

A photograph of four young girls of diverse backgrounds, smiling and looking towards the right. They are wearing backpacks, suggesting they are students. The image is overlaid with a semi-transparent blue filter.

Alki 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

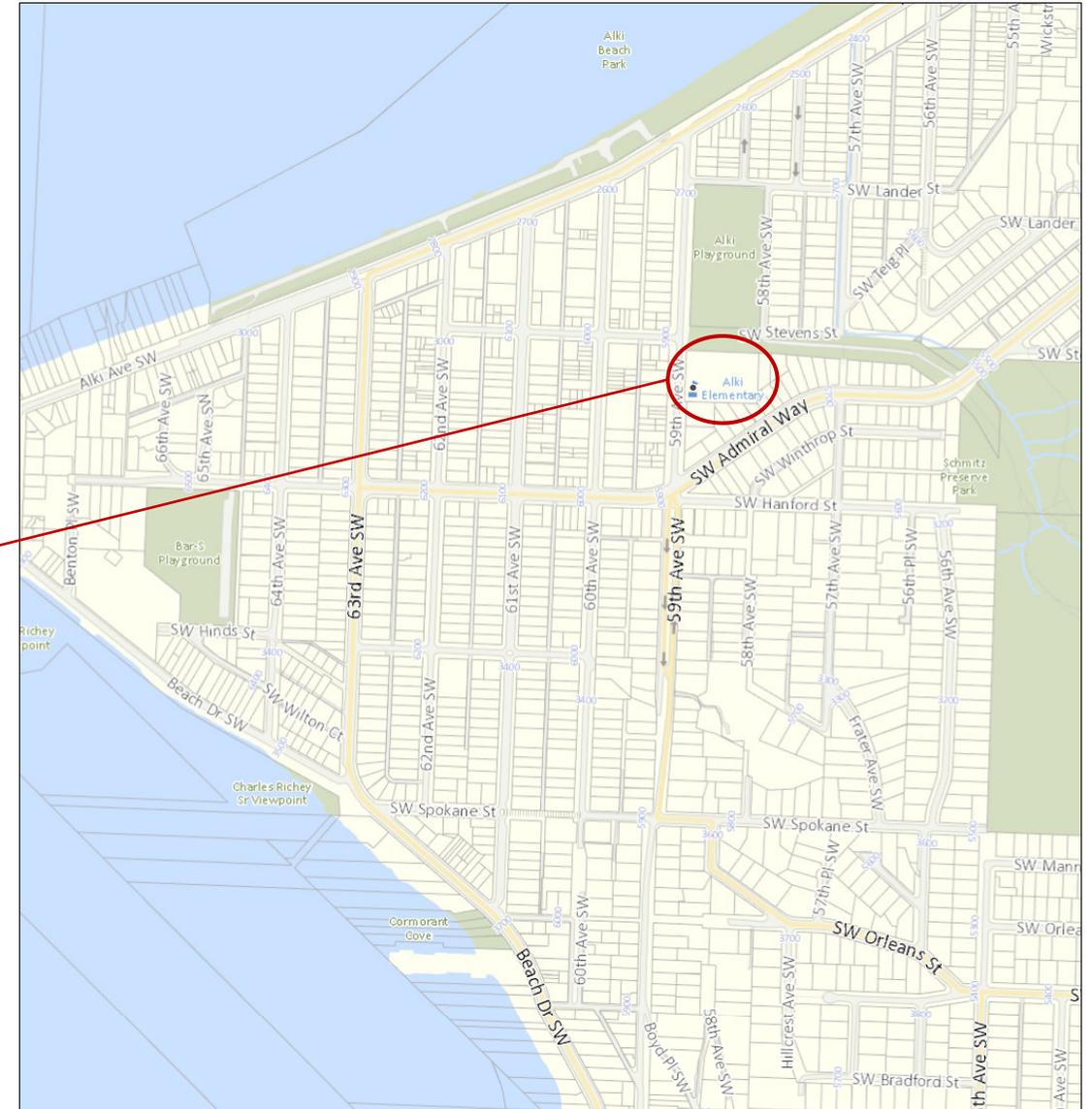
- Funding Source: Building Excellence V Capital Levy (BEX V), approved February 2019, and potential School Construction Assistance from OSPI
- 3-story approximately 75,000 SF replacement elementary school and modernization of existing 12,000 SF gymnasium to provide permanent space for up to 500 students
- 1.45-acre site
- Attached community center may remain operational during construction
- \$66.9M total project cost
- \$46.8M construction cost (including construction contingencies)
- Potential landmark status pending



Project Overview — Preliminary Schedule

ALKI 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 in West Seattle



Project Overview — Alki Neighborhood

- Primarily single-family and multi-family low-rise residential
- Building shared with the Seattle Parks Department's Alki Community Center
- Adjacent to a public Seattle Park containing both a playground and playfield
- Popular Alki Beach and Park is a couple of blocks to the north
- 53-acre Schmitz Preserve Park, one of the last remaining remnants of old-growth forest in the city, directly to the east.

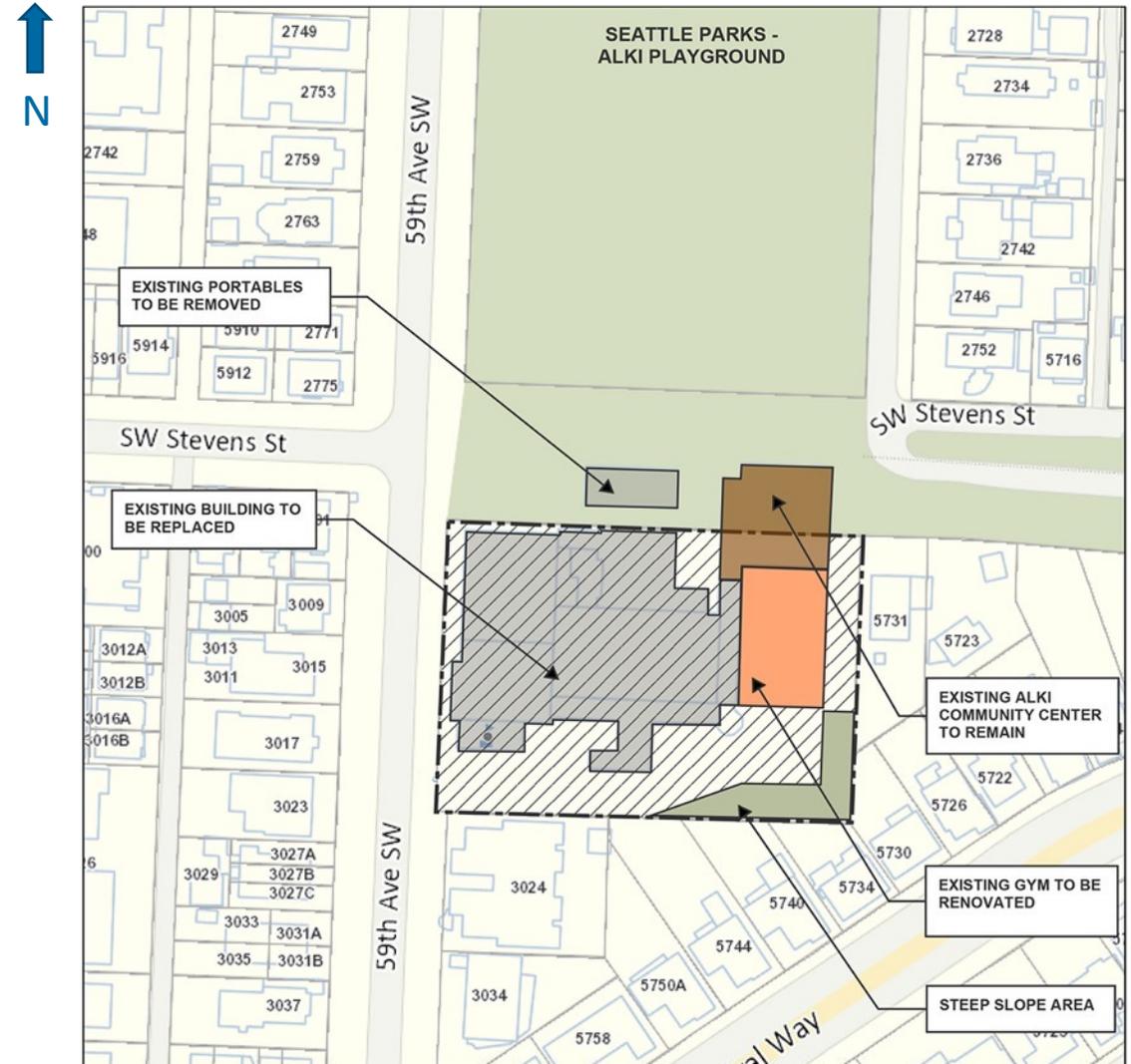


Project Overview — Existing School Photos



Project Overview — Site Evaluation

- Total site area: 1.45 acres
- Construction area limited and site access for construction restricted
- Steep slopes on SE corner of site; underlying soil with potential for liquefaction
- Saving the large tree on the north side near the park would be preferred



GC/CM as Appropriate Delivery Method

- Gymnasium modernization and retention of existing community center needs to be integrated into design
- Densely populated residential neighborhood and limited site area requires added planning of construction hauling, staging, and laydown areas
- Critical coordination needed with contractor and school to ensure safe removal of hazardous materials including abandoned underground fuel tank
- Very constrained site for scope of work (size, topography, geotechnical)
- Possible designation as historic landmark
- Attached community center may remain in full operation during construction
- 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

- All major utility systems need replacement with phasing critical to other construction activities and on-site activities.
- Coordination needed with contractor to ensure mechanical and electrical services continue at community center if it remains occupied/operational by Seattle Parks and Recreation
- Early integration planning for mechanical and electrical systems in existing gym will provide the most cost-effective plans
- 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, schedule requirements, and potential active use of community center
- Design participation will improve GC/CM familiarity with issues and reduce omissions, thus saving cost and improving quality
- GC/CM will participate in developing the schedule and packaging scopes 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 or omissions, thus saving cost and improving quality
- 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
- The successful transition and operation of MEP systems that serve the adjacent community center run by Seattle Parks and Recreation
- 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

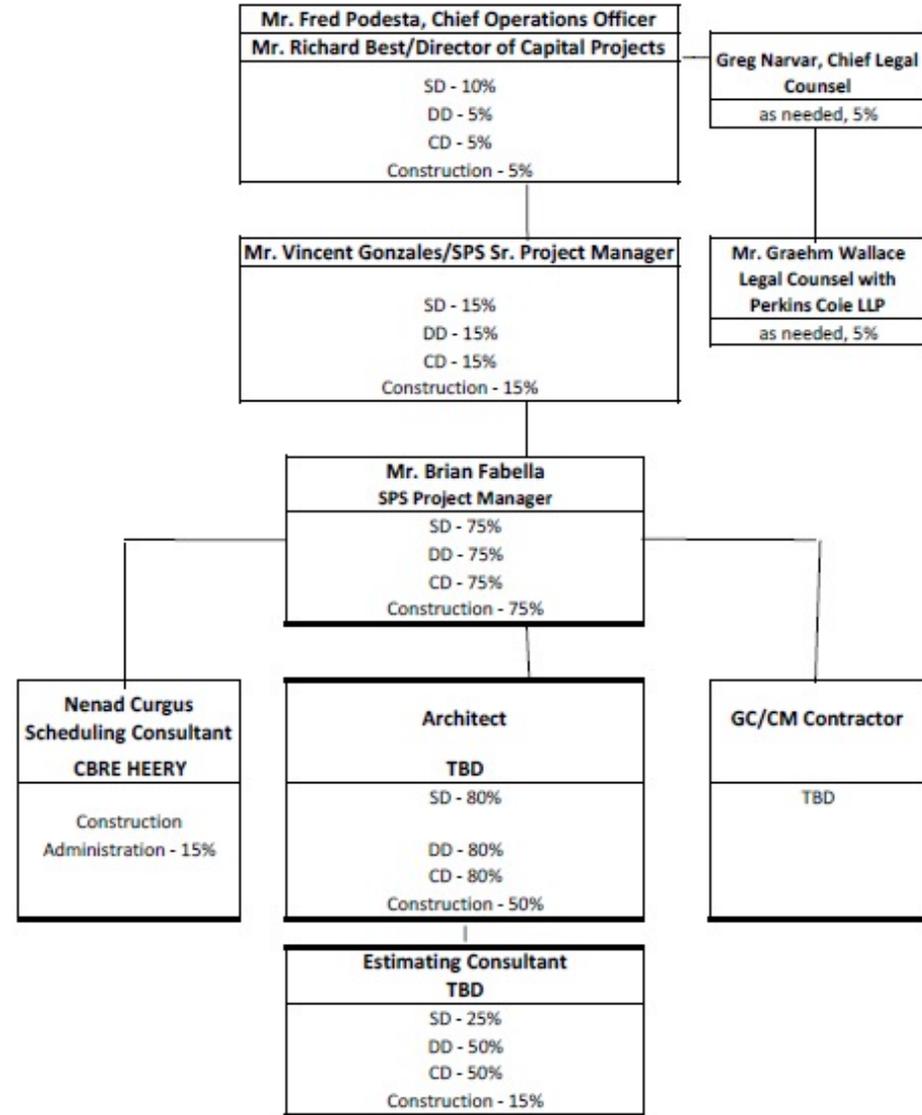
Other Capital Projects

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, 9 GC/CM projects
- Vincent Gonzales, Senior Project Manager
 - 23 years of industry experience, 6 GC/CM projects
- Brian Fabella, Project Manager
 - 15 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 fiscal benefit for a potential partially occupied site with multiple constraints



Questions



Seattle Public Schools