

# Seattle Public Schools

## Loyal Heights Elementary School GC/CM Application



# Loyal Heights Elementary School – Introductions

- Eric Becker                      Seattle Schools
- Ron English                      Seattle Schools
- Steven Moore                      Heery International
- David Pool                      BLRB Architects

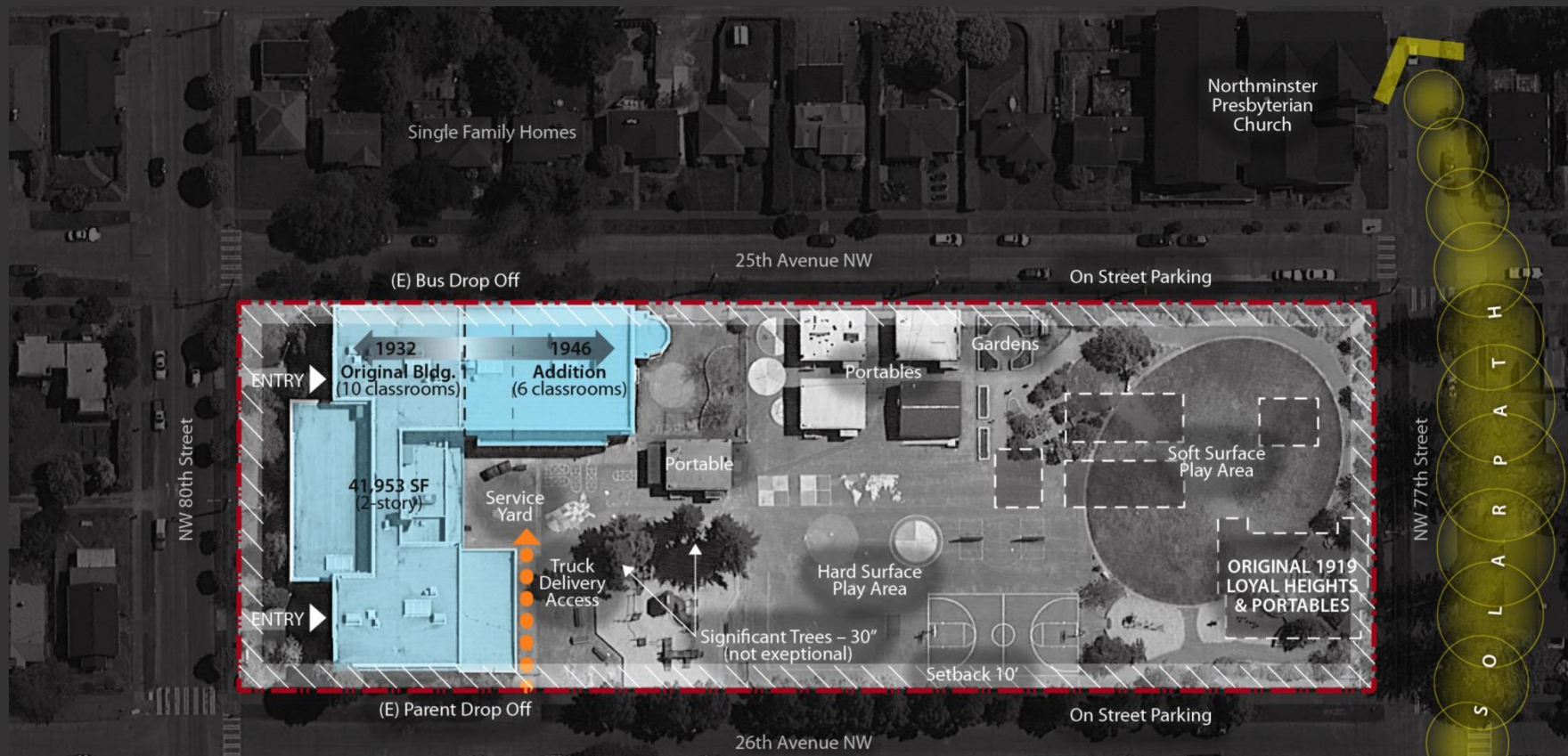
# Loyal Heights Elementary School – Presentation Overview

1. Introduction
2. Project Overview
3. Why LHES is suited for GC/CM
4. Team Qualifications
5. Conclusion
6. Questions &  
Answers





# Loyal Heights Elementary School – Project Overview: Site Plan



CODE REVIEW	Project Information	
Seattle Building Code: 2012	<b>Facts</b>	
Seattle Energy Code: 2012	Current Enrollment: 490	<b>Schedule</b>
Master Use Permit	New Capacity: 660	Design: Feb 2015 – Aug 2016
Seattle Landmarks Nomination/Designation/Approval	Current SF: 42,000 SF (not incl. portables)	Construction: Winter 2017 – Summer 2018
	Target SF: 90,000 SF	Occupied: Fall 2018



# Why Loyal Heights is Suited for GC/CM

“An Urban Site with Complex  
Construction”

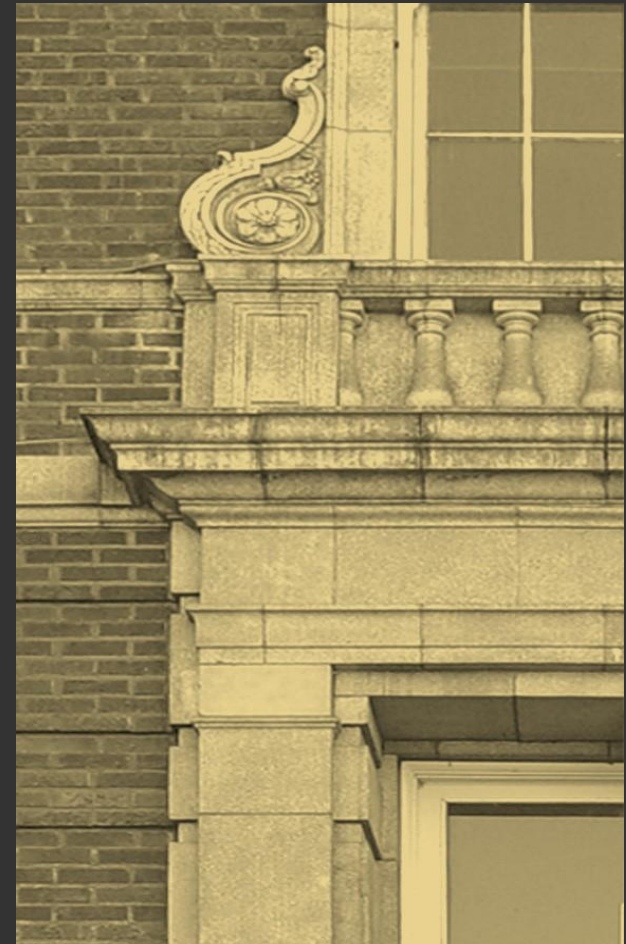
# Loyal Heights Elementary School - Challenges

- Landmarks
- Site Constraints



# Loyal Heights Elementary School - Historic Renovation

- Require early and extensive building investigation to help mitigate risks
- Require advance planning to address structural constructability challenges
- Require team approach to mitigation of unforeseen conditions
- Require transparent cost controls management to successfully align with tight project budget.





# Loyal Heights Elementary School - Historic Renovation



- Require heightened attention to building protection
- Constructability Reviews
- Continuous Value Engineering
- Early Mock-Ups



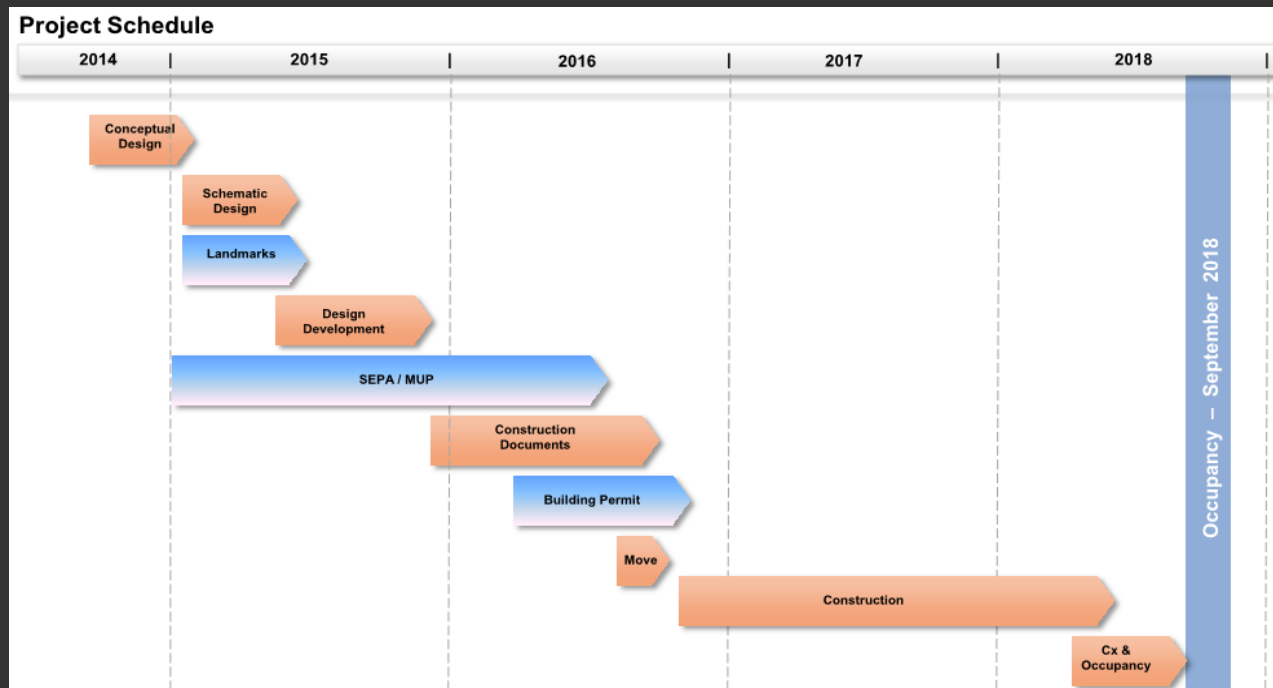
# Loyal Heights Elementary School – Urban Site

- Advanced Planning for Site Logistics on a Constrained Site
- Tight Site for Laydown
- Continuous Neighborhood Outreach



# Loyal Heights Elementary School - Schedule

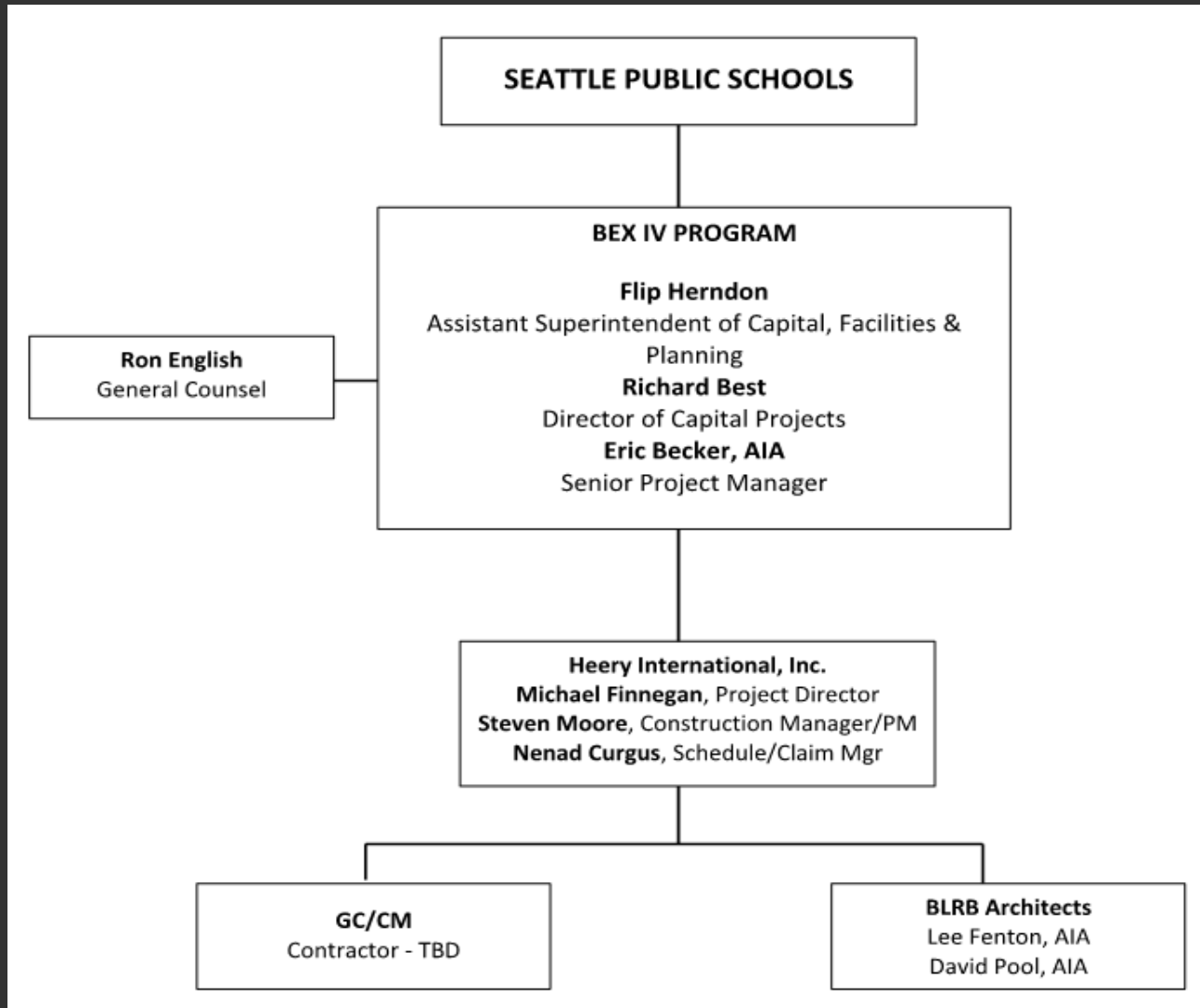
- GC/CM Involved with Planning and Scheduling
- Early Construction Packages
- Unpredictable Permitting Process



# Why Our Team is Suited for GC/CM

Successful Experienced Team

# Loyal Heights Elementary School – Project Team





# Loyal Heights Elementary School – District Qualifications

## EXHIBIT C: MAJOR PROJECTS

Project Name	Description	Method	Complete	Cost
Olympic Hills Elementary School	New Building	GC/CM	2017	\$42 M
Wilson Pacific ES/MS	New Buildings (ES & MS)	GC/CM	2017	\$116 M
Denny Middle School / Chief Sealth HS P: 1 & 2	HS Modernization / MS New	GC/CM	2011	\$149M
Denny Middle School / Chief Sealth HS P: 3	Athletic Fields	GC/CM	2011	\$6.2M
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	D-B-B	2009	\$14M
Nathan Hale High School - Project 2	Major Modernization	GC/CM	2011	\$72.8 M
South Shore School - New K-8	New 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	\$102.8 M
Cleveland High School	Complete Renovation	GC/CM	2007	\$68.3 M
Roosevelt High School	Complete Renovation	GC/CM	2006	\$93.9 M
Nathan Hale High School - Auditorium	New Addition	GC/CM	2004	\$10 M

# Loyal Heights Elementary School – Team Qualifications

## **Flip Herndon Ed.D,** Seattle Public Schools

Assistant Superintendent for Capital, Facilities & Enrollment  
Planning  
20 Years in K-12 Education

## **Richard Best,** Seattle Public Schools

Director of Capital Projects Program Manager  
30 Years of industry experience – Three GC/CM projects

## **Eric Becker,** Seattle Public Schools

Senior Project Manager  
28 Years of industry experience – Three GC/CM projects

## **Ron English,** Seattle Public Schools

District General Counsel  
37 years of construction related experience - Nine GC/CM projects

# Loyal Heights Elementary School – Team Qualifications

**Eric Becker**, Seattle Public Schools  
Sr. Project Manager

28 Years of industry experience

GC/CM project experience

Woodinville High School Phase II  
Wilson Pacific Elementary School  
Wilson Pacific Middle School

GC/CM Certified by AGC



**Woodinville High School**

# Loyal Heights Elementary School – Team Qualifications

## **Mike Finnegan**, Heery International

Project Director

35 Years of industry experience – Ten GC/CM projects

## **Steven Moore**, Heery International

Senior Project Manager

18 Years of industry experience – Two GC/CM projects

## **Lee Fenton**, BLRB Architects

Principal Architect

30 Years of industry experience - Three GC/CM Projects

## **David Pool**, BLRB Architects

Project Manager

21 Years of industry experience - Two GC/CM Projects



# Loyal Heights Elementary School – Team Qualifications

**Mike Finnegan**, Heery International  
Project Director

35 Years of industry experience

10 Years with Seattle Schools  
BEX I, II, & III Programs  
18 Projects and counting

GC/CM project experience  
Private sector CM @ Risk  
Aberdeen High School (delivered DBB)  
Roosevelt High School  
Cleveland High School  
Garfield High School  
Rogers High School

GC/CM Certified by AGC



Rogers High School

# Loyal Heights Elementary School – Team Qualifications

**Steven Moore**, Heery International  
Senior Project Manager

18 Years of industry experience

9 Years with Seattle Schools

BEX I, II and IV

5 projects and counting

GCCM Experience

Garfield High School – Seattle Schools

Snohomish High School – Snohomish Schools

GC/CM Certified by AGC

Other Schools Experience

Snohomish School District Program Manager



Garfield High School

# Loyal Heights Elementary School – Team Qualifications

**Lee Fenton**, BLRB Architects  
Principal in Charge

Registered Architect in State of Washington

30 Years of industry experience

Design Architect for GCCM Schools  
Barnes Butte Elementary School  
Capital High School  
Astoria High School

Barnes Butte Elementary



# Loyal Heights Elementary School – Team Qualifications

**David Pool**, BLRB Architects  
Architect, Project Manager

Registered Architect in State of Washington

21 Years of industry experience

Design Architect for GCCM Schools  
Barnes Butte Elementary  
Garfield High School



Garfield High School



# Is LHES Suited for GC/CM?

We Think So

# Loyal Heights Elementary School - Conclusion

- Complex Planning
- Historic Building Modernization
- Complex & Technical Working Environment
- Requires GC/CM during Design Phase
- Necessary Project Team Experience



# Loyal Heights Elementary School - GC/CM Application

## QUESTIONS AND ANSWERS

