

State of Washington
Capital Projects Advisory Review Board (CPARB)
PROJECT REVIEW COMMITTEE (PRC)

GC/CM PROJECT APPLICATION
*To Use the General Contractor/Construction Manager (GC/CM)
Alternative Contracting Procedure*

CPARB' PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-7 and 9 should not exceed 20 pages (*font size 11 or larger*). Provide no more than six sketches, diagrams or drawings under Question 8.

Identification of Applicant

- a) Legal name of Public Body (your organization): **Seattle Public School District No. 1**
- b) Address: **2445 3rd Avenue South, Seattle, WA 98124**
- c) Contact Person Name: **Richard Best** Title: **Director, Capital Projects and Planning**
- d) Phone Number: **206-252-0647** E-mail: **rlbest@seattleschools.org**

1. Brief Description of Proposed Project

- a) Name of Project: **John Stanford Center for Ed. Excellence (JSCEE) Central Kitchen Improvements Phase II**
- b) County of Project Location: **King**
- c) Please describe the project in no more than two short paragraphs.

The proposed project is located in the district's central office in the SODO neighborhood of Seattle. The project is to renovate the central kitchen to become more efficient as a culinary kitchen, to modernize cooking and refrigeration equipment, and to address plumbing and health code requirements. The central kitchen's serves approximately 50,000 meals each day during the school year and City of Seattle programs during the summer.

The district has engaged an experienced team of architectural, engineering, and food service consultants to assist with the planning and prepare design, permitting, and construction document and administration services. The project is being undertaken in two phases: Phase 1 is focused on mechanical and plumbing infrastructure upgrades and is currently scheduled to begin construction activities the summer of 2022; Phase 2 involves the larger and more comprehensive renovation project and is expected to be constructed during the summer of 2024. Seattle Public Schools is seeking approval to utilize GC/CM construction to assist with early procurement and help identify critical scheduling activities to create project success.

2. Projected Total Cost for the Project:

A. Project Budget

Costs for Professional Services (A/E, Legal etc.)	\$ 1.3 mil
Est. project construction costs (including construction contingencies [10%]):	\$ 7.4 mil
Equipment and furnishing costs (kitchen equipment include hook-up)	\$ 6.1 mil
Off-site costs	\$ T.B.D.
Contract administration costs (owner, cm etc.)	\$ 0.66 mil
Contingencies (design & owner)	\$ 1.8 mil
Other related project costs (commissioning, testing)	\$ 0.1 mil
Sales Tax	<u>\$ 1.4 mil</u>
Total	\$ 18.8 mil

B. Funding Status

Please describe the funding status for the whole project. *Note: If funding is not available, please explain how and when funding is anticipated*

The JSCEE - Central Kitchen Improvements Phase 2 project is funded by the Building, Technology, and Academics/Athletics V (BTA V) Capital Levy 2022 passed by the voters in February 2022.

3. Anticipated Project Design and Construction Schedule

Please provide:

The anticipated project design and construction schedule, including:

- a) Procurement; *(including the use of alternative subcontractor selection, if applicable)*
- b) Hiring consultants if not already hired; and
- c) Employing staff or hiring consultants to manage the project if not already employed or hired. *(See Example on Design & Construction Schedule)*

Task	Start	Completion
Design Procurement (AE)	December 2021	February 2022
Programming/Concept Design/Master Plan Update	March 2022	May 2022
Schematic Design	May 2022	October 2022
GC/CM Procurement (3-step process: Qualifications, Interview and Sealed Bid/Fee)	June 2022	September 2022
Design Development	November 2022	January 2023
GC/CM Pre-Construction	September 2022	October 2023
Construction Documents	February 2023	October 2023
Early Procurement - Equipment	April 2023	December 2023
Permitting - Construction	April 2023	October 2023
Bidding, Approval, Award	October 2023	December 2023
Primary Construction	June 2024	August 2024
Owner Move-in / FFE	August 2024	August 2024
School Starts		September 2024
Final Board Acceptance		February 2025

4. Why the GC/CM Contracting Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

- If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?
 - a. The project is multi-phase with at least two main construction windows, each focused on the short summer periods when demands on the District’s Central Kitchen are lowest. Phase 1 of the project is planned to occur during the summer of 2022 and the project needs to be complete within 10 weeks. Phase 2 is approximately six times larger and the assistance of a contractor during the design phase listening to/guiding the sequence of construction activities will better position the project for success
 - b. Careful attention from a contractor’s perspective is vital for determining design and constructability strategies required prior to bidding.

- c. Contractor identification of long lead items and early procurement during this challenging supply chain period is critical to completion of the project within identified schedule milestones.
 - d. Contractor input for the complex and critical-path scheduling and understanding necessary and required multi-trade coordination for installation of food service equipment is required.
 - e. Early procurement of specialized equipment that cannot be undertaken using traditional hard bid delivery methods will likely be required.
 - f. Investigation of existing conditions is critical to determine currently hidden conditions, as well as to determine details of as-built conditions for which there is no accurate or adequately detailed information. These conditions need to be determined prior to design being finalized and cannot be ascertained without selective demolition.
- If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?

Note: Please identify functions within the existing facility which require relocation during construction and how construction sequencing will affect them. As part of your response, you may refer to the drawings or sketches that you provide under Question 8.

 - a. The project involves construction at an existing facility. The JSCEE is the District's central support facility and serves every school within the District. Operations at JSCEE, include: administrative, accounting, business, enrollment registration, facilities/operations, security, technology services and warehouse. These functions other serve the entire district and must be maintained without disruption.
 - b. Disruptions to the operation of the District's Central Kitchen outside of the short summer window must be kept to an absolute minimum in duration and scope. Full disruption of culinary services is not an option during the school year from September to June.
 - c. Relocation offsite into temporary facilities needs is not an option as school kitchens are not sized to provide necessary culinary services.
 - If involvement of the GC/CM is critical during the design phase, why is this involvement critical?
 - a. Early involvement of the GC/CM allows greater familiarity with the existing site conditions to help identify and reduce associated risk of unforeseen subsurface conditions.
 - b. Early involvement of the GC/CM in the planning allows more thorough constructability reviews that often lead to more efficient and less costly ways to implement the work.
 - c. Early involvement allows opportunities for the GC/CM to perform destructive and/or non-destructive testing to confirm structural slab reinforcement layout, spacing and size.
 - d. Early involvement gives the GC/CM an opportunity to determine the logistics associated with a major project, including assessment of: long lead items, construction sequencing and delivery, receipt, and placement of equipment in limited building loading dock/roof areas, staging and sequencing.
 - e. Early involvement will allow the identification of required permits and inspections to secure an occupancy certificate.
 - If the project encompasses a complex or technical work environment, what is this environment?
 - a. The work involves a central kitchen with exacting Health Code standards for equipment, mechanical/plumbing/electrical and food service infrastructure, and finishes

- **N.A.** If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done?
- **N.A.** If the project is declared heavy civil and the public body elects to procure the project as heavy civil, why is the GC/CM heavy civil contracting procedure appropriate for the proposed project?

5. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM contracting procedure will serve the public interest (*For Public Benefit related only to Alternative Subcontractor Selection, use Supplement A or Supplement B, if your organization decides to use this selection process. Refer to Question No. 11 of this application for guidance*). For example, your description must address, but is not limited to:

- How this contracting method provides a substantial fiscal benefit; or
- How the use of the traditional method of awarding contracts in a lump sum is not practical for meeting desired quality standards or delivery schedules.
- In the case of heavy civil GC/CM, why the heavy civil contracting procedure serves the public interest.
 - a. Selection of the GC/CM is based largely on qualifications and experience relevant to the specific nature and challenges of each project. For this project the GC/CM will need experience working on owner occupied sites, experience coordinating work on a tight urban site, and demonstrate knowledge to ensure appropriate crews and schedules will complete the project on time.
 - b. The Central Kitchen project will likely require early procurement of specialized equipment, not available with the traditional hard bid delivery method.
 - c. The standards of quality needed for a Central Kitchen, coupled with existing conditions and a very tight time frame for construction, requires careful understanding and attention to detail needed from a highly qualified team of general contractor, subcontractors, and suppliers, working in close partnership with the Design Team and various District stakeholders.
 - d. Critical strategies, selection of materials and equipment, and coordination between different disciplines with existing conditions need to be determined with contractors and suppliers in advance of bidding.
 - e. The project requires a level of sophistication that cannot be assured with a low-bid contractor. A GC/CM will be invaluable in participating in the phasing plan to identify and procure long lead items and address the means and methods of construction that will ensure successful completion of the project such that meal preparation is not interrupted to District students.

6. Public Body Qualifications

Please provide:

- A description of your organization's qualifications to use the GC/CM contracting procedure.
 - a. SPS has used GC/CM procurement on several projects as listed in Attachment B.
 - b. Within the organization the Director, three Senior Project Managers (Sr. PM), and three Project Managers (PM), are very seasoned and have experience in GC/CM procurement and construction methods.
 - c. SPS utilizes an eleven-member Building Excellence/Building Technology & Academics Oversight Committee which meets monthly to review major issues and

make recommendations to the District concerning best practices. The committee currently includes members who have strong experience in alternative public works contracting and delivery including GC/CM and supports the use of GC/CM delivery method for this project

- A **Project** organizational chart, showing all existing or planned staff and consultant roles.
Note: The organizational chart must show the level of involvement and main responsibilities anticipated for each position throughout the project (for example, full-time project manager). If acronyms are used, a key should be provided. (See Example on Project Organizational Chart)

- Staff and consultant short biographies (*not complete résumés*).

See **Attachment A – Project Organization Chart**

The architects, engineers, and specialty consultants were selected based on their superior level of knowledge and experience with complex renovation projects of this type.

- **IBI Group Architects** is a well-established firm with nearly four decades of deep experience focused on educational projects, including schools, central kitchens, and similarly complex projects. The principal in charge, Ross Parker AIA, has 34 years of experience and has worked in the Seattle area for the past 17.
- **JLR Design Group** is a well-established firm of food service equipment and kitchen design specialists whose main focus is educational clients. Over the past two decades they have completed numerous full-service kitchens for Seattle Public Schools as well as multiple central kitchens for a variety of public school districts. Their project manager has completed many of this type of projects over the past decade.
- **Hargis Engineers** has been selected to provide mechanical and plumbing engineering services, led by Brian Cawley, PE. Tres West Engineers has been selected to provide electrical engineering services, led by Roger Au, PE. Each firm and project leader have decades of experience focusing on providing engineering services to public school districts in general, Seattle Public Schools in particular, and central kitchens and similar projects utilizing both hard bid and GC/CM, MC/CM, and EC/CM delivery models. They are also regional leaders in implementing sustainable strategies with complex projects which pose particular challenges of interpreting and meeting strict standards of the Seattle Energy Code.
- Provide the **experience and role on previous GC/CM projects delivered** under RCW 39.10 or equivalent experience for each staff member or consultant in key positions on the proposed project. (*See Example Staff/Contractor Project Experience and Role. The applicant shall use the abbreviations as identified in the example in the attachment.*)
- The qualifications of the existing or planned project manager and consultants.
- If the project manager is interim until your organization has employed staff or hired a consultant as the project manager, indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve.

Richard Best, SPS Director for Capital and Planning:

Extensive architectural and construction experience over past 37 years including school (K-12), hospital, laboratory and major hotel projects, gaining insights into all phases of a project. Skills include: a firm understanding of architectural programming and planning; a working knowledge of construction systems and methods; and thorough familiarity with project budgeting and scheduling. Project responsibilities have included; architectural programming, conceptual design, space planning,

development of project specifications; contract administration and construction oversight.

GC/CM Projects	Value	Role/Tasks	Completion
Van Asselt School (GC/CM)	44.2M	Director for Capital Projects	Sept. 2023 (In Design Phase)
Northgate Elementary School (GC/CM)	90.1M	Director for Capital Projects	Sept. 2023 (In Const. Phase)
Lincoln HS Phase II	30.1M	Director for Capital Projects	Sept. 2023 (In Const. Phase)
Webster ES	37M	Director for Capital Projects	Sept. 2020
Bagley ES	40M	Director for Capital Projects	Sept. 2020
Ingraham HS Addition	41M	Director for Capital Projects	Sept. 2019
Loyal Heights ES	46M	Director for Capital Projects	Aug. 2018
Olympic Hills ES	42M	Director for Capital Projects	2017

Jeanette Imanishi, SPS Senior Project Manager:

Ms. Imanishi has over 40 years of design and construction-related experience. She is graduate of Franklin High School in Seattle and a graduate of the University of Washington with a Bachelor of Art in Environmental Design degree. She has been a licensed architect in the state of Washington since 1989. Ms. Imanishi has experience with a range of project types including healthcare, ecclesiastical, military, higher education, and K-12 education. She worked in the role of Project Architect and Project Manager at three different architectural firms. She has been a Project Manager and Senior Project Manager in the Capital Projects and Planning Department of Seattle Public Schools for the past 15+ years. She is knowledgeable about all aspects of design and construction particularly in the public sector. She has community engagement experience and is mindful of accountability to the taxpayer. Her current responsibilities include supervising and supporting a team of six project managers who manage small projects to ensure that their assigned projects are completed successfully from initial planning and design through construction and result in high quality learning environments delivered on time and within budget.

Major Projects	Value	Role/Tasks	Completion
North Queen Anne School Modernization	5.1 M	Senior Project Manager	February 2023 (under construction)
Magnolia Elementary School Renovation and Addition	30 M	Project Manager	Sept. 2019
Fairmount Park Elementary School Renovation	13.2 M	Project Manager	Sept. 2014
McDonald International Modernization	7.5 M	Project Manager	Sept. 2012
Rainier View Elementary Renovation	3.2 M	Project Manager	Sept. 2011

Milton J. Huertas, SPS Project Manager:

Milton Huertas has 40 years of experience in the construction industry which includes building design, building code review, field labor and supervision, estimating, and construction project management in both the private and public sectors, as well as managing residential, commercial, airport, and educational facility projects. He studied Architecture/Environmental Design, and Building Construction at the University of Washington and he received dual degrees from the University of Washington. Mr. Huertas has been a Project Manager for the Seattle School District for four years. His strengths include communication and teamwork, budget development, coordination with local and state jurisdictions, public bidding, execution of contracts, subcontractor coordination, schedule analysis, construction administration, and building community relations.

Major Projects	Value	Role /Tasks	Completion
JSCEE Phase I JSCEE Phase II	2M 18.9M	Capital Project Manager	Phase I 2022 In const. phase Phase II 2024 In design phase
Washington MS Seismic Improvements	4.5M	Capital Project Manager	2022 (In Construction Phase)
McClure MS Seismic and Science Room Improvements	3.8M	Capital Project Manager	2022 (In Construction Phase)
North Beach ES Seismic and Mechanical Improvements	3.5M	Capital Project Manager	2022 (In Construction Phase)
Whitman MS Seismic Improvements	3.6M	Capital Project Manager	2021
Cedar Park Restroom Addition	1M	Capital Project Manager	2020
Broadview Thomson Seismic Improvements	7.8 M	Capital Project Manager	2020
Beacon Hill, Maple, Orca Seismic Improvements	1M	Capital Project Manager	2020
Sand Point Laurelhurst Seismic Improvements	2.2M	Capital Project Manager	2019
King County Boeing Field Fire Station (ARFF)	15M	Capital Project Manager	2018

Graehm Wallace. Perkins-Coie (Legal Consultant):

A partner within the firm's Construction Law practice, he has over 26 years of experience working in all areas of construction transactions, counseling, and conflict resolution. His work covers all aspects of contract drafting and negotiating, including preconstruction, architectural, engineering, construction-management, design-build, consultant, bidding, advice during construction, and claim prosecution and defense from initial claim analysis through discovery, mediation, alternative dispute resolution, arbitration, or trial. Mr. Wallace has represented scores of Washington school districts and other Washington public entities in drafting and negotiating GC/CM contracts under RCW 39.10.

IBI Group (Design Consultant): In summary, each firm and their project team leader bring to this project a collaborative approach backed by many years of working closely with contractors/subcontractors, both pre-construction and during construction. Select GC/CM experience of each team leader:

Ross Parker of IBI Group Architects:

Lincoln High School, Chief Sealth International High School, Denny Middle School park
– Seattle Public Schools, Seattle WA

Basis Schools K-12, Bellevue WA

Seton Lake School, Shelalth BC

Women’s and Children’s Hospital Central Kitchen, Vancouver BC

Lilydale Foods (Design-Build), Port Coquitlam BC

Garrett Lennon of JLR Design Group:

Highline High School, Burien WA

Ferndale High School, Ferndale WA

Kennewick High School, Kennewick WA

Bethel School District Central Kitchen (Design Build), Bethel WA

Brian Cawley of Hargis Engineers:

Robert Eagle Staff MS and Cascadia ES, Seattle WA

Olympic Hills ES, Seattle WA

Thomas Jefferson HS, Federal Way (also MC/CM)

Olympic K-8, Federal Way WA

Illahee MS, Federal Way

Roger Au and James Chong of Tres West Engineers

Chief Sealth International High School, Seattle WA

Bates Medical Mile, Tacoma WA

Amtech Clover Park, Lakewood WA

Tacoma Convention Center Hotel, Tacoma WA

- A brief summary of the construction experience of your organization’s project management team that is relevant to the project.
 - a. Please see above paragraphs and tables for the construction experience for the individual members of the organization's project management team.
 - b. Over the last few years, the number of GC/CM projects for SPS have increased which has provided practical experience for other team members in different support departments such as procurement, accounting, administration, relocation planners/activation specialists, mechanical/electrical coordinators, and e-builder analysts.
- A description of the controls your organization will have in place to ensure that the project is adequately managed.
 - a. The roles and responsibilities of SPS, Architect-Engineer (A/E) team, and the GC/CM will be established in a matrix of responsibilities that is published in the Request for

Proposal and other GC/CM contract documents. The Sr. PM and PM will monitor the various activities and the deliverables established in the matrix and keep the appropriate party on task for their respective work throughout the life of the project.

- b. Weekly coordination meetings with the SPS PM, A/E team, and GC/CM will be conducted and timely meeting minutes that assigns action items will be published throughout the life of the project. The purpose of the meeting will be to ensure adherence to the established scope, budget and schedule and resolve any issues brought up by any party. These weekly meetings will be paramount in the management and control of the project.
- c. SPS requires the A/E team and the GC/CM to use e-builder software to monitor, control and track the budget, schedule, changes, pay applications, RFI's, submittals, issues, etc. This software allows collaboration from any computer through a cloud-based system and allows easy tracking of issues, cost impacts, and archives the information for easy retrieval. Team members are notified by the software when actions are needed. Management reports which give current status on action items will be discussed at the weekly coordination meeting.
- d. As part of the preconstruction services the GC/CM will develop a subcontracting bid plan, schedule, phases of construction, and identify long lead materials so all information can be included into a comprehensive schedule that will be reviewed at each weekly coordination meeting.
- e. Construction cost estimates by the A/E team and the GC/CM are to be reconciled at the end of each design phase and as otherwise deemed necessary.
- f. In addition to what is required by the Washington Administrative Code, engineering and constructability review will be ongoing and will also be an established agenda item in the weekly coordination meetings.
- g. Market prices will be constantly monitored for impacts to the current estimates or the established Total Contract Cost (TCC). Once the Maximum Allowable Construction Cost (MACC) is negotiated after the 95% construction documents are in place, the GC/CM, SPS PM and A/E team will constantly evaluate the construction documents to determine if there are any changes that impact the agreed to MACC. If so, then these changes will be brought back in line with the budget and the established MACC.
- h. At intermediate review of the construction documents, the design team will be required to provide a list of changes/further development of design from the previous submittal as a means to identify and control scope that is not part of the TCC. At completion of the construction documents, the GC/CM is required to review the specifications and the drawings to determine if there are any changes that may have been incorporated and to reconfirm the MACC and the TCC.
- i. SPS conducts monthly meetings with Seattle's Department of Construction and Inspection, Seattle City Light, Department of Neighborhoods, Seattle Department of Transportation, Seattle Fire and King County on all SPS projects in order to monitor the status of various approvals and permits. This meeting gives the opportunity for better understanding on any questions or concerns from the fire department and code officials and allows SPS to alert officials on scheduling concerns.

- j. Any changes to be charged to the contractor contingency account will be thoroughly reviewed by SPS PM, Architect and GC/GM as to the scope, schedule impact, and costs. All three parties will sign off on changes prior to proceeding with the work.
- k. Monthly, the Director of Capital Projects and Planning attends an O/A/C meeting with executives from the architecture firm and the GC/CM to review any issues that have arisen that are not easily resolved.
- A brief description of your planned GC/CM procurement process.
 - a. As shown in Attachment B, SPS has successfully procured GC/GM firms for several past projects.
 - b. The procurement plan will include publicly advertising the solicitation, contacting construction firms who are capable to perform the work.
 - c. The RFQ/RFP process is a 3-step process: qualifications, interview, and final bid. The final bid requires GC/CMs to submit sealed bids for certain general conditions and fee percentages. The selection will be performed utilizing a panel that will include SPS project managers, architect, legal counsel, and external representatives from either the BEX/BTA Oversight Committee, industry, or both.
- Verification that your organization has already developed (*or provide your plan to develop*) specific GC/CM or heavy civil GC/CM contract terms.
 - a. Through added language to AIA documents A 201 and Consultation with Perkins Coie LLP, SPS has generated standard GC/CM contract terms and language for use on GG/CM projects. These contract templates have been thoroughly reviewed by legal counsel and are in effect for this project.
 - b. For GC/CM projects we typically use an "elevation" process for Dispute Resolution as follows: the project site team (District/Contractor/Architect) are expected to resolve disputes at their level. If the site team cannot reach agreement, the issue is moved to the next level of supervision, typically the firms' managing directors or program managers. Again, if this team is unable to resolve disputes, then the issue is elevated to the firms' ownership level. Typically, this group will be composed of the SPS's Director of Capital, an owner of the GC/CM firm and an owner of the Architectural firm.
 - c. SPS also employs a formal disputes resolution process, either a 3-person Disputes Review Board (DRB) or a 3rd-party neutral during the construction to attend weekly OAC meetings monthly and to listen and informally provide comment on the issue. Formal hearings by a DRB or by a 3rd-party neutral can also be used if one of the contract parties' desires

7. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided: (See Example Construction History. The applicant shall use the abbreviations as identified in the example in the attachment.)

- Project Number, Name, and Description
- Contracting method used
- Planned start and finish dates
- Actual start and finish dates
- Planned and actual budget amounts
- Reasons for budget or schedule overruns

[See Attachment B - Agency's Prior Construction History](#)

8. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. (See Example concepts, sketches or plans depicting the project.) At a minimum, please try to include the following:

- A overview site plan (indicating existing structure and new structures)
- Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.

Note: Applicant may utilize photos to further depict project issues during their presentation to the PRC.

[See Attachment C – Preliminary Concepts and sketches](#)

9. Resolution of Audit Findings on Previous Public Works Projects

If your organization had audit findings on **any** project identified in your response to Question 7, please specify the project, briefly state those findings, and describe how your organization resolved them.

SPS embraces the practice of continuous improvement and recognizes that independent audits are helpful because procedures, which need improvement, are brought to light. The Building Excellence Program (BEX) began in 1995 and the fifth cycle of levies were approved by Seattle voters in February 2019. In addition, the SPS BTA levies are also on their fifth cycle. SPS recognizes its responsibility to serve as responsible stewards of public funds, to use prudent management practices to ensure the investment of over \$1.5 billion of levy funds is effectively managed. Accordingly, SPS continues to hone its procedures and processes as findings are identified by either internal or external audits.

10. Subcontractor Outreach

Please describe your subcontractor outreach and how the public body will encourage small, women and minority-owned business participation

The District reaches out to Women and Minority Business Enterprise (WMBE) firms by advertising our projects to National Association of Minority Contractors (NAMC), Tabor 100, a local minority/small business association, as well as posting on the WA State's Office of Minority and Women's Business Enterprise (OMWBE) site. We have also in the past participated in reverse vendor trade shows with the City of Seattle to meet local small businesses and firms.

Seattle Public Schools has launched a Priority Hire program with a Student and Community Workforce Agreement (SCWA). This SCWA is among the first in the nation to build a construction training and employment program that has students, former students, and

student families at its center. The SCWA will create priority training and employment for SPS construction projects at or above \$5 million. The SCWA will prioritize career, training, and employment for SPS students, former SPS students who are ready to seek careers in the construction trades, and wage-earners who have SPS students in their households. In addition, the priority hire program includes workers from: Distressed Zip Codes within the City of Seattle, Black, Indigenous and People of Color, and LGBTQ+ communities and women. The SCWA is modeled after the City of Seattle's Community Workforce Agreement.

11. Alternative Subcontractor Selection

- **N.A.** If your organization anticipates using this method of subcontractor selection and your project is anticipated to be over \$3M, please provide a completed *Supplement A Alternative Subcontractor Selection Application* document, **one per each desired subcontractor/subcontract package.**
- **N.A.** If applicability of this method will be determined after the project has been approved for GC/CM alternative contracting or your project is anticipated to be under \$3M, respond with **N/A** to this question.
- **N.A.** If your organization in conjunction with the GC/CM decide to use the alternative subcontractor method in the future and your project is anticipated to be over \$3M, you will then complete the *Supplement B Alternative Subcontractor Selection Application*, and submit it to the PRC for consideration at a future meeting.

CAUTION TO APPLICANTS

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. You agree to submit this information in a timely manner and understand that failure to do so may delay action on your application.

If the PRC approves your request to use the GC/CM contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM process. You also agree that your organization will complete these surveys within the time required by CPARB. Additionally, responding to the 2013 Joint Legislative Audit and Review Committee (JLARC) Recommendations is a priority and focus of CPARB. Data collection shall include GC/CM project information on subcontract awards and payments, and if completed, a final project report. For each GC/CM project, documentation supporting compliance with the limitations on the GC/CM self-performed work will be required. This information may include but is not limited to: a construction management and contracting plan, final subcontracting plan and/or a final TCC/MACC summary with subcontract awards, or similar.

I have carefully reviewed the information provided and attest that this is a complete, correct and true application.

Signature:



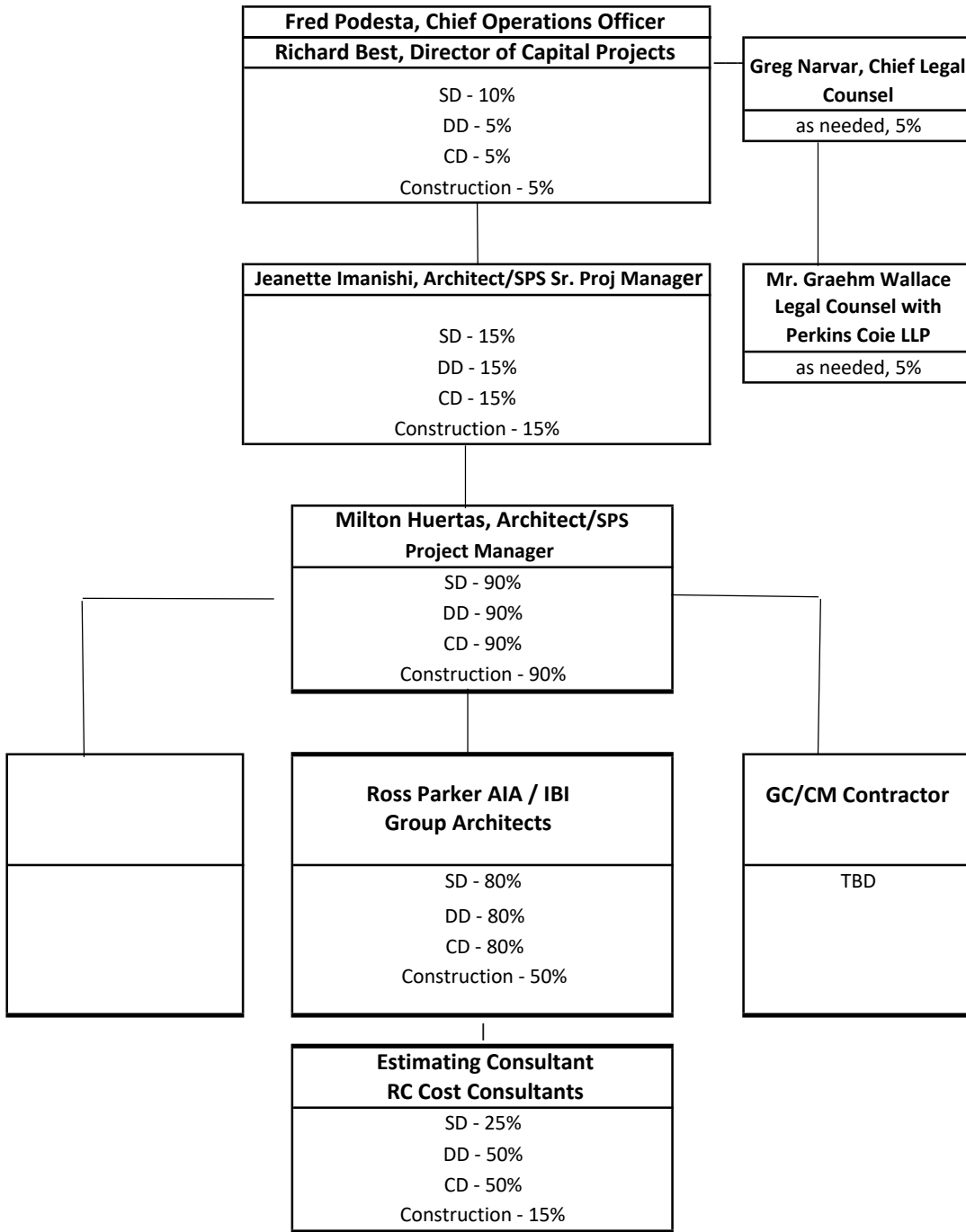
Name: Richard L. Best

Title: Director, Capital and Planning

Date: May 18, 2022

Project Organization Chart

Seattle Public Schools (SPS)



ATTACHMENT B
SEATTLE PUBLIC SCHOOLS MAJOR PROJECT LIST IN LAST 8 YEARS
Including ALL GC/CM Projects

Project Name	Scale / Description	Delivery Method	Completion	Project Cost
MAJOR CAPITAL PROJECTS				
Rainier Beach High School	New Building	GC/CM	25 (in Design)	\$238 M
Mercer Middle School	New Building	GC/CM	25 (in Design)	\$152.5 M
Van Asselt School	Modernization & Addition	GC/CM	25 (in Design)	\$44.2 M
Northgate Elementary School	New Building	GC/CM	23 (in Const)	\$90.1 M
Viewlands Elementary School	New Building	DBB	23 (in Const)	\$88 M
Kimball Elementary School	New Building	DBB	23 (in Const)	\$84.5 M
Lincoln High School Phase II	Modernization	GC/CM	23 (in Const)	\$30.1 M
Lincoln High School	Modernization	GC/CM	2019	\$101 M
Loyal Heights Elementary	Modernization & Addition	GC/CM	2018	\$37.3 M
Cascadia Elementary and Robert Eaglestaff Middle School	Two New Schools	GC/CM	2017	\$118.2 M
Olympic Hills Elementary	New Building	GC/CM	2017	\$45.2 M
Denny Middle School/ Chief Sealth High School - Projects 1 & 2	Sealth HS 230,000 SF Modernization / Denny MS - New Building	GC/CM	2010/2011	\$149 M
Denny Middle School/ Chief Sealth High School - Project 3	Community / Sealth Athletic Fields	GC/CM	2011	\$5.9 M
Hamilton Middle School	Complete Renovation	D-B-B	2010	\$72.2 M
Ingraham High School	New Building Addition	D-B-B	2012	\$25.8 M
Nathan Hale High School Project 1	Modernization + New Library Addition	D-B-B	2009	\$14 M
Nathan Hale High School Project 2	Major Modernization	GC/CM	2011	\$72.8 M
South shore School - New K-8	New 130,000 SF Building	D-B-B	2009	\$64.7 M
South Lake	New Building	D-B-B	2008	\$14.4 M
Garfield High School	Complete Renovation	GC/CM	2008	\$87.5 M
Cleveland High School	Complete Renovation	GC/CM	2007	\$67 M
Roosevelt High School	Complete Renovation	GC/CM	2006	\$84.5 M
Nathan Hale High School Auditorium	New Addition	GC/CM	2004	\$10 M

OTHER CAPITAL PROJECTS

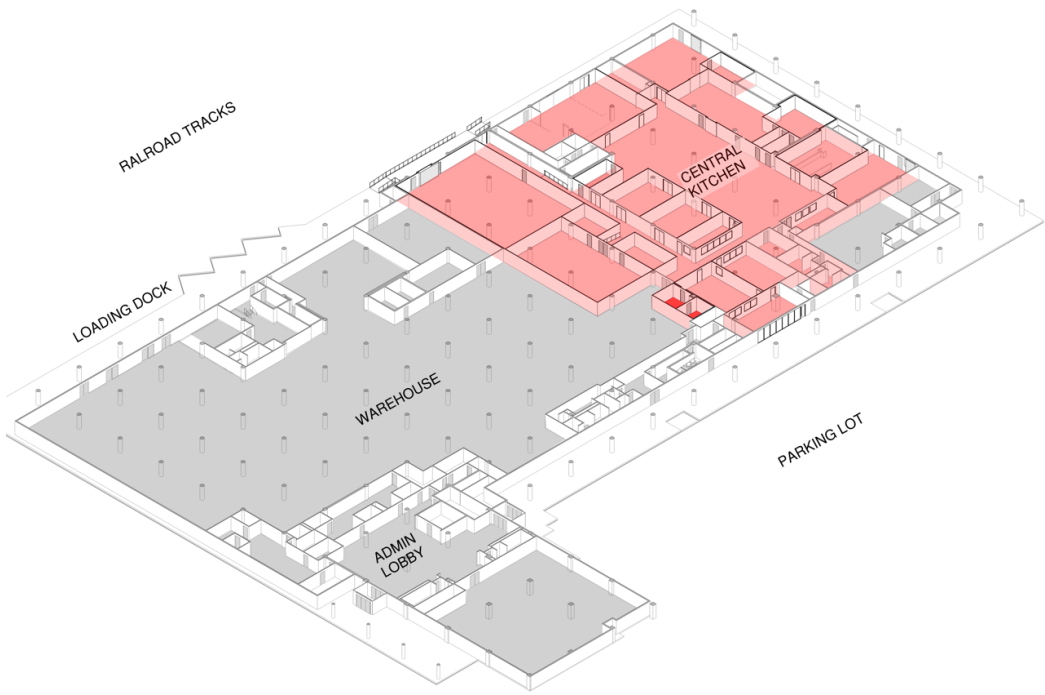
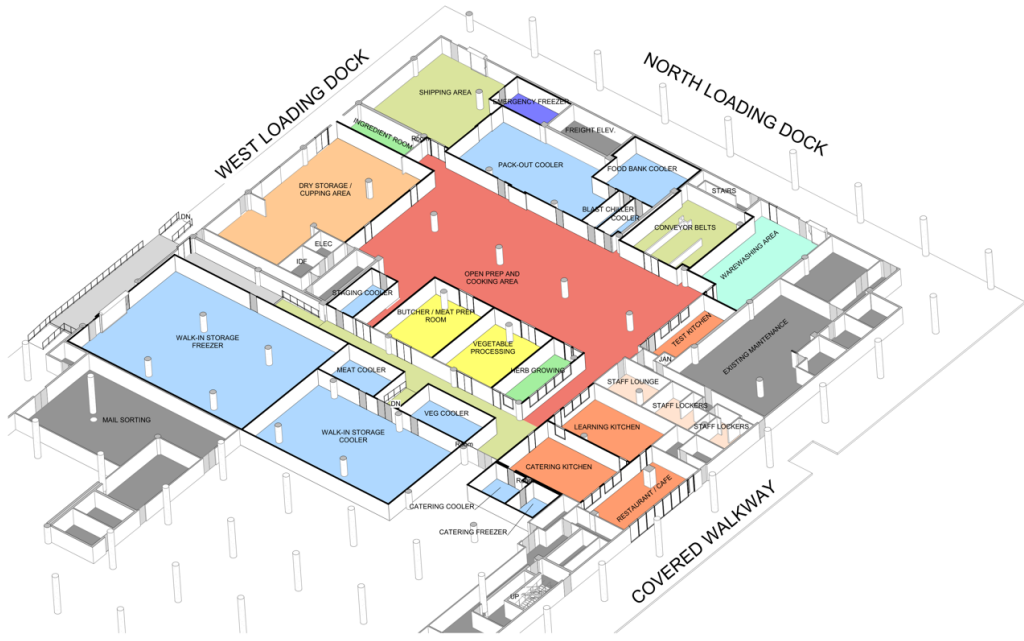
Buildings	Roof Replacements	BTA II 2005-2012 BTA III 2010-2016 BTA IV 2016-2022	\$200 M
	Exterior Renovations		
	Mechanical / Air Quality		
	Life Safety / ADA		
	Interior Finishes/ Flooring		
Technology	Technology, computers, networks	BTA II 2005-2012 BTA III 2010-2016 BTA IV 2016-2022	\$ 141 M
Academics	Literacy, Arts, Science Facilities	BTA II 2005-2012 BTA III 2010-2012 BTA IV 2016-2022	\$102 M
	High School Modernization		
	Athletics Improvements		

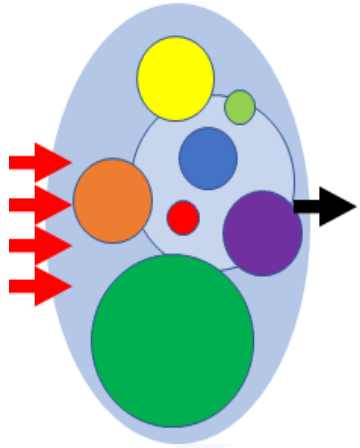


John Stanford Center for Educational Excellence (JSCEE)
2445 3rd Avenue South
Seattle, WA 98134

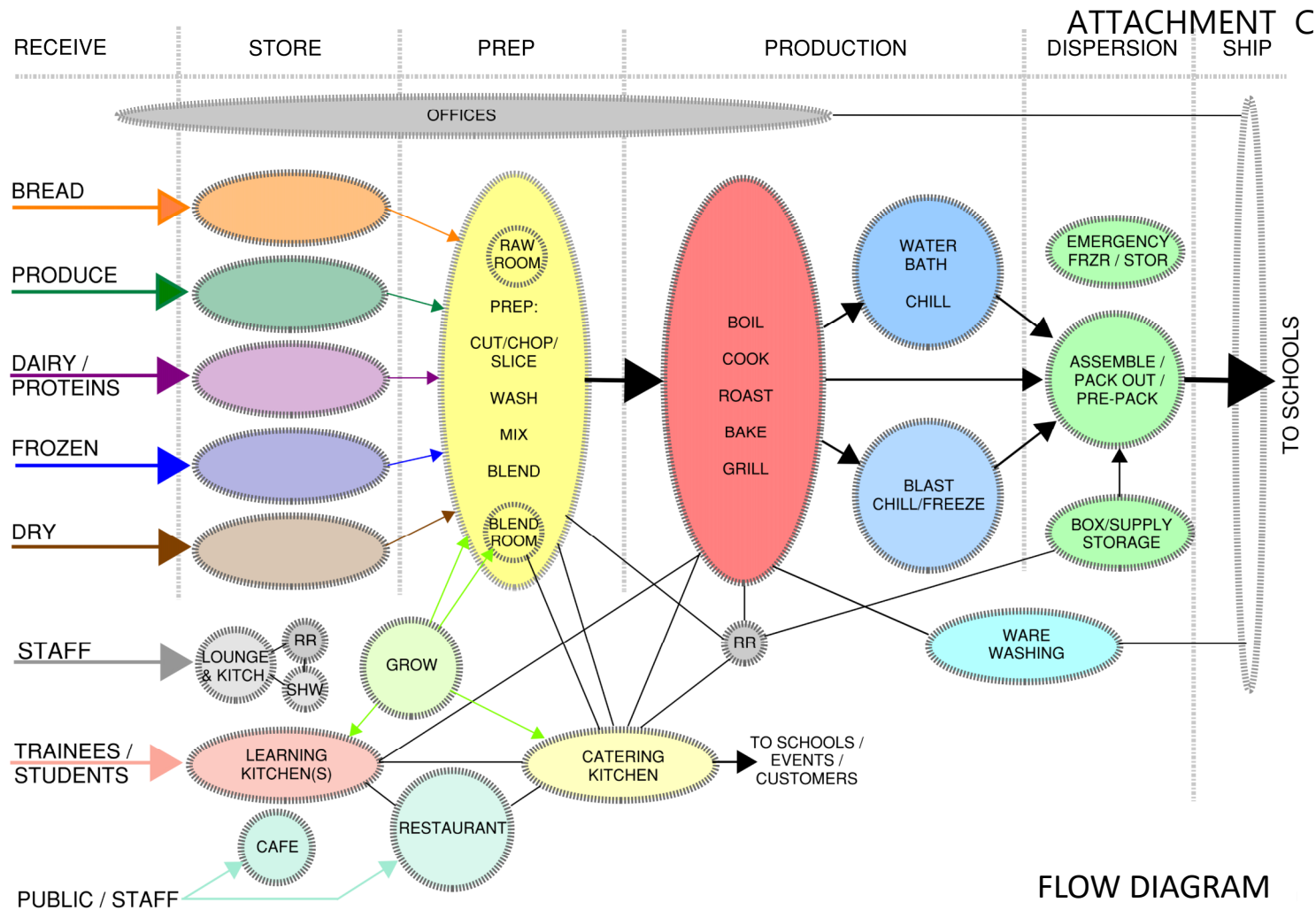
PROJECT DESCRIPTION:

The proposed project is located in the district's central office in the SODO neighborhood of Seattle. The project is to renovate the central kitchen to become more efficient as a culinary kitchen, to modernize cooking and refrigeration equipment, and to address plumbing and health code requirements. The central kitchen's serves approximately 50,000 meals each day during the school year and City of Seattle programs during the summer.





VISION



FLOW DIAGRAM

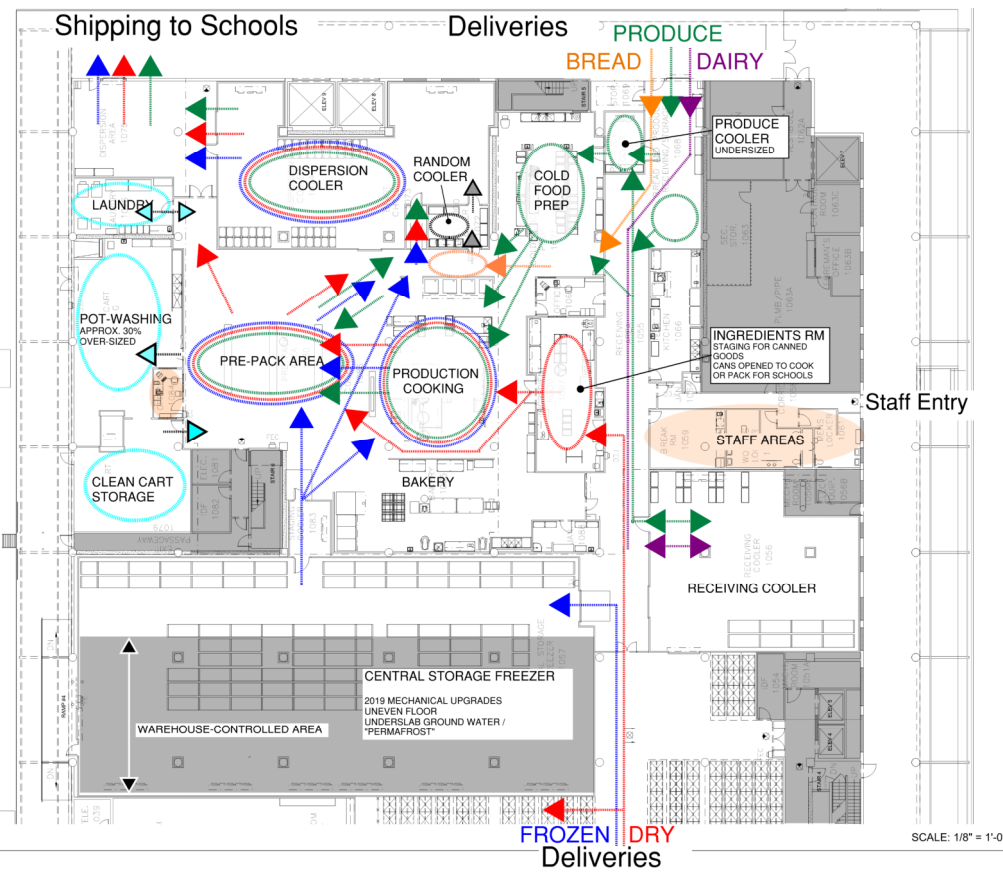


HARGIS

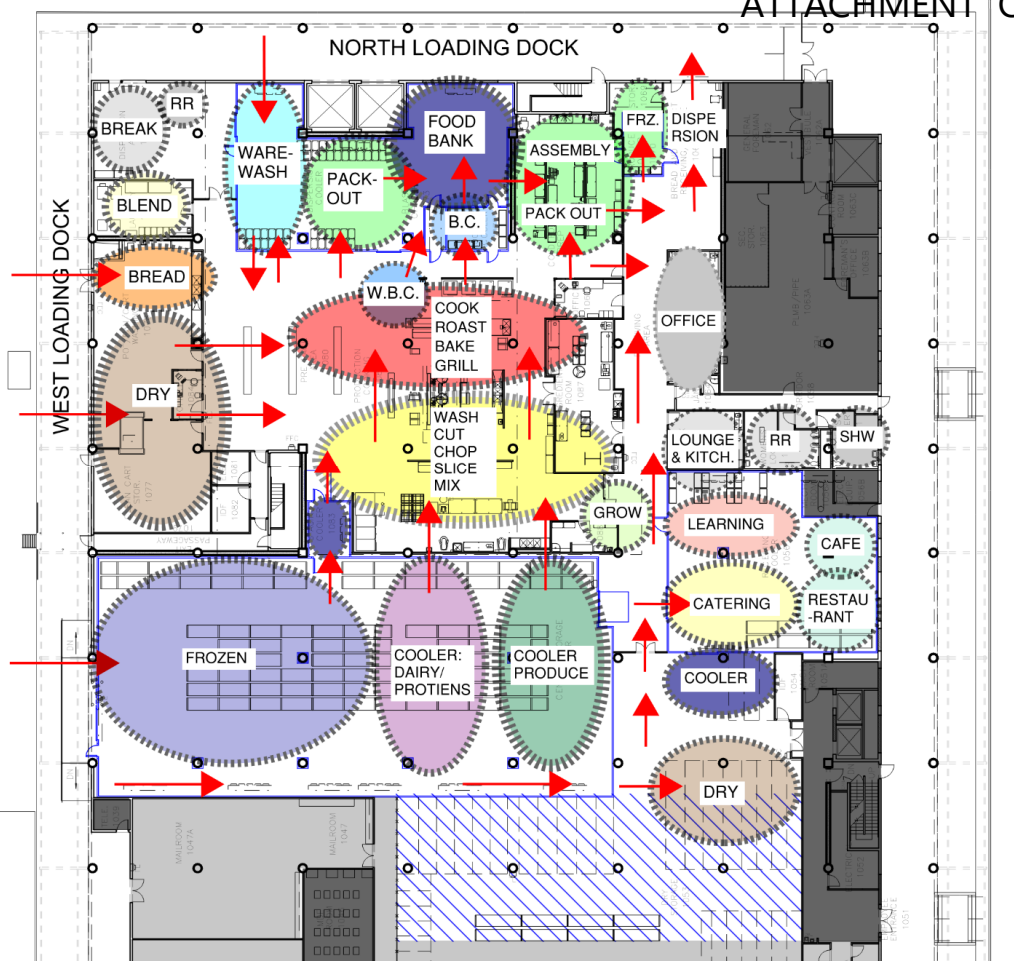
JSCEE – Central Kitchen Renovations

Vision

2021-01-15



Flow Analysis - Existing

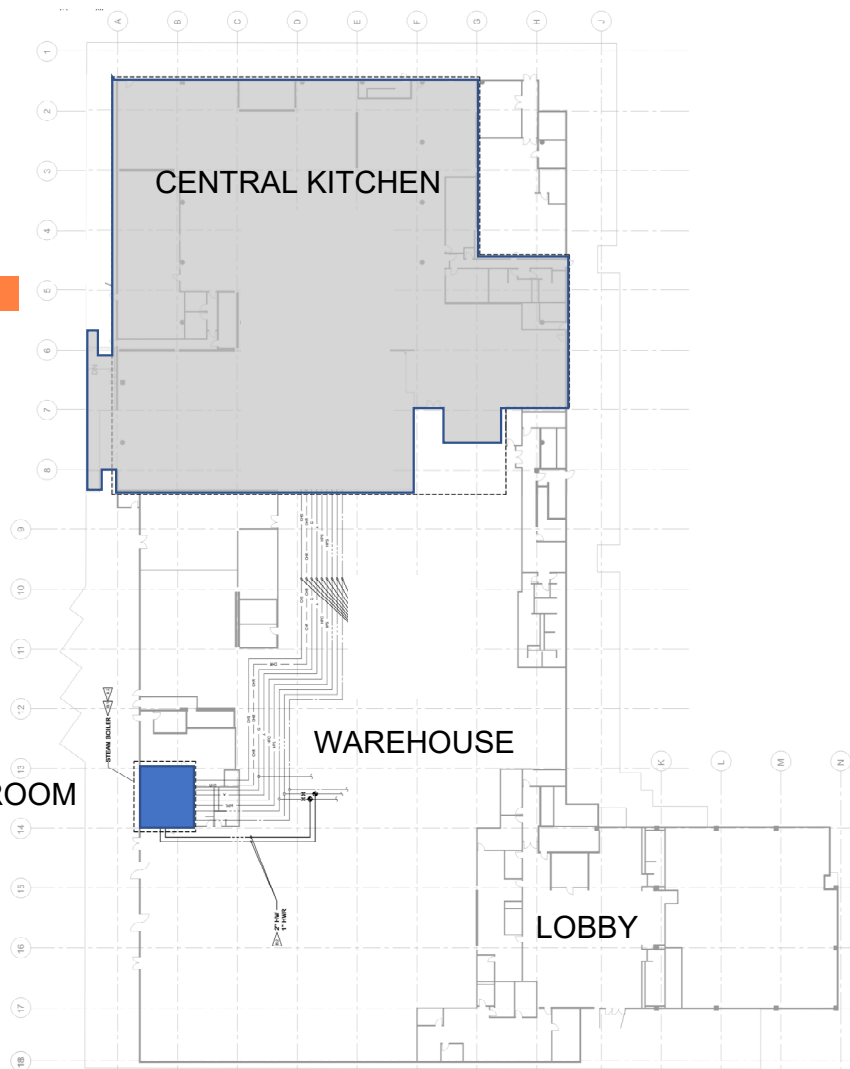


Flow Analysis - Test Fit

NEW GREASE
INTERCEPTOR



EXISTING BOILER ROOM



EXISTING:

STEAM BOILERS:

- BUILDING HVAC SYSTEM
- DOMESTIC HOT WATER
- FOOD SERVICE EQUIPMENT (KETTLES)

PROPOSED:

- FOOD SERVICE - ELECTRIC STEAM BOILERS
- REMOVE UNUSED FSE SYSTEM
- UNDERGROUND GREASE INTERCEPTOR
- BUILDING HVAC – ELECTRIC BOILERS
- DOMESTIC HOT WATER – ELECTRIC HWH

STEAM BOILER SCOPE

- PROVIDE NEW 200 KW ELECTRIC STEAM BOILER, BASIS OF DESIGN IS CLEAVER BROOKS S/CR-200, 480V/3ø. SHALL BE PROVIDED WITH NEW BLOW DOWN DE-AERATOR SYSTEM, CONDENSATE SURGE TANK SYSTEM, AND CHEMICAL FEED SYSTEM.
- PROVIDE WITH NEW DOMESTIC HOT WATER SYSTEM WITH:
 - AOSMITH (2) DSE 120 GALLON ELECTRIC WATER HEATER, 60 KW, 480V/3ø, 72 MCA, 100 MCOP
 - AO SMITH (2) 150 GALLON STORAGE TANK
 - AOSMITH (2) AHPA-250 HEAT PUMP WATER HEATERS, 480V/3ø, 60 MCA, 70 MCOP
 - (2) LARGE SINGLE MIXER THERMOSTATIC MIXING VALVES
 - SEPARATE DOMESTIC WATER FOR KITCHEN AND REST OF BUILDING.
 - (2) NEW DOMESTIC WATER CIRCULATORS ~8 GPM @25' HEAD.