

# Audio/Visual & Security Systems Upgrades at Multiple Sites

Progressive Design/Build

Project Review Committee Presentation

January 25, 2024



Seattle Public Schools

# Presentation Agenda

- Introduction of key team members
- Project overview
- DB as appropriate method
- Public benefit
- Agency experience
- Team organizational chart and qualifications
- Previous Panel Question
- Summary
- Questions



# Key Team Members

## Seattle Public Schools

Richard Best – Director of Capital Projects and Planning

– 40+ years of industry experience, 14 GC/CM, 1 DB projects

Tom Gut, PE – Senior Project Manager (DB point-of-contact)

– 30+ years of design and construction experience, 2 GC/CM, 1 DB projects

## Turner & Townsend Heery

Bill Dobyngs – DB Owner-Advisor

– 39+ years of K-12 industry experience, DBIA Certified



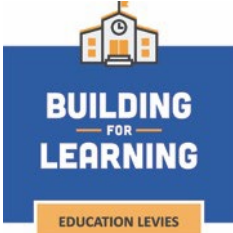
# Project Overview

- **Project description:** Refresh and installation of A/V and security equipment.
  - **Assess, validate** building conditions to inform installation methods, sequencing and scheduling,
  - **Develop Pre-Design and GMP** for improvements at all 106 schools, and
  - **Complete Final Design and Construction** to work concurrently at multiple sites.
- **\$45M** total project cost
- **\$33.6M** construction cost (including A/E, as provided by D-B, and construction contingencies)
- **Funding source:** Voter approved capital levies.



# Project Overview: District Map

- 4,100 interior spaces, common, exterior areas
- 106 Schools, Interim Sites, John Stanford Center for Educational Excellence
- 33 Historical Landmarked Buildings



# Project Overview: Schedule – Part 1

District Wide Low Voltage Upgrades to Multiple Sites for A/V & Security	2024																				
	January					February					March			April		May			June		
	1	8	15	22	29	5	12	19	26	4	12	22	26	2	30	2	6	22	1	8	11
<b>Procure PDB Contract</b>																					
Advertise Request for Qualifications																					
Score Statements of Qualifications																					
Notify Finalists/Release Request for Proposals																					
Proprietary Meetings																					
Interview Finalists																					
Score Proposals																					
Open Price Factors / Identify Most Qualified Design-Builder																					
Notice of Selected Design-Builder																					
Negotiate Contract																					



# Project Overview: Schedule – Part 2

District Wide Low Voltage Upgrades to Multiple Sites for A/V & Security	2024																				
	July		August				Sept			October				Nov			December				
	1	8	15	21	26	2	9	31	18	21	28	30	4	19	29	10	10	20	27	3	
<b>Phase 1 - GMP Development Services</b>																					
Notice to Proceed to Design-Builder	◆																				
Validation and Assessment	■	■	■	■																	
Design/Review Approval					■	■	■	■	■												
Negotiate Guaranteed Maximum Price (GMP)										■	■	■									
<b>Phase 2 - Final Design and Construction</b>																					
Final Design													■	■	■	■					
Construction															■	■	■	■	■	■	
Project Close Out (approx Feb 2026)																				◆	
Optional Year 1 (March 2026 - Feb 2027)																				◆	
Optional Year 2 (March 2027 - Feb 2028)																				◆	



# RCW 39.10.300 Design-Build Criteria

- Total Project Cost > \$2M; AND
  - Highly specialized construction and D-B is critical in developing construction methodology; OR
  - Innovation or efficiencies between designer and builder; OR
  - Reduced project delivery time
- PRC Approval





# Public Benefit of PDB

- PDB selection based on qualifications and relevant experience is critical to success of project with significant space constraints and schedule requirements
- Design direct coordination with contractor reduces risk for errors & omissions, thus less change orders and higher cost certainty
- Top-tier contractors are more likely to compete, leading to likelihood of improved quality, timely completion, subcontractor coverage, and safety
- Position project for greater M/WBE participation



# Agency Experience

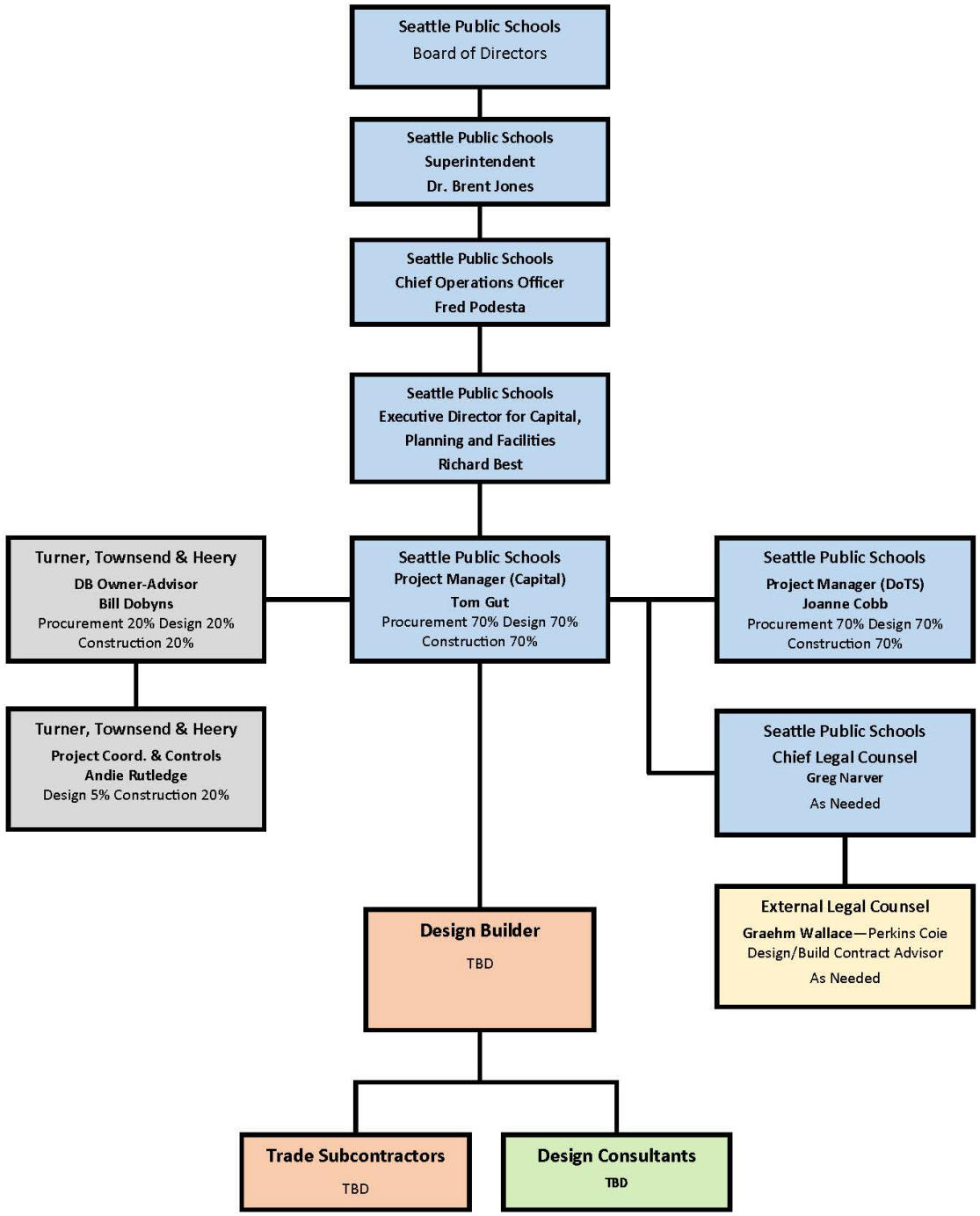
## Major Capital Projects

PROJECT NAME	DESCRIPTION	Delivery Method	Completion Year	Project Cost
Rainier Beach High School	New Building	GC/CM	26 (in Constr)	\$276.8 M
Mercer Middle School	New Building	GC/CM	25 (in Constr)	\$154.2 M
Eckstein Middle School Exterior Windows	Replacement on Landmarked Building	GC/CM	25 (in Design)	\$11.8M
JSCEE Central Kitchen Phase II	Complete Renovation	GC/CM	24 (in Design)	\$20.4M
Van Asselt School	Modernization & Addition	GC/CM	2023	\$50.6 M
Franklin HVAC Repairs	Heat Pump Replacement (141)	DB	2023	\$5.1M
James Baldwin Elementary School	New Building	GC/CM	2023	\$80.2 M
Viewlands Elementary School	New Building	DBB	2023	\$88 M
Kimball Elementary School	New Building	DBB	2023	\$84.5 M
Lincoln High School Phase II	Modernization	GC/CM	2023	\$38.8 M
Webster School	Modernization & Addition	GC/CM	2020	\$39.1 M
Lincoln High School	Modernization	GC/CM	2019	\$101 M
Loyal Heights Elementary	Modernization & Addition	GC/CM	2018	\$37.3 M
Cascadia Elementary and Robert Eaglestaff Middle School	Two New Schools	GC/CM	2017	\$118.2 M
Olympic Hills Elementary	New Building	GC/CM	2017	\$45.2 M
Denny Middle School/ Chief Sealth High School - Projects 1 & 2	Sealth HS 230K SF Modernization Denny MS - New Building	GC/CM	2010/2011	\$149 M
Denny Middle School/ Chief Sealth High School - Project 3	Sealth Athletic Fields	GC/CM	2011	\$5.9 M
Hamilton Middle School	Complete Renovation	D-B-B	2010	\$72.2 M
Ingraham High School	New Building Addition	D-B-B	2012	\$25.8 M
Nathan Hale High School Project 1	Modernization + New Library Addition	D-B-B	2009	\$14 M
Nathan Hale High School Project 2	Major Modernization	GC/CM	2011	\$72.8 M
South shore School - New K-8	New 130,000 SF Building	D-B-B	2009	\$64.7 M
South Lake	New Building	D-B-B	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
Nathan Hale High School Auditorium	New Addition	GC/CM	2004	\$10 M

## Other Capital Projects

TYPE	DESCRIPTION	Levy / Years	Cost
Buildings	Roof Replacements	BTA II 2005-2012	\$200 M
	Exterior Renovations	BTA III 2010-2016	
	Mechanical / Air Quality	BTA IV 2016-2022	
	Life Safety / ADA		
Technology	Interior Finishes/ Flooring		
	Technology, computers, networks	BTA II 2005-2012 BTA III 2010-2016 BTA IV 2016-2022	\$ 141 M
Academics	Literacy, Arts, Science Facilities	BTA II 2005-2012	\$102 M
	High School Modernization	BTA III 2010-2012	
	Athletics Improvements	BTA IV 2016-2022	

# Project Team: Organizational Chart



# Previous Panel Question 1

To what extent has preliminary cost estimating been done to verify there is sufficient funding to complete minimum programmatic requirements for all 106 schools, let alone half of them? Have minimum specs been developed for A/V and Security Systems to know a ballpark of the cost associated with the district's needs?

*Seattle Public Schools purchases the equipment to be used on this project on a regular basis and the types of upgrades being done are similar to ones that have been completed on recent projects. The current estimate reflects that experience. As the DB contractor comes on board, one of their first tasks will be to validate the scope and budget of the overall project and to use target value design to ensure the district gets the most value for the available budget.*



# Previous Panel Question 2

- a. Thank you for sharing past involvement with NAMC and Tabor 100 – What are some future action(s) we should expect from your team for this project?

*The DB procurement process will include Diversity Manager/Inclusion Expert as a key team member in the proposers responses, evaluation of proposers previous MWBE outreach and inclusion success and proposers outreach and inclusion plans specific to this project. The district's project labor agreement, Student Community Workforce Agreement, will apply to this project to promote a diverse workforce and hiring and training opportunities for community members in distressed areas of the city.*

- b. Please confirm the WBE 6% and MBE 20% goals for the SCWA are OMWBE certified firms? Looking for team's approach of achieving the inclusion goal/requirement?

*SPS recognizes both OMWBE certified and self-identified firms as related to the aspirational WBE and MBE goals.*



# Summary

- Project meets all RCW criteria for DB
- DB Owner-Advisor guidance for successful Seattle Public Schools DB project
- Project team has necessary qualifications
- PDB delivery provides fiscal and schedule benefits for given budget, multiple sites





# Questions



Seattle Public Schools