

JOHN STANFORD CENTER FOR EDUCATIONAL EXCELLENCE

CENTRAL KITCHEN RENOVATION PHASE II

Project Review Committee Presentation

○ Kitchen Equipment Contractor/Construction Manager (KEC/CM)

May 25, 2023



Seattle Public Schools

Presentation Agenda

- Introductions
- Project Overview/Update
- KEC/CM as Appropriate Method
- Public Benefit of KEC/CM
- Team Organizational Chart and Qualifications
- Summary
- Questions



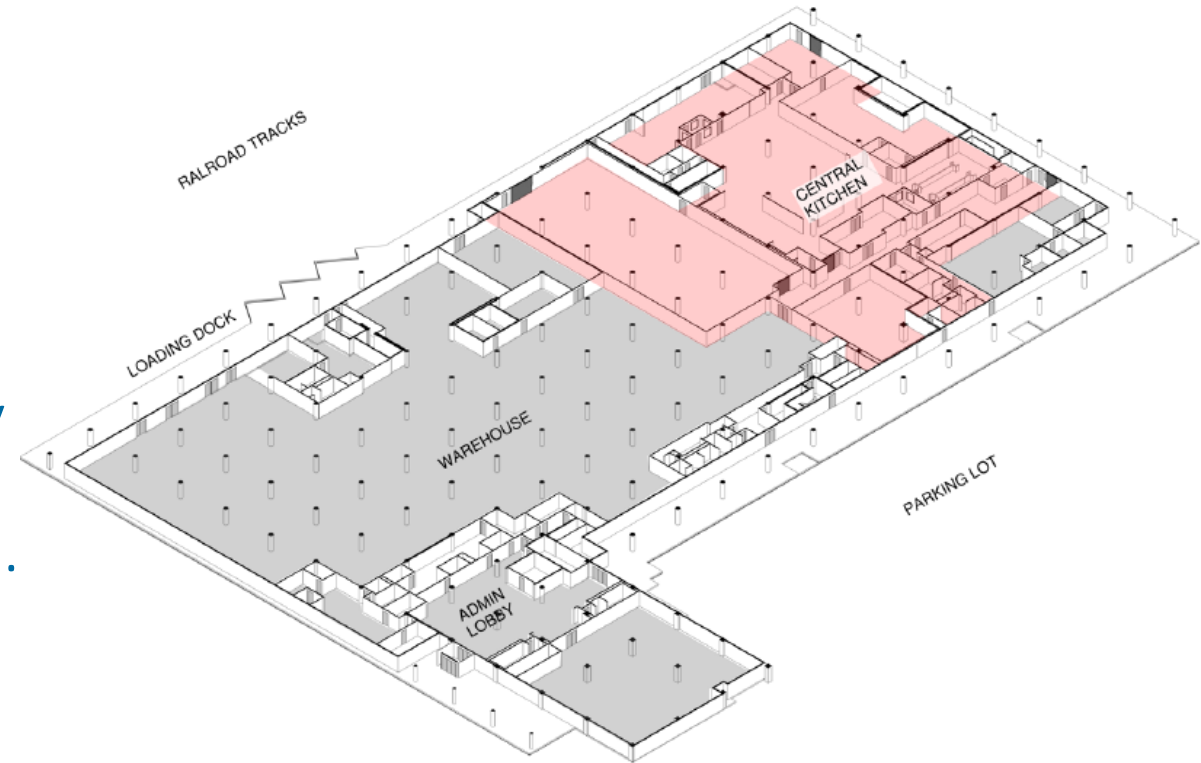
Project Overview — Scope and Budget

- **Scope:** Renovate central kitchen to create an efficient culinary kitchen, modernize cooking and refrigeration equipment, and address plumbing and health code requirements
 - The 30,000 square foot central kitchen serves approximately 50,000 meals each day during the school year and 6,000 meals each day for City of Seattle programs during the summer
- **Funding Source:** Building Renovations, Technology and Academic/Athletics V Capital Levy (BTA V), approved by Seattle voters in February 2022
- **Budget:** \$18.8 M total project cost
 - \$13.5 million construction cost (including construction contingencies)
 - \$6.1 million kitchen equipment cost



Project Overview

- The project involves construction within an existing occupied facility.
- The current kitchen layout and major equipment were installed circa 2001.
- Revise kitchen layout to flow more naturally as goods arrive, goods are processed, and meals are stationed then trucked to schools.
- Update kitchen equipment to be reliable, energy efficient, and safe. Reuse newer existing equipment when possible.



The JSCEE is a 3 story building with an area of 350,000 SF. The Seattle Public School central kitchen is approximately 30,000 SF which is about 30% of the lower floor.

Project Overview — Current Status

- Approved by PRC for GC/CM Alternative Contracting
 - June 2022
- Contracted GC/CM with FORMA Construction
- Design Team/Kitchen Consultant: Arcadis Architects/JLR
- Working through early design phase and reconciling cost
- Requesting PRC approval for Subcontractor/Subcontract Package Alternative Selection
 - Kitchen Equipment Contractor/Construction Manager (KEC/CM)
 - Subcontract value: \$6.1 million



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
- (No historic significance and heavy civil construction not applicable)

*All of the above apply to this project



Alternative Subcontractor: KEC/CM

- Complex scheduling and phasing to ensure work will be completed within a 10-week construction period
 - Necessary to ensure equipment delivered and on time so daily meals to the school district will not be interrupted at the start of the school year
 - Early procurement of kitchen equipment provides schedule benefits and may provide financial benefits
- Occupied site located within district's administration center and warehouse
 - Staff and visitors in building and surrounding area throughout the project requires coordination and management of schedules, including delivery logistics
- Design team, GC/CM, and KEC/CM early collaboration essential to project
 - Evaluate, select, and procure long-lead equipment and materials early in current supply chain-challenged climate



Public Benefit of KEC/CM

- Design participation will improve KEC/CM familiarity and allow input on costs, schedule, logistics, and materials/systems
- Coordination of kitchen equipment systems allows more thorough constructability reviews for more efficient, less costly implementation
- Identification and early procurement of long-lead equipment to meet demand of tight project schedule
- Early support for this scope captures all opportunities to adhere to Student and Community Work Force agreement
- Collaboration and teamwork among all trades on scope and within contract price



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
Rainer 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

Forma Experience

Major Capital Projects

Project Name	Delivery Method	Completion	Project Cost
FWPS: Mirror Lake, Lake Grove, Wildwood Elementary School Replacements	GC/CM*	Aug-20	\$93.4 M
Anacortes HS Replacement & Modernization	GC/CM	Dec-19	\$63.9 M
Centralia High School Occupied Modernization	GC/CM*	Mar-20	\$43.5 M
Intercity Transit Pattison MOA Expansion	GC/CM*	Dec-23	\$42.3 M
Lexington Elementary School	GC/CM	Jul-21	\$41.5 M
Madrona Non-Graded K-8 School Replacement	GC/CM	Nov-18	\$37.1 M
John L O'Brien Building Renovation	GC/CM	Jan-12	\$34.5 M
HSAMCC, Shoreline College	GC/CM*	Sep-23	\$33.0 M
Blakely Elementary School Replacement	GC/CM	Sep-19	\$32.7 M
Bainbridge High School 100 Building Replacement / 300 Building Remodel	GC/CM	Mar-21	\$32.4 M
Lake Wilderness Elementary School	GC/CM	Aug-17	\$31.3 M
Wallace Elementary School Occupied Replacement	GC/CM	Nov-20	\$28.0 M
Olympic High School Phase 2 Modernizations: Units 1 & 3	GC/CM	Feb-22	\$24.8 M
Olympia Regional Learning Academy	GC/CM	Dec-14	\$21.3 M
Garfield Elementary School Modernization	GC/CM	Sep-14	\$14.5 M
Capitol Auto Mall	Design Build	Sep-88	\$13.8 M
Sound Transit Maintenance of Way Building design-build	Design Build	Dec-15	\$12.7 M
FWPS: Elementary School-24	GC/CM*	Sep-19	\$11.2 M
TPS Pools – Pool Renovations/Systems Upgrades	Progressive Design Build	Feb-24	\$10.2 M

Major Capital Projects (continued)

Project Name	Delivery Method	Completion	Project Cost
Cascade School Age Center (FY07 Child Development Center)	Design Build	Aug-09	\$9.5 M
SPSCC - design-build - Applied Technology Building No.16	Design Build	Aug-10	\$8.9 M
Shelton YMCA	Design Build	Feb-21	\$8.8 M
North Fort Chapel & Religious Education Center W912DW-06-C-0018 at Joint Base Lewis-McChord	Design Build	Feb-08	\$8.7M
SMU Father Bede Ernsdorff Science Lab Building	Design Build	Mar-19	\$8.4 M
Randall Way Storage Facility	Design Build	Sep-23	\$7.5 M
MTA Transit-Community Center GC/CM	GC/CM	Mar-15	\$7.4 M
SPSCC - GC/CM - Academic Building No.23	GC/CM	Sep-10	\$7.4 M

*Projects completed with alternate delivery EC/CM and MC/CM methods

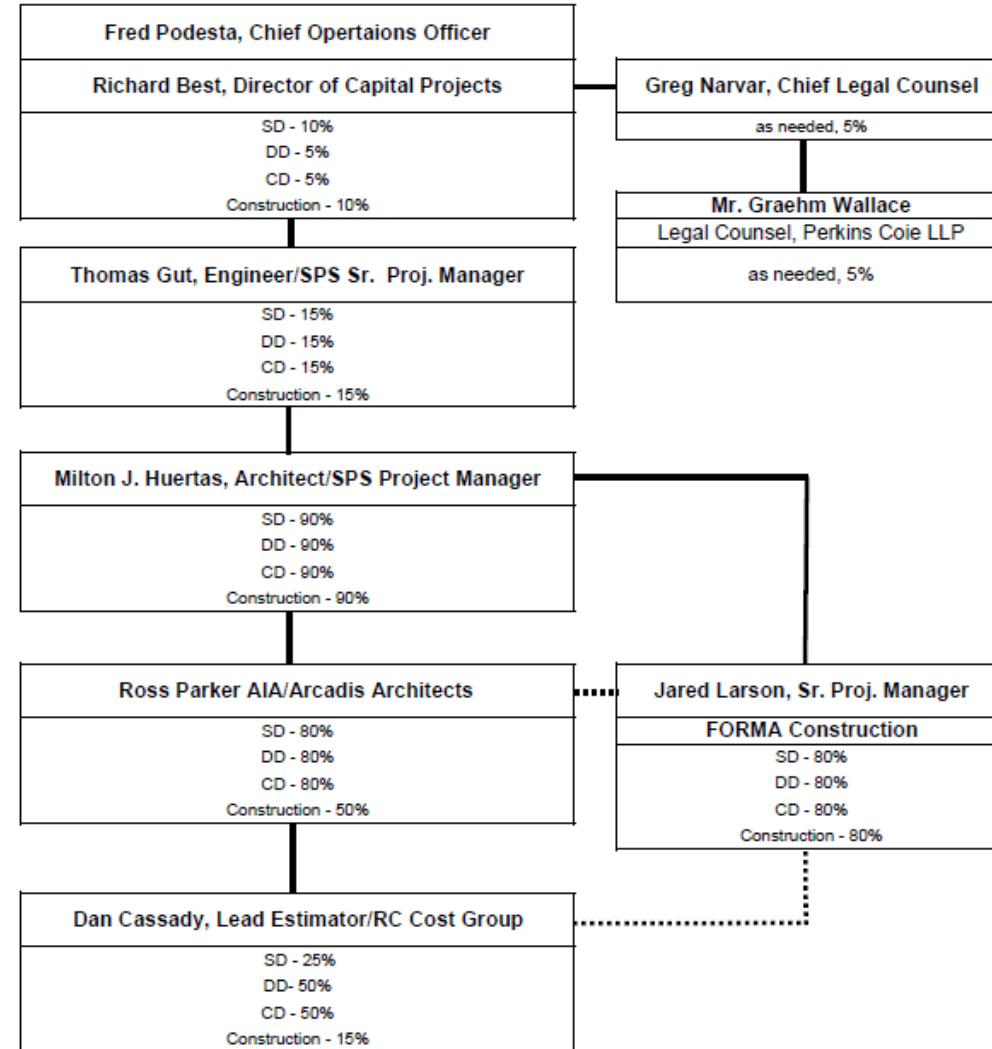
Other Capital Projects

Project Name	Delivery Method	Completion	Project Cost
Enumclaw High School Renovation & Addition	Design-Bid-Build	Aug-19	\$44.4 M
Curtis Junior High School Replacement	Design-Bid-Build	Sep-09	\$43.2 M
Harrison Prep & Four Heroes Elementary School	Design-Bid-Build	Mar-15	\$42.9 M
Marysville Armed Forces Reserve Center	Design-Bid-Build	Aug-11	\$38.2 M
Granite Falls High School	Design-Bid-Build	Dec-07	\$34.1 M
Sartori Elementary School Replacement	Design-Bid-Build	Sep-18	\$33.4 M
Baker Middle School Phased Replacement	Design-Bid-Build	Aug-12	\$33.1 M
Gene Schermer Instructional Building (STEM Building Grays Harbor College)	Design-Bid-Build	Jul-15	\$33.0 M

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
 - 41 years of industry experience
- Thomas Gut, Senior Project Manager
 - 31 years of industry experience
- Milton Huertas, Project Manager
 - 41 years of industry experience
- Ross Parker AIA, Arcadis Architects, A/E Consultant Team Project Manager
 - 36 years of industry experience
- Jared Larson, Sr. Project Manager, FORMA Construction
 - 22 years of industry experience



Question 1

SEATTLE SCHOOL DISTRICT – ASSP E/MCCM & KEC/CM

JOHN STANFORD CENTER FOR EDUCATION EXCELLENCE CENTRAL KITCHEN IMPROVEMENTS (PROJECT APPROVED 6/23/2022)

1. Why was ASSP not asked for at the time of project approval?

- The District did not think a E/MCCM would meet the minimum dollar requirement, so we did not pursue the E/MCCM alternative subcontractor selection application.
- Once FORMA was selected as the GCCM, FORMA informed us of the benefit to the project in having a KEC/CM due to the complexity and tight time frame. The dollar amount for kitchen equipment exceeded \$3 million and the district agreed to make the application.



Summary

- Project meets criteria for alternative subcontractor selection
- Project team has necessary qualifications
- KEC/CM delivery provides scheduling and fiscal benefit for an occupied site with tight schedule constraints

Questions



Seattle Public Schools