

PROJECT REVIEW COMMITTEE

QUESTIONS RE: APPLICATION

Meeting Date: September 22, 2022

SEATTLE SCHOOL DISTRICT GC/CM PROJECT

– AKI KURO'S MIDDLE SCHOOL ADDITION & MODERNIZATION

1. Please identify your technical expert amongst your team concerning small and disadvantaged businesses outreach and inclusion.

- Deborah Northern is Seattle Public Schools (SPS), Capital Projects and Planning Department Equity and Engagement Manager and works closely with the Director of Capital Projects and Planning, the Construction Project Manager, the Architect, and the General Contractor to confirm proposed equity and inclusion strategies are achieving established District goals surrounding participation of minority and women owned businesses, diverse workforce, and student workforce participation goals. SPS takes a multi-path approach that includes, business, workforce, and students.

Recently, Jay Connolly was hired by SPS to work with the selected GC/CM contractor to help achieve student workforce participation goals.

SPS anticipates hiring a construction project manager to coordinate the design and construction efforts of this project. As part of the Construction Project Manager Request for Proposal (RFP) SPS will request applicants identify their proposed equity and inclusion approach and strategies to achieve established minority, women, small and disadvantaged business goals; diverse workforce and student participation goals for the project. SPS will establish scoring criteria in the RFP consistent with that objective.

2. You have included your Student and Community Workforce Agreement (SCWA) program as part of your response to your subcontractor outreach. Do you have data that shows how this program has increased or improved: a) your small and disadvantaged business enterprises utilization by percentage and b) the number of participating firms?

- Yes, SPS tracks minority and women owned businesses, workforce diversity and student workforce participation goals. SPS requires contractors to utilize the B2Gnow software program to track the data to evaluate increases and decreases in the percentage of women and minority enterprises, workforce diversity and student participation on a monthly basis. SPS has just completed the first year of the SCWA and does not have enough data to evaluate the success of the program as the first projects that utilized the SCWA remain under construction. Anecdotally, are contractors are seeing increases in participation percentages the longer their involvement in the SCWA.

Currently Seattle Public Schools has nine SCWA active projects utilizing the B2Gnow software. 84 Women and/or Minority Owned Business Enterprises and 39 Small Business Enterprises are participating on those projects.

3. Please indicate your team's level of experience and construction history of alternative subcontractor delivery with both MC/CM and EC/CM.

- SPS has utilized MC/CM and EC/CM delivery for eight projects dating back to 2017. Four of those projects are either complete or currently under construction. The other four are in the design phase and are scheduled to start construction summer 2023. Director Richard Best has oversight of all Capital Projects and has successful experience with the alternative

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subcontractor delivery methods. Senior Project Managers and Project Managers are engaged by the GC/CM in the selection and oversight of MC/CM and EC/CM subcontractors. Senior Project Manager Vince Gonzales currently has project oversight of four active projects utilizing the alternative subcontractor delivery methods including Northgate, Alki and John Rogers Elementary Schools and Asa Mercer International Middle School.

4. The budget seems low for this economic environment. Does Seattle School District have options to potentially down scope and still meet project goals or does the school district have opportunity to increase budget since the Levy for the construction work is in the future?
 - SPS conducted a Master Plan analysis earlier this year that included an estimated cost to construct and identified a guaranteed maximum price (GMP). The costs were escalated to midpoint of construction of in 2026 utilizing 4% escalation each year. Since completion of this estimate the District is aware that the Seattle construction market has the highest inflation in the world (Ryder, Levitt, Bucknell Q2 Construction Market Analysis). The BEX V Capital Levy identified \$8,000,000 for design of this project knowing construction would be funded from the BEX VI capital levy. It is anticipated that construction costs will approximate \$155,000,000, however early involvement of the GC/CM will help establish the project budget and project escalation rates. The project construction budget for Aki Kurose Middle School will have an opportunity to be adjusted as necessary prior to bid award as the BEX VI Capital Levy is scheduled to be voted on February 2025.
5. Is the project considered work on a historically significant building? The website of the school states it was founded in 1952 and 145k square feet is being remodeled.
 - Although the building and site were self-nominated and presented to the Seattle Landmarks Preservation Board in June 2021, the school was not designated a City of Seattle landmark. SPS believes: the existing school was well designed in the early 1950's and well-constructed and can be easily reconfigured to meet the needs of the current middle school educational program; it is important to preserve and respect the historic nature of the building; and, reuse will help lower the project's carbon footprint. The existing building will be renovated and will benefit from the selection of a GC/CM that has experience delivering similar modernization and addition projects to help identify modernization pitfalls and areas of the building that require further study to achieve design objectives. The GC/CM will be a valued partner for the school district and the design team.
6. What is your process for reviewing bid packages etc. to ensure they are fair and do not have convoluted packages making it difficult for small subs etc. to have opportunities to bid?
 - SPS and the selected Construction Project Manager will be tasked with reviewing the GC/CM contractor's proposed bid packages to ensure fair competition and that established minority, women, small and disadvantaged business goals are being met. SPS recognizes that the size and scope of the bid packages is an important consideration as large or convoluted bid packages will not position SPS to achieve its identified W/MBE goals.