

# Montlake Elementary School

Project Review Committee Presentation

July 22, 2021



**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



# RCW 39.10 Alternative Project Works Criteria

At least one of the following:

- Involves complex scheduling, phasing, or coordination
- Construction at an occupied facility which must continue operation
- GC/CM during the design stage is critical to the project's success
- Complex or technical work environment
- (Heavy civil construction not applicable)



# Project Overview — Scope and Budget

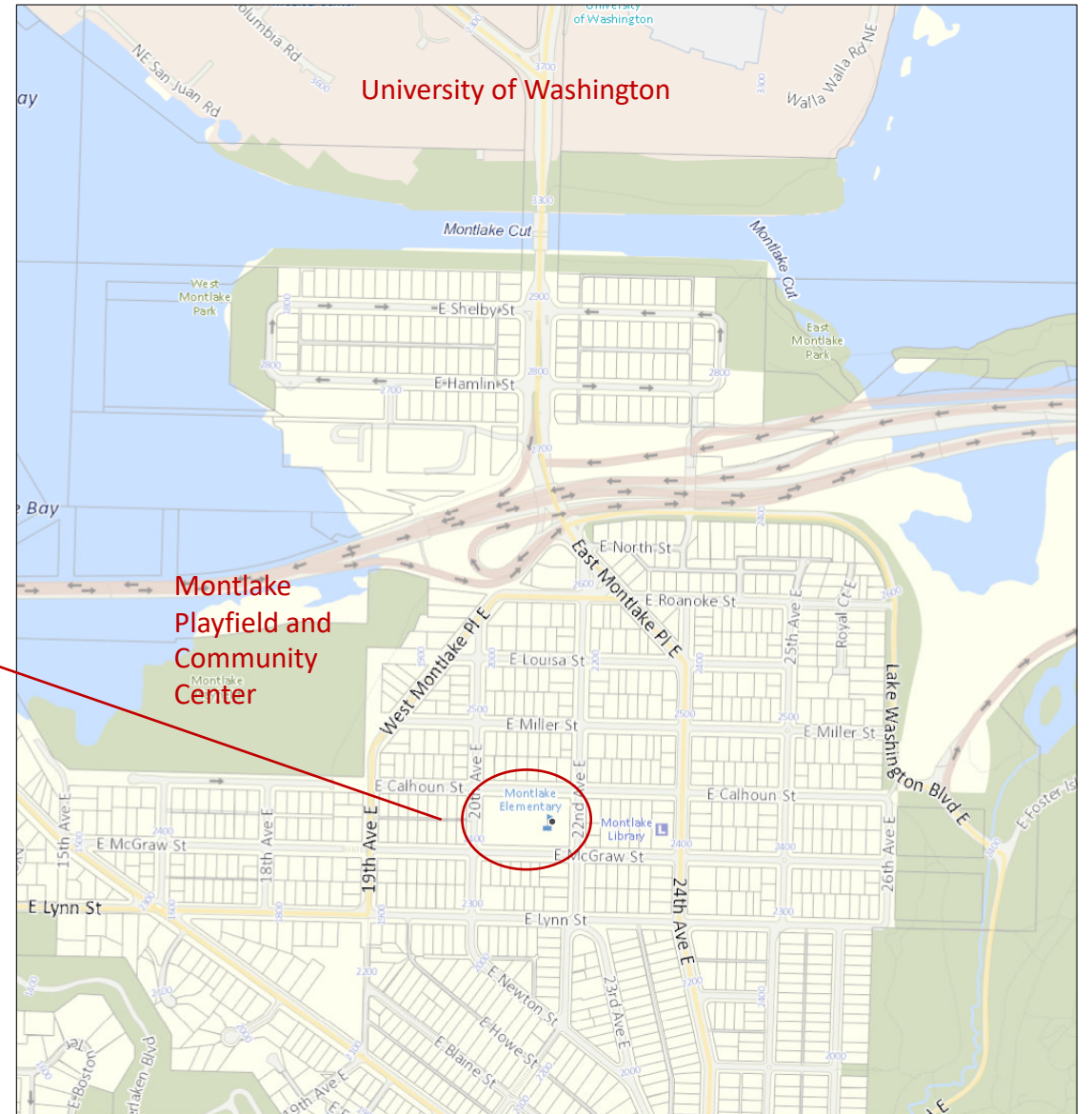
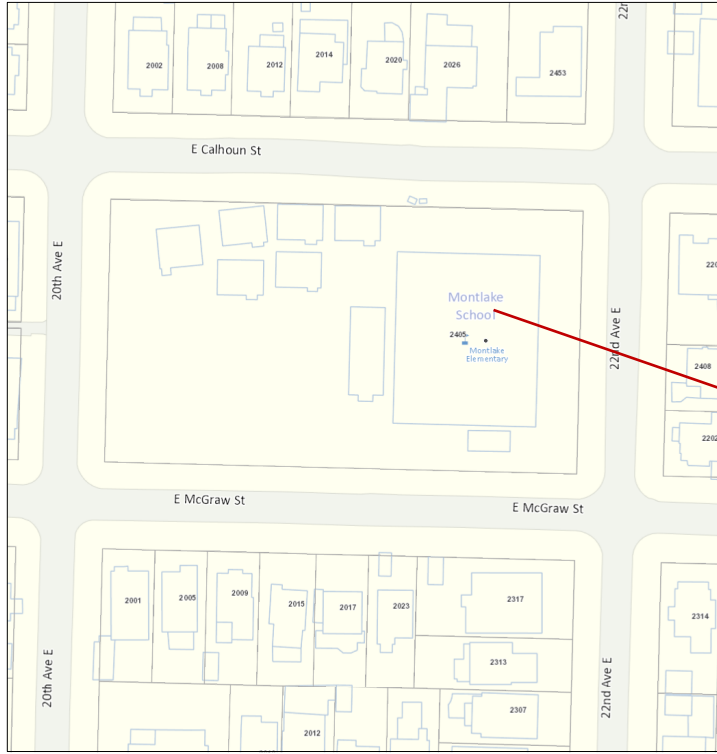
- Funding Source: Building Excellence V Capital Levy (BEX V), approved February 2019, and potential School Construction Assistance from OSPI
- Renovation of existing 2-story designated Seattle Landmark elementary school building (22,447 SF) and construction of new 3-story 65,000 SF addition to provide permanent space for up to 500 students
- 1.8-acre site
- \$64.8M total project cost
- \$45.5M construction cost (including construction contingencies)



# Project Overview — Preliminary Schedule

MONTLAKE ELEMENTARY	2021												2022												2023												2024												2025													
	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
Landmarks Nomination Process																																																														
CPARB Application Process																																																														
Architect Selection Process																																																														
GC/CM Selection Process																																																														
GC/CM Contract For Initial Precon Services																																																														
Pre-Design Planning																																																														
Schematic Design																																																														
SEPA Process																																																														
Design Development																																																														
Departure Process (with MUP)																																																														
Construction Documents																																																														
Building Permit																																																														
Negotiate GMP / Reconciliation																																																														
Sign General Construction Contract																																																														
Construction																																																														
School Move Into New Building																																																														

# Project Overview — Site Location



# Project Overview — Montlake Neighborhood

- Primarily single-family residential
- Zoning: Residential, single-family 5000
- Montlake Playfield and Community Center two blocks to the north and west
- Seattle Public Library's Montlake Branch one block east on the arterial of 24th Ave E
- Washington Park Arboretum, a 230-acre public park and gardens, four blocks east
- Southern boundary of the University of Washington's 700-acre main campus approximately ½ mile north across the Montlake Bridge



# Project Overview — Existing School Photos



**Main Entry**



**South Facade**



**Gymnasium**



**Library**



**Typical Corridor**



**Mechanical Room**



**Typical Restroom**



**Handwash Sink**



# Project Overview — Site Evaluation

- Total site area: 1.8 acres
- Existing steep slopes on the west side of site will continue to require the use of significant retaining walls
- Construction area limited and site access for construction restricted
- Site currently has minimal onsite parking and building no ADA access
- Building sits on a plinth with ~10 feet of fill under it; groundwater about 5 to 7 feet below grade



# GC/CM as Appropriate Delivery Method

- Historic landmark designation of building and site
- Constrained site for scope of work (size, shape, topography)
- Residential neighborhood and limited site area requires added planning of construction hauling, staging, and laydown areas
- Critical coordination needed with contractor to ensure adequate protection and preservation of historical building
- 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

- Landmark status requires careful planning of mechanical and electrical systems to minimize surface mounting and coordination of use of limited interstitial space in current structure
- All major utility systems need replacement with phasing critical to other construction activities and on-site activities.
- 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 of GC/CM

- GC/CM selection based on qualifications and relevant experience will be critical to success of project with significant site constraints, and schedule requirements
- Design participation will improve GC/CM familiarity with issues and reduce omissions, thus saving cost and improving quality
- Design participation will ensure early collaboration with Landmarks Commission
- GC/CM will participate in developing the schedule 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 of 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, thus saving cost and improving quality
- Design participation will ensure early collaboration with Landmarks Commission
- 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
Rainer Beach High School	New Building	GC/CM	2025 (in Design)	\$238.2 M
Mercer Middle School	New Building	GC/CM	2025 (in Design)	\$152.5 M
Van Asselt School	Modernization & Addition	GC/CM	2023 (in Design)	\$44.2 M
Northgate Elementary School	New Building	GC/CM	2023 (in Const.)	\$90.1 M
Viewlands Elementary School	New Building	DBB	2023 (in Const.)	\$88 M
Kimball Elementary School	New Building	DBB	2023 (in Const.)	\$84.5 M
Lincoln High School phase II	Modernization	GC/CM	2023 (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 & Robert Eagle Staff Middle Schools	Two New Schools	GC/CM	2017	\$118.2 M
Olympic Hills Elementary School	New Building	GC/CM	2017	\$45.2 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
Denny Middle School/Chief Sealth High School, project III	Community/Sealth Athletic Fields	GC/CM	2011	\$5.9 M
Hamilton Middle School	Complete Renovation	DBB	2010	\$72.2 M
Ingraham High School	New Addition	DBB	2012	\$25.8 M
Hale High School Project I	Modernization & New Library Addition	DBB	2009	\$14 M
Hale High School Project II	Major Modernization	GC/CM	2011	\$72.8 M

## Major Capital Projects (continued)

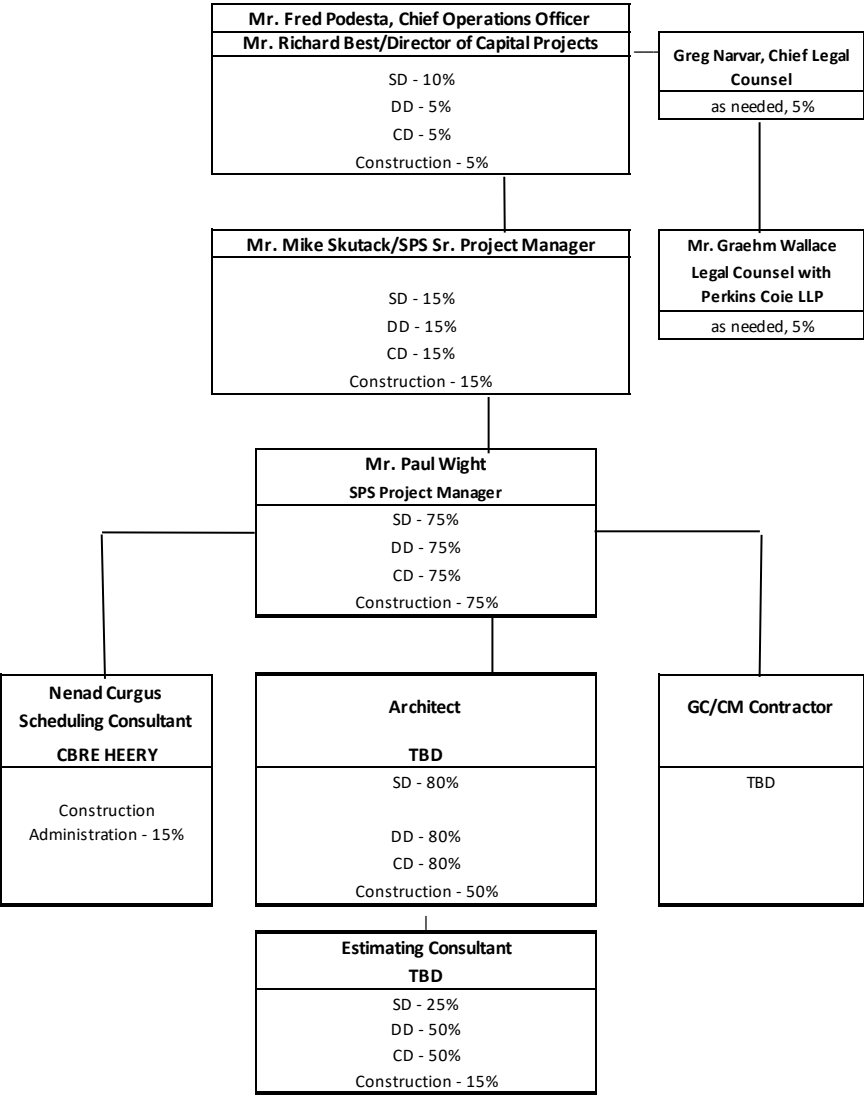
Project Name	Scale/Description	Delivery Method	Completion	Project Cost
South Shore K-8 School	New 130K SF Building	DBB	2009	\$64.7 M
South Lake High School	New Building	DBB	2008	\$14.4 M
Garfield High School	Complete Renovation	GC/CM	2008	\$87.5 M
Cleveland High School	Complete Renovation	GC/CM	2007	\$67 M
Roosevelt High School	Complete Renovation	GC/CM	2006	\$84.5 M
Hale High School Auditorium	New Addition	GC/CM	2004	\$10 M

## Other Capital Projects

Type	Scale/Description	Funding/Years	Cost
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		
Technology	Interior Finishes/Flooring	BTA II 2005-2012 BTA III 2010-2016 BTA IV 2016-2022	\$141 M
	Technology, Computers, Networks		
Academics	Literacy, Arts, Science Facilities	BTA II 2005-2012 BTA III 2010-2016 BTA IV 2016-2022	\$102 M
	High School Modernization		
	Athletics Improvements		

# Project Team — Organizational Chart

**Project Organization Chart**  
Seattle Public Schools (SPS)



# Project Team — Qualifications

## Seattle Public Schools

- Richard Best, Director of Capital Projects and Planning
  - 37 years of industry experience, 12 GC/CM projects
- Michael Skutack, Senior Project Manager
  - 25 years of industry experience, 4 GC/CM projects
- Paul Wight, Project Manager
  - 30 years of industry experience, 1 GC/CM project





# 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 public benefit for a landmarked school building with multiple constraints



# Questions



**Seattle Public Schools**