges from the lease negotiations to the move coordination. Overall responsibilities included assistance with lease review, master planning and programming efforts, integration of value engineering ideas into the design, budget preparation and maintenance, and monitoring shell and core construction in order to maximize design coordination opportunities. In addition, GVA Kidder Mathews assisted with the selection of the project team, including the general contractor, coordinated the building permit application process, oversaw construction, issued the punch-list, and coordinated the move-in activities.

Type of General Construction Contract Used

The general construction contract was put out to bid based on a fee and general conditions contract format. The successful bidder entered into a guaranteed maximum price contract with the client. The mechanical contractor held a design/build contract. The electrical design was engineered and put out to bid.



Amazon.com Headquarters
Seattle, Washington