

## MODERNIZATION AND ADDITION AT WEBSTER ELEMENTARY SCHOOL PROJECT

PROJECT REVIEW COMMITTEE PRESENTATION - SEATTLE PUBLIC SCHOOL DISTRICT  
SEPTEMBER 22, 2016

### PRESENTATION AGENDA

- Introductions of key team members
- Project overview
- GC/CM as appropriate delivery method
- Agency/Team qualifications
- Public benefit
- Summary
- Questions



*Retaining wall on East side*



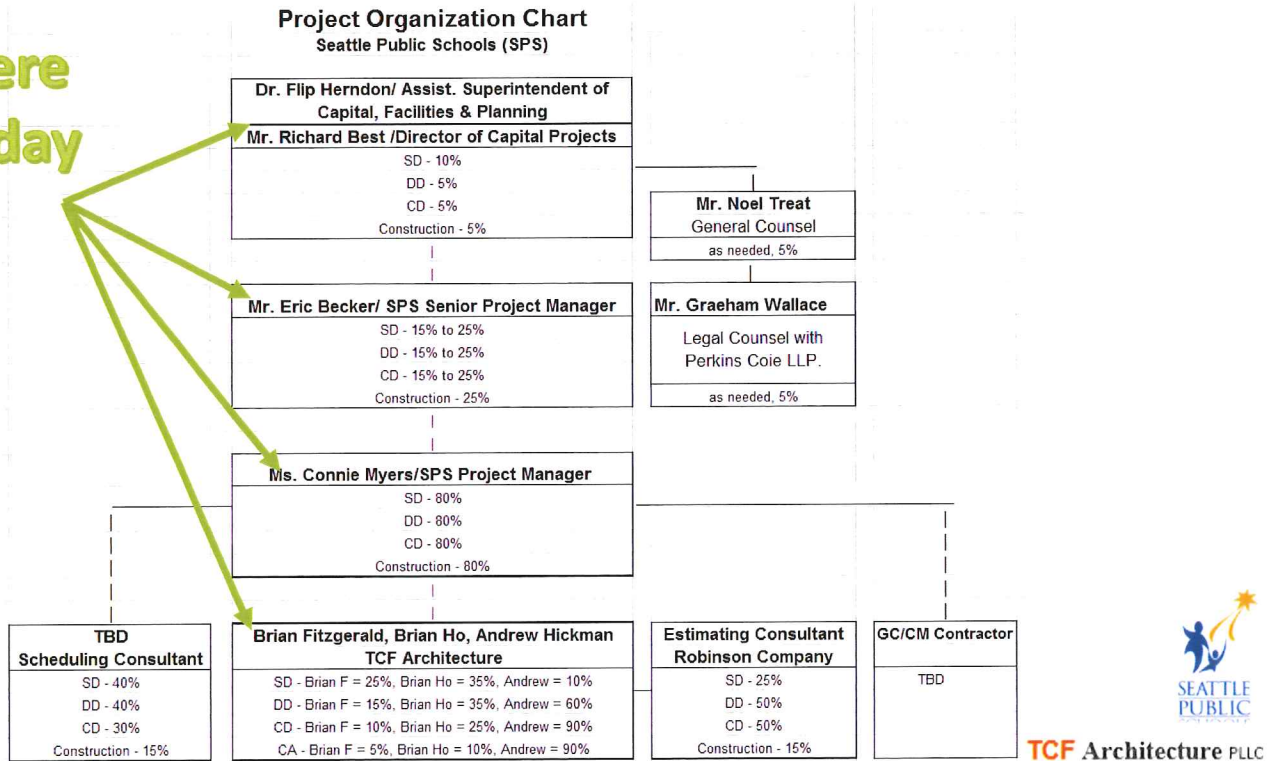
*Landmarked Auditorium*

**TCF** Architecture PLLC



PROJECT TEAM INTRODUCTIONS:

Here today



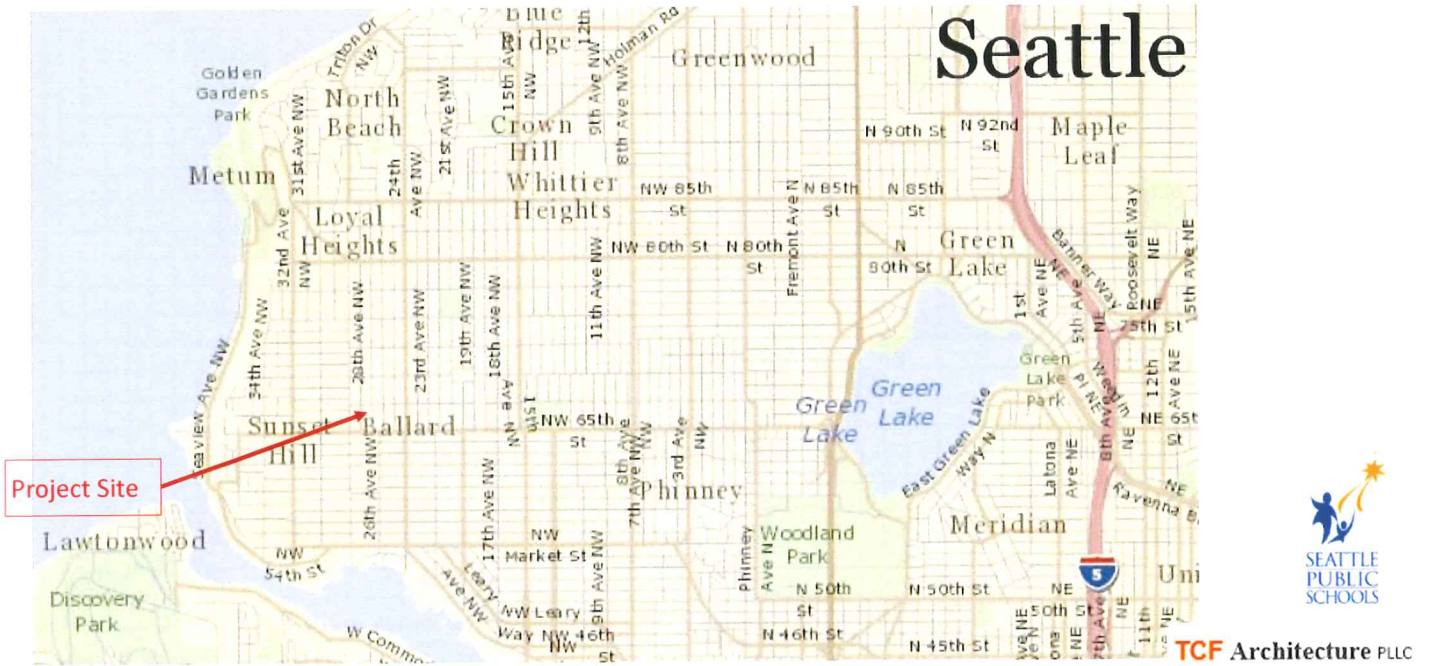
## PROJECT OVERVIEW – BUDGET

- Overall project expected to cost: \$31.7 million, including contingency & escalation
- Estimated construction costs (MACC): \$17.2 million
- Funding source: BTA IV levy approved by voters 2/2016
- No OSPI funding assistance available

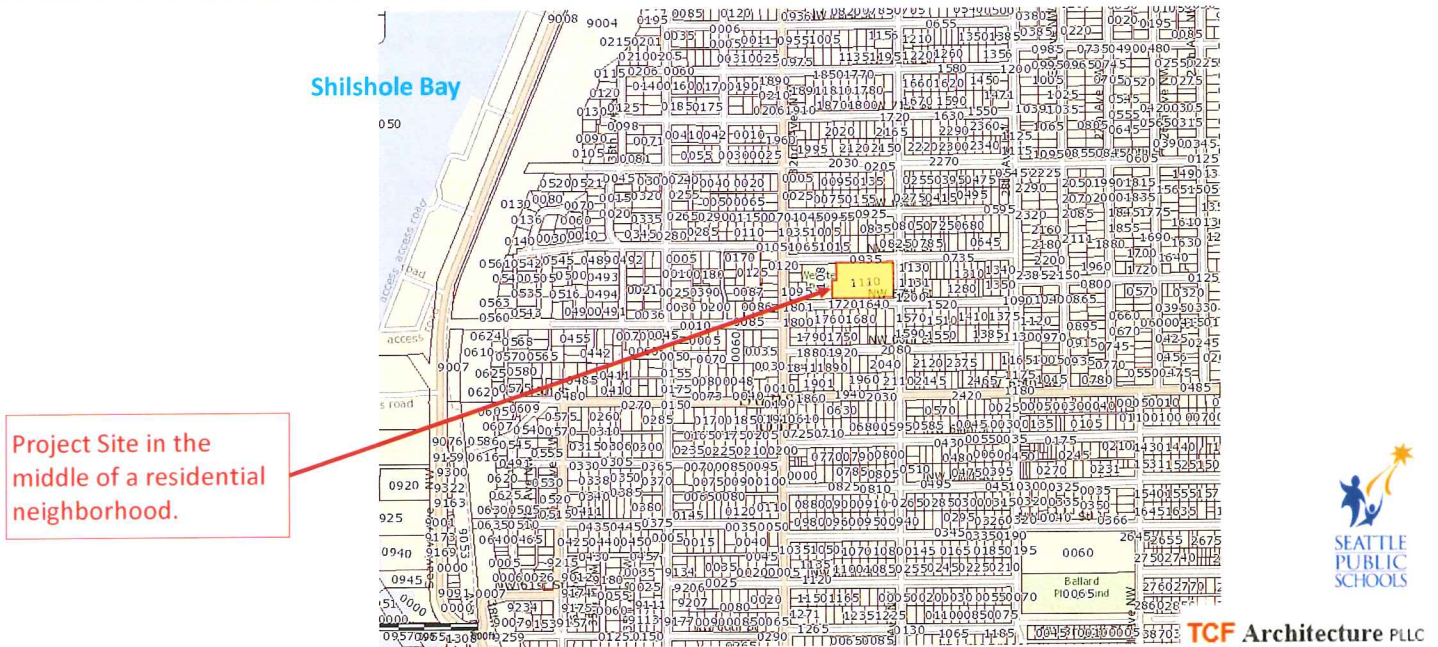




# PROJECT OVERVIEW – LOCATED IN NW SEATTLE



# PROJECT OVERVIEW – LOCATED WITHIN A WELL-ESTABLISHED BALLARD NEIGHBORHOOD



# PROJECT OVERVIEW – SITE CONCEPT (1.5 ACRES)

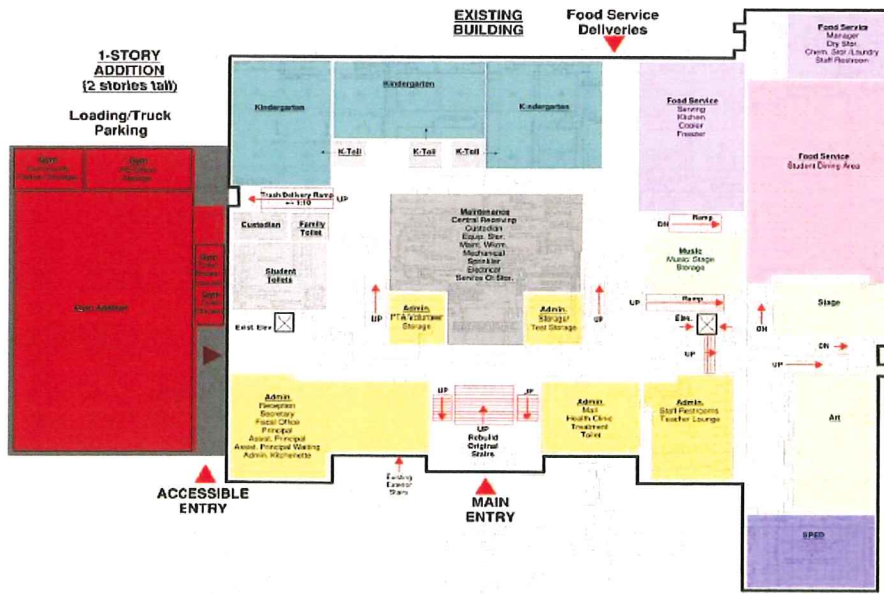


3014 NW 67th Street, Seattle, WA 98117  
**SITE PLAN**  
 Webster Elementary School - Option A  
 August 15, 2016  
<https://www.google.com/maps/@47.676881,-122.370251,15m/data=!3m1!1e3>



TCF Architecture PLLC

# PROJECT OVERVIEW – 1<sup>ST</sup> FLOOR CONCEPT

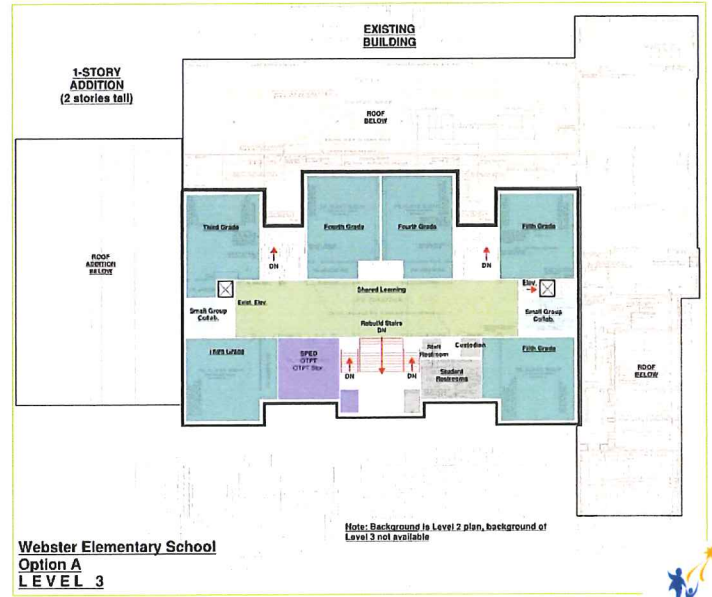
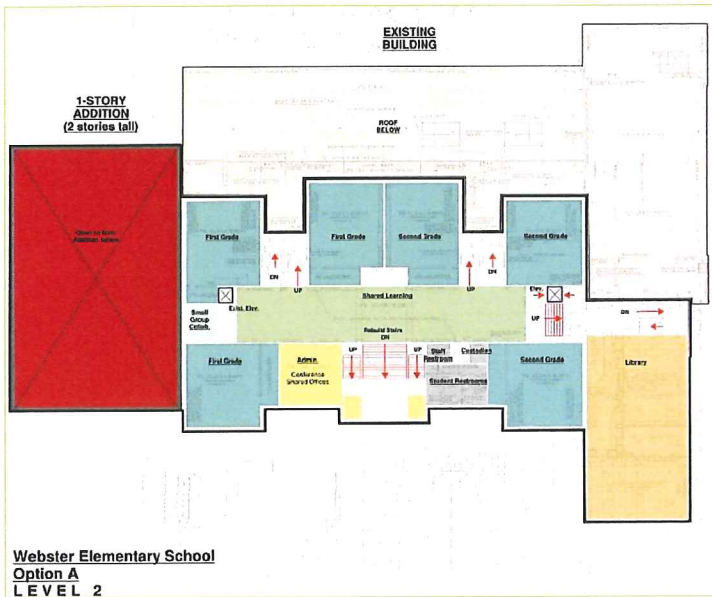


**Webster Elementary School**  
 Option A  
 LEVEL 1



TCF Architecture PLLC

# PROJECT OVERVIEW – 2<sup>ND</sup> AND 3<sup>RD</sup> FLOOR CONCEPT



TCF Architecture PLLC



## GC/CM AS APPROPRIATE DELIVERY METHOD- RCW

- Historic significant building
- Site Constraints/Urban Setting –complex coordination
- Complex, technical work environment
  - No as-builts
  - Complicated modernization: seismic improvements, utility systems replacement, repair/upgrade building envelope (retain historical features & meet energy codes)
  - Share site with an operating City Park with a shared access point, south and east sides 6' above roads (retaining walls)

TCF Architecture PLLC



# GC/CM AS APPROPRIATE DELIVERY METHOD- RCW

- Early involvement of GC/CM is critical
  - Verification of existing conditions
  - Constructability of addition, seismic improvements, new utility systems, upgrades to building envelope and roof to meet energy codes.
  - Permitting process requires description of construction methods and scheduling
  - Current construction market with labor shortages early planning required (examples: elevators, glazing)



TCF Architecture PLLC

## AGENCY EXPERIENCE

Active projects = 16 projects. 6 completed this summer.  
5 are GC/CM: 3 under design and 2 under construction.

TCF Architecture PLLC



SEATTLE PUBLIC SCHOOLS - CONSTRUCTION HISTORY (MAJOR CAPITAL PROJECTS) LAST 10 YEARS

	Project	Scope	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
1	Webster Elementary School	Historic Renovation / Addition	GC/CM	11/2018	6/2020			\$31.7 M		In Pre-Design
2	Wing Luke ES	Replacement/New Building	TBD	11/2018	6/2020			\$43.2 M		In Pre-Design
3	Bagley Elementary School	Historic Renovation / Addition	GC/CM	11/2017	6/2020			\$30.4 M		In Pre-Design
4	Lincoln High School	Historic Renovation / Addition	GC/CM	11/2017	6/2020			\$92.8 M		In Pre-Design
5	Queen Anne Elementary School	Modernization/Addition	DBB	4/2018	6/2019			\$13.3 M		Design in progress
6	Loyal Heights Elementary School	Historic Renovation / Addition	GC/CM	10/2016	6/2018			\$43.9 M		Design in progress
7	Magnolia Elementary School	Modernization/Addition	DBB	11/2016	6/2018			\$25.8 M		Design in progress
8	Meany ES	Modernization	DBB	6/2016	6/2017	6/2016		\$22.6 M		Design in progress
9	Olympic Hills Elementary School	New Building	GC/CM	12/2015	6/2017	12/2015		\$42.0 M		Construction in progress
10	Wilson Pacific ES/MS	New Buildings (ES & MS)	GC/CM	6/2015	6/2017	6/2015		\$116.3 M		Construction in progress
11	Genesee Hills Elementary School	New Building	DBB	4/2014	6/2016	4/2014	7/2016	\$38.9 M		Occupancy received July 2016
12	Arbor Heights ES	New Building	DBB	9/2014	5/2016	9/2014	pending	\$32.6 M		Opened September 2016
13	Seattle World School at TT Minor	Modernization/Addition	DBB	8/2015	6/2016	7/2016	pending	\$13.3 M		Opened September 2016
14	Hazel Wolf at Pinehurst K-8	New Building	DBB	4/2015	6/2016	5/2015	pending	\$39.2 M		Opened September 2016
15	Thornton Creek ES	New Building	DBB	4/2015	5/2016	5/2015	pending	\$42.8 M		Opened September 2016
16	Jane Addams MS	Multi-Year Modernization	DBB	9/2014	9/2020	9/2014	pending	\$11.4 M		Opened September 2016

# AGENCY EXPERIENCE - CONTINUE

## SEATTLE PUBLIC SCHOOLS - CONSTRUCTION HISTORY (MAJOR CAPITAL PROJECTS) LAST 10 YEARS - Continue

	Project	Scope	Contracting Method	Planned Start	Planned Finish	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
17	Cedar Park ES	Renovation/Portables	DBB	7/2014	9/2015	7/2014	9/2015	\$10.7 M	\$10.7 M	Olympic Hills Moved in 9/2015
18	Fairmount Park ES	Modernization	DBB	8/2013	7/2014	5/2013	7/2014	\$11.0 M	\$13.8 M	Owner Revisions & unforeseen CO
19	Mann-NOVA High School	Modernization/Addition	DBB	10/2013	8/2014	11/2013	3/2015	\$8.0 M	\$9.3 M	Project delays
20	Denny Middle School / Chief Sealch; Facility	Sealth HS Modernization / New Denny MS	GC/CM	2008	2011	2008	2011	\$134.5 M	\$144.4 M	Added scope / Agency issues
21	Denny Middle School / Chief Sealch; Fields	Community / Sealth Athletic Fields	GC/CM	2011	2011	2011	2011	\$3.2 M	\$2.7 M	Project savings
22	Hamilton Middle School	Complete Historic Renovation	DBB	2008	2010	2008	2010	\$79 M	\$64.4 M	Project savings
23	Ingraham High School	New Building Addition	DBB	2008	2011	2008	2012	\$23.6 M	\$22.8 M	Project savings
24	Nathan Hale High School	Modernization / Library / Major Modernization	DBB / GC/CM	2009	2011	2009	2011	\$83.7 M	\$84.5 M	Owner Revisions
25	South Shore School - New K-8	New 130,000 SF K-8	DBB	2008	2009	2008	2009	\$69.6 M	\$63.5 M	Project savings
26	South Lake	New Building	DBB	2007	2008	2007	2008	\$13.5 M	\$13.6 M	In budget
27	Garfield High School	Complete Historic Renovation	GC/CM	2006	2008	2006	2008	\$78.7 M	\$112.7 M	Hyper-escalation & Claim
28	Cleveland High School	Complete Historic Renovation	GC/CM	2005	2007	2005	2007	\$60.3 M	\$67.6 M	Encountered unforeseen condition (bedrock) & Hyper-escalation
29	Roosevelt High School	Complete Historic Renovation	GC/CM	2004	2006	2004	2006	\$84.6 M	\$93.7 M	Hyper-escalation

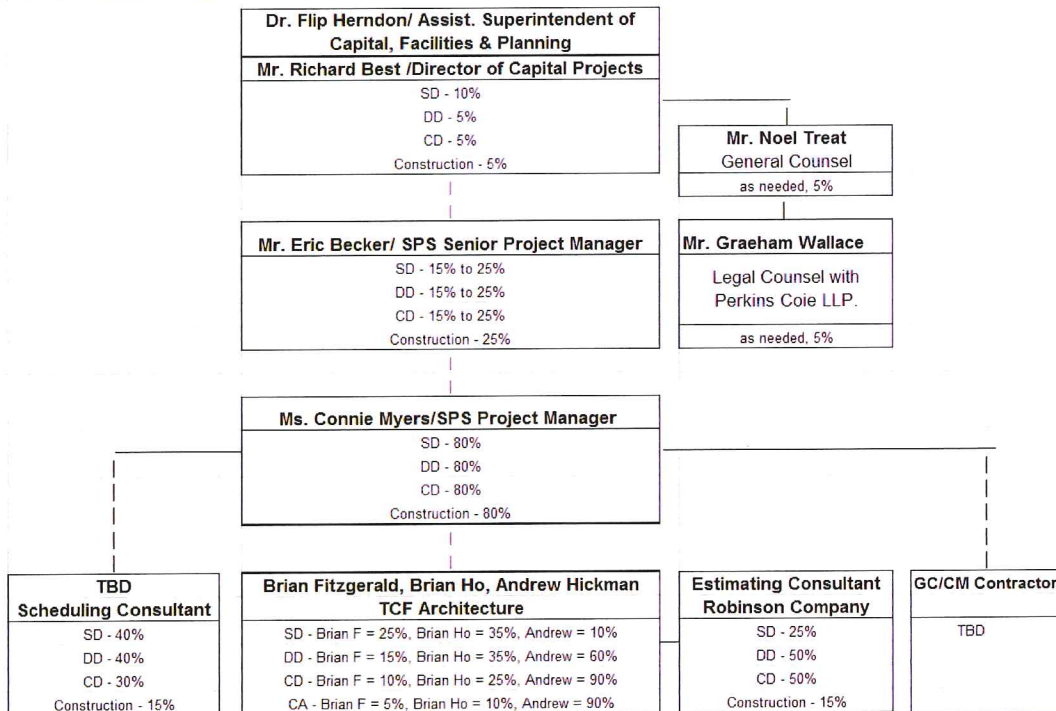
Summary: Total of 29 Major Projects where 12 are GC/CM projects.



TCF Architecture PLLC

## PROJECT TEAM

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



TCF Architecture PLLC



## TEAM'S QUALIFICATIONS

### Richard Best, Seattle Public Schools

Director Capital Projects

31 years of industry experience – Five GC/CM projects

### Eric Becker, Seattle Public Schools

Senior Project Manager

29 years of industry experience – Four GC/CM projects

### Connie Myers, Seattle Public Schools

Project Manager

30 years of industry experience – Seven GC/CM-type projects

### Brian Fitzgerald, TCF Architecture

Principal in Charge

37 years of industry experience – Five GC/CM projects



TCF Architecture PLLC

## PUBLIC BENEFIT

- Ability to select general contractors with historical building experience
- Ability to maintain safe environment in close proximity with adjacent park and neighborhood
- Ability to adhere to complex permit requirements
- Earlier project cost information to inform design and budget decisions



TCF Architecture PLLC

## SUMMARY

- Project meets criteria to use GC/CM delivery
- Project team has necessary qualifications
- GC/CM delivery provides fiscal benefit for a historically significant building



TCF Architecture PLLC



TCF Architecture PLLC