

SEATTLE SCHOOL DISTRICT

ECKSTEIN MIDDLE SCHOOL EXTERIOR WINDOWS REPLACEMENT PROJECT WITH ASSP FOR GLAZIER

1. Will you expedite hiring a Glazier contractor/Glazier manager to extend their involvement during pre-con beyond CD's?

Yes. Seattle Public Schools (SPS) has approximately forty landmarked school facilities. SPS experience working on landmarked buildings has brought to our attention the need to carefully review each window opening, identify the required scope of work and confirm window opening measurements so that an order can be accurately generated and placed with a window supplier and repairs efficiently made during the summer construction period (late June to late August). We will work with the General Contractor/Construction Manager (GC/CM) and Architect to select the Glazier Contractor/Construction Manager (Glazier) to successfully implement these activities. In addition, SPS has experienced significant supply chain interruption post COVID-19 pandemic and will need the Glazier to confirm the availability of the glazing films currently specified and previously approved by the Landmarks Board. If the Board approved films are not available in the quantities needed, the Glazier's industry knowledge and expertise would be valuable to quickly pivot to a different glazing film that meets Board approval and is feasible for the project.

2. Please explain your expectations for the Glazer contractor/Glazer manager during pre-con.

As noted in the response to question #1 above, one of the more notable and significant risks to completion of this project is the variability in window opening sizes and a thorough understanding as to the repairs required to the landmarked glass block openings. Due to the short summer construction periods, SPS believes we can minimize our risk both financially and from a schedule perspective by having the GC/CM and Glazier be active participants in the design phase and having their input prior to making any decisions relating to the window installation, project schedule and sequencing. Again, there are 797 windows that need to be replaced at Nathan Eckstein Middle School and having the Glazier understand the desired installation will create success for the project.

3. In your description of organization controls part E, you reference estimate reconciliation at the end of each design phase which appears to be the old school way of alternative delivery. Doesn't that take away the advantage of using GC/CM which is supposed to be collaborative in nature?

Due to the landmark status of the building we had to generate a design up to a point that could be reviewed and approved by the Landmarks Preservation Board. Since the project is currently mid-Schematic Design, we have a conceptual idea of the project costs. We desire to collaborate with the GC/CM and Glazier to receive their input on the current Landmark Preservation Board approved design and identify the scope of work that is tangential to the new steel windows that is not yet fully designed, i.e., what will the rough opening flashings products and methods be, as an example. Once we have more detailed cost information, we may have to make alterations to the Landmark Preservation Board approved scope of work. This is to say we will need the GC/CM and Glazier to maintain an updated cost estimate throughout the remainder of the design process along with established check points at each design phase.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: March 23, 2023

4. What are the other related project costs shown at \$85,000? There was no explanation.

Other Costs include permits, builder's risk insurance, SPS Shops Work Orders, advertising, printing.