



Aki Kurose Middle School

Project Review Committee Presentation

Sept. 22, 2022



Seattle Public Schools

Presentation Agenda

- Introduction of key team members
- Project overview
- GC/CM as appropriate method
- MC/CM-EC/CM as appropriate method
- Public benefit
- Agency experience
- Team organizational chart and qualifications
- Summary
- Questions



Key Team Members

Seattle Public Schools

- Richard Best, Director of Capital Projects and Planning
 - 38 years of industry experience, 9 GC/CM projects
- Vincent Gonzales, Senior Project Manager
 - 24 years of industry experience, 6 GC/CM projects
- Deborah Northern, Manager of Equity and Engagement

Consulting Construction Managing Firm

- TBD



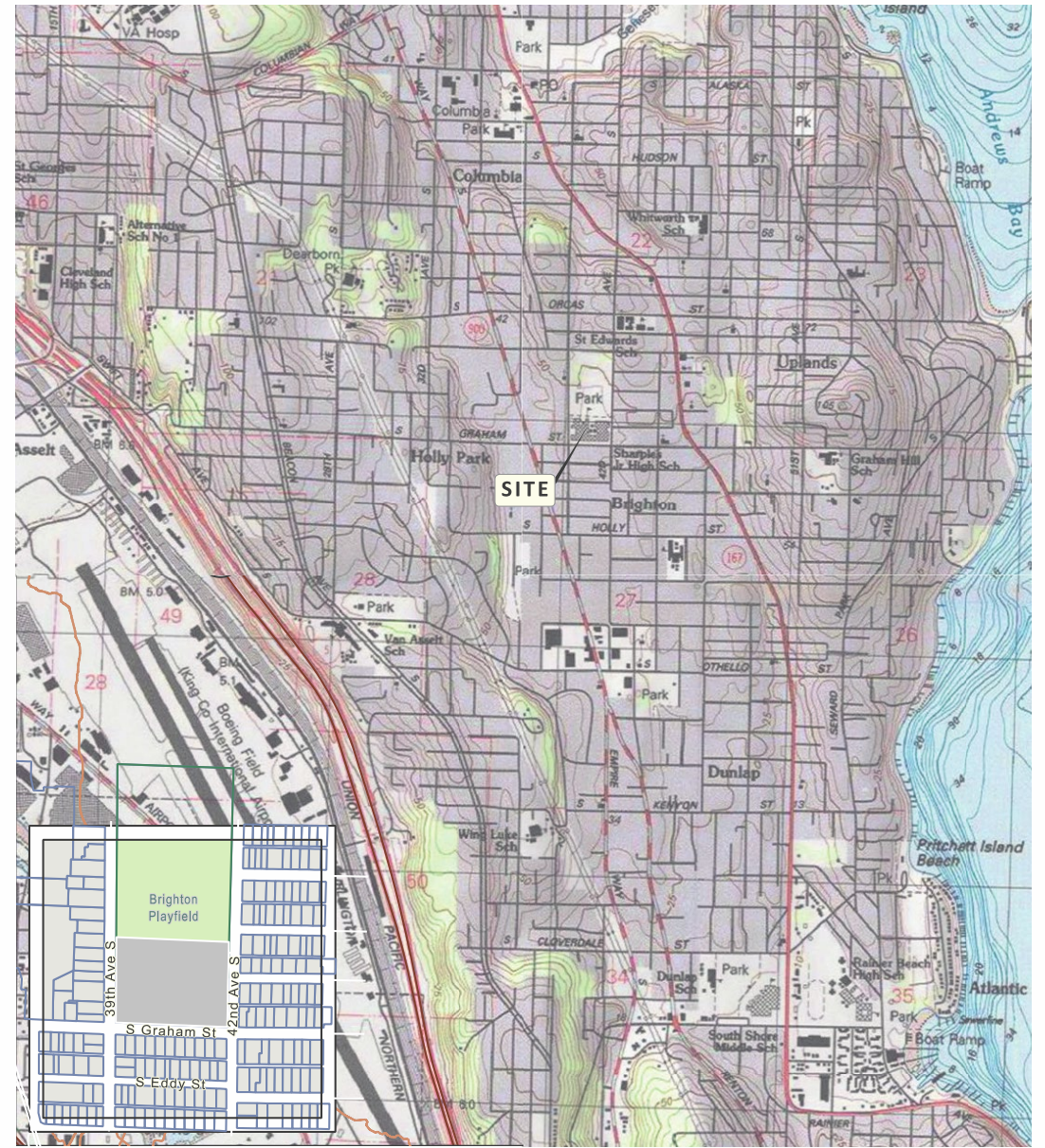
Project Overview: Aki Kurose

- Demolish 25,000 sq. ft. of existing school and construct a new 40,000 sq. ft. classroom wing,
- Modernize 145,000 sq. ft. of existing school
 - Provides permanent space for up to 1,000 students grades 6-8
 - Site work to include earthwork and new parking
 - Off-site development anticipated to be required by Seattle Department of Transportation (SDOT)
- Funding Source: Building Excellence V Capital Levy (BEX V), approved February 2019 for design only;
 - Construction phase contingent on voter approval of Building Excellence VI Capital Levy (BEX VI) in February 2025
- Total Project Cost: \$232.5M
- Construction Budget: \$155M (including construction contingencies)



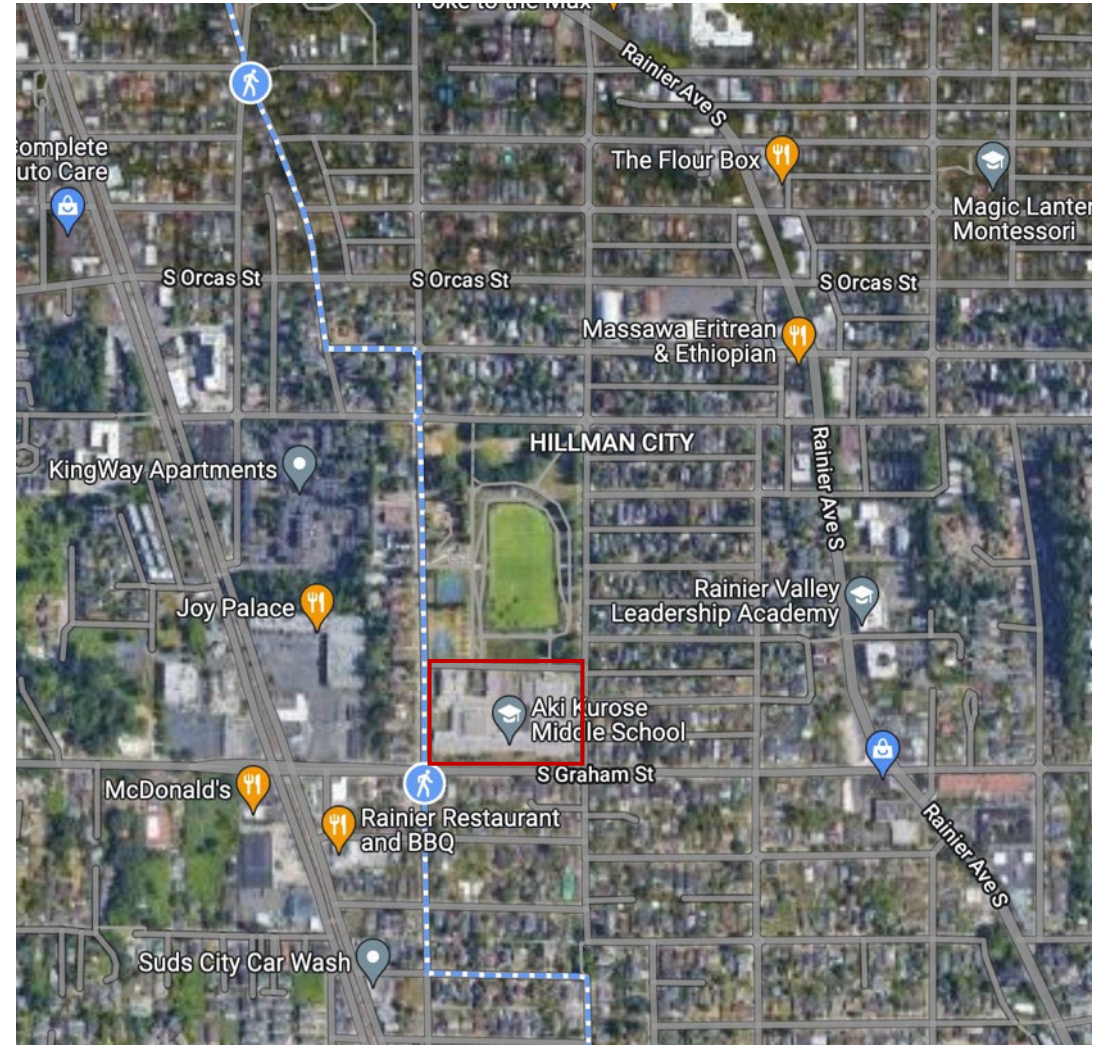
Project Overview: Site Location in Southeast Seattle

- Centered in growing metropolitan area between Rainier Valley and Columbia City
- Sound Transit's light rail system nearby



Project Overview: Hillman City Neighborhood

- Aki Kurose is surrounded by primarily single-family residential properties
- The existing one- and two-story building occupies the majority of the 4.8-acre site
- Narrow residential roads require the development of a thorough construction transportation and delivery plan



Project Overview: Site Evaluation

- Total site area: 4.8 acres
- Construction area limited and site access for construction restricted
- Most of existing building to be preserved
- Courtyards on the north side open to Brighton Playfield
- Established landscaping and trees on site and several trees surrounding the property

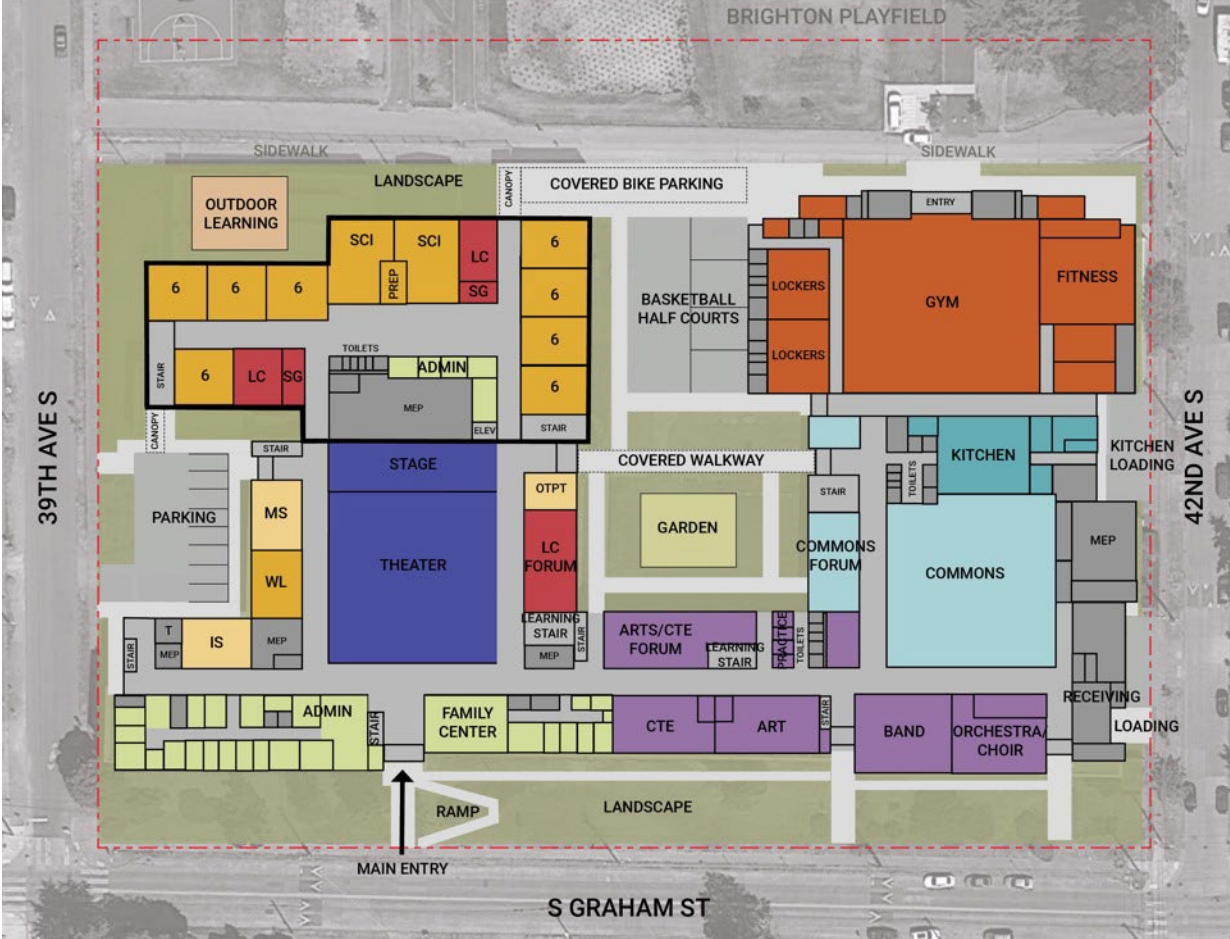
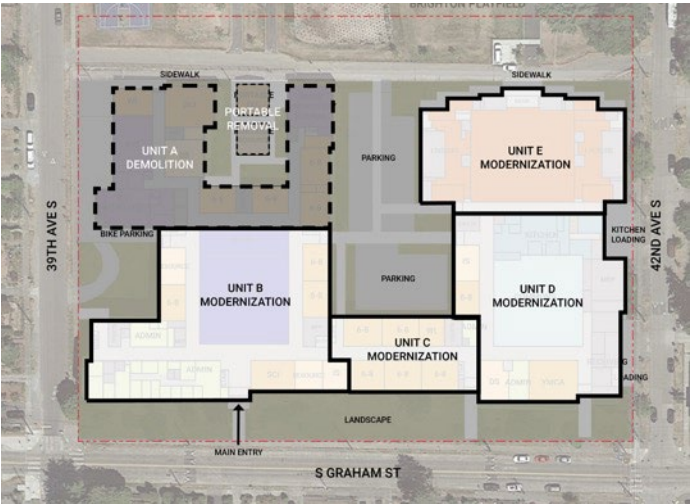


Project Overview: Demolition and Construction

Existing School



Demolition Plan



Floor 1 Concept

Project Overview: Existing School Photos



RCW 39.10 Alternative Project Works Criteria

At least one of the following:

- Involves complex scheduling, phasing, or coordination
- GC/CM during the design stage is critical to the project's success
- Complex or technical work environment
- (Heavy civil construction not applicable)



GC/CM as Appropriate Delivery Method

- Not a landmarked building but project includes maintaining/preserving existing building and interior features
- Located in constrained single-family residential neighborhood with limited land requires added planning for construction hauling, staging, and laydown
- Critical coordination needed to ensure safe removal of hazardous materials including abandoned underground fuel tank
- Established landscaping and trees require early cooperation with consulting arborist for a tree protection plan that works in conjunction with construction transportation and site use
- Geothermal heat loop system requires consideration of site restrictions and phasing options
- Current market conditions indicate labor shortages; bidders more reluctant to hard bid technically challenging project like this one



MC/CM and EC/CM as Appropriate Delivery Methods

- All major utility systems need replacement with phasing critical to other construction activities and on-site activities.
- Early integration planning for mechanical and electrical systems will provide the most cost-effective plans
- District energy-efficiency standards for geothermal heat loop system within a limited site requires cost effective phasing options
- Coordination of site access with major trades critical to project success given limited site size
- Early procurement of mechanical and electrical equipment may financially benefit project



Public Benefit: GC/CM

- GC/CM selection based on qualifications and relevant experience will be critical to success of project with significant site constraints, schedule requirements, and protection of the existing building
- Design participation will improve GC/CM familiarity with issues and reduce omissions, thus saving cost and improving quality
- GC/CM will participate in developing the schedule and packaging scopes to help ensure timely construction and turn-over of completed school
- Top-tier contractors are more likely to compete for this project as a GC/CM, leading to likelihood of improved quality, timely completion, better sub coverage, and better safety
- Earlier cost information to better manage budget and prioritize needs
- Discuss how to position project for greater M/WBE participation



Public Benefit: MC/CM and EC/CM

- Selection based on qualifications and relevant experience will be critical to success of project with significant site constraints, schedule requirements, and potential active use of community center
- Design participation will improve MC/CM and EC/CM familiarity with issues and reduce errors or omissions, thus saving cost and improving quality
- Top-tier contractors are more likely to compete for this project as MC/CM and EC/CM, leading to likelihood of improved quality, timely completion, better sub coverage, and better safety
- Earlier cost information to better manage budget and prioritize needs
- Discuss how to position project for greater M/WBE participation



Agency Experience

Major Capital Projects

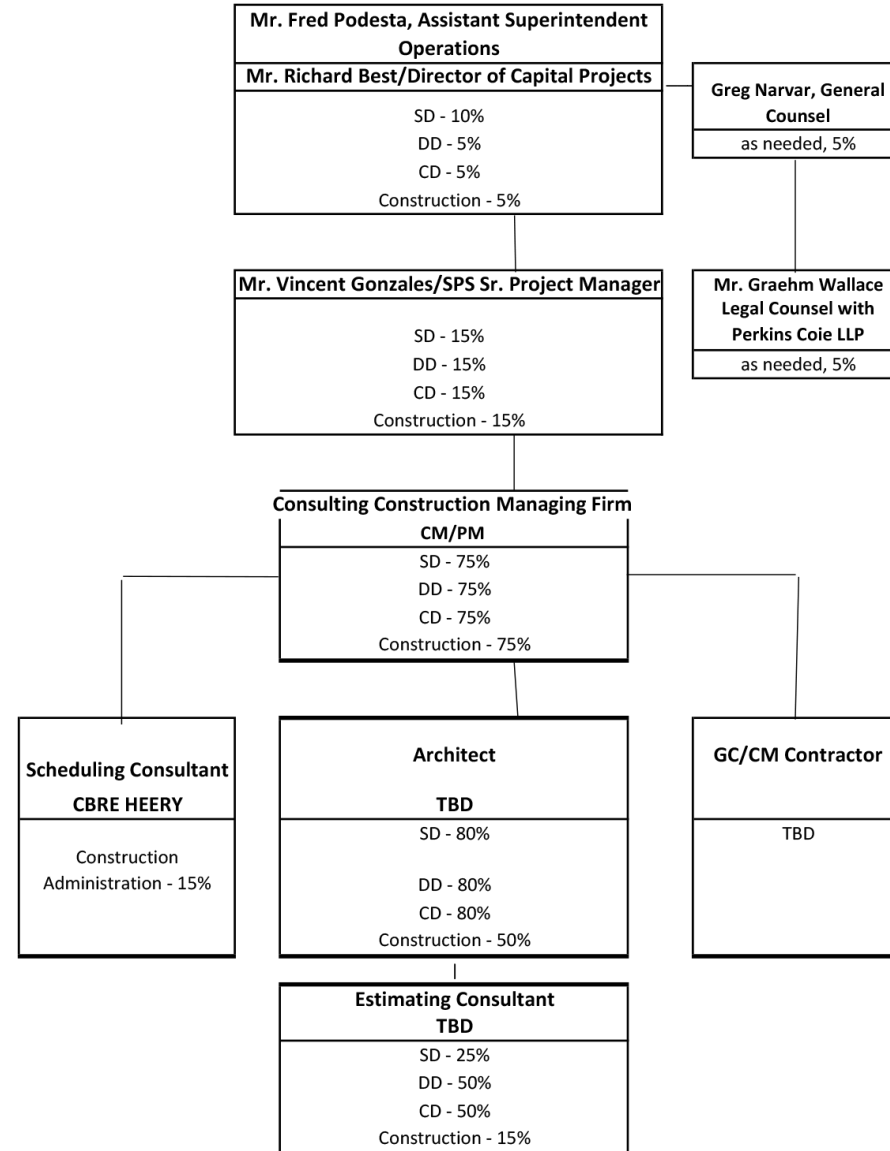
Project Name	Scale/Description	Delivery Method	Completion	Project Cost
Montlake Elementary School	Landmark Modernization & Addition	GC/CM	2025 (in Design)	\$65 M
John Rogers Elementary School	Replacement/New Building	GC/CM	2025 (in Design)	\$92 M
Alki Elementary School	Replacement/New Building & Gym Modernization	GC/CM	2025 (in Design)	\$67 M
Mercer Middle School	Replacement/New Building	GC/CM	2025 (in Design)	\$153 M
Rainier Beach High School	Replacement/New Building	GC/CM	2025 (in Const)	\$238 M
Van Asselt School	Landmark Modernization & Addition	GC/CM	2023 (in Const)	\$50 M
Northgate Elementary School	Replacement/New Building	GC/CM	2023 (in Const.)	\$90 M
Viewlands Elementary School	Replacement/New Building	DBB	2023 (in Const.)	\$88 M
Kimball Elementary School	Replacement/New Building	DBB	2023 (in Const.)	\$85 M
North Queen Anne Elementary	Landmark Modernization	DBB	2023 (in Const.)	
West Seattle Elementary School	Modernization & Addition	DBB	2023 (in Const.)	\$29 M
Lincoln High School phase II	Modernization	GC/CM	2023 (in Const.)	\$36 M
Wing Luke Elementary	New building	DBB	2021	\$48 M
Webster K-8 School	Landmark Modernization & Addition	GC/CM	2021	\$41 M
West Woodland Elementary School	Modernization & Addition	DBB	2021	\$22 M
Bagley Elementary School	Landmark Modernization & Addition	GC/CM	2020	\$41 M
Lincoln High School	Modernization	GC/CM	2019	\$101 M
Magnolia Elementary School Phase 1	Landmark Modernization & Addition	DBB	2019	\$40 M
Queen Anne Elementary School	Modernization & Addition	DBB	2019	\$19 M
Ingraham High School	Modernization & Addition	GC/CM	2019	\$41 M
E. C. Hughes Elementary School	Landmark Modernization & Addition	DBB	2018	\$14 M
Loyal Heights Elementary	Landmark Modernization & Addition	GC/CM	2018	\$47 M

Major Capital Projects (continued)

Project Name	Scale/Description	Delivery Method	Completion	Project Cost
Cascadia Elementary & Robert Eagle Staff Middle Schools	Two New Schools	GC/CM	2017	\$122 M
Meany Middle School	Modernization & Addition	DBB	2017	\$30 M
Olympic Hills Elementary School	New Building	GC/CM	2017	\$45 M
Jane Addams Middle School	Modernization	DBB	2017	\$13 M
Genesee Hill Elementary School	New Building	DBB	2016	\$41 M
Thornton Creek Elementary School	New Building	DBB	2016	\$43 M
Arbor Heights Elementary School	New Building	DBB	2016	\$41 M
Hazel Wolf K-8 School	New Building	DBB	2016	\$40 M
Seattle World School @ T.T. Minor	Modernization	DBB	2016	\$20 M
Horace Mann School	Landmark Modernization & Addition	DBB	2015	\$13 M
Fairmount Park Elementary School	Modernization	DBB	2014	\$19 M
Denny Middle School/Chief Sealth High School, project III	Community/Sealth Athletic Fields	GC/CM	2011	\$5.9 M
Denny Middle School/Chief Sealth High School, projects I and II	Sealth 230K SF Modernization/Denny New Building	GC/CM	2010/2011	\$149 M
Nathan Hale High School Project II	Modernization & Addition	GC/CM	2011	\$72.8 M
Garfield High School	Landmark Modernization & Addition	GC/CM	2008	\$87.5 M
Cleveland High School	Landmark Modernization & Addition	GC/CM	2007	\$67 M
Roosevelt High School	Landmark Modernization & Addition	GC/CM	2006	\$84.5 M
Nathan Hale High School Auditorium	New Addition	GC/CM	2004	\$10 M

Project Team: Organizational Chart

Project Organization Chart
Seattle Public Schools (SPS)



Summary

- Project meets criteria for GC/CM
- Project meets criteria for MC/CM and EC/CM
- Project team has necessary qualifications
- GC/CM, MC/CM and EC/CM delivery provides a fiscal benefit for an addition and preservation/modernization project with multiple constraints



Questions



Seattle Public Schools