

John Rogers 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)

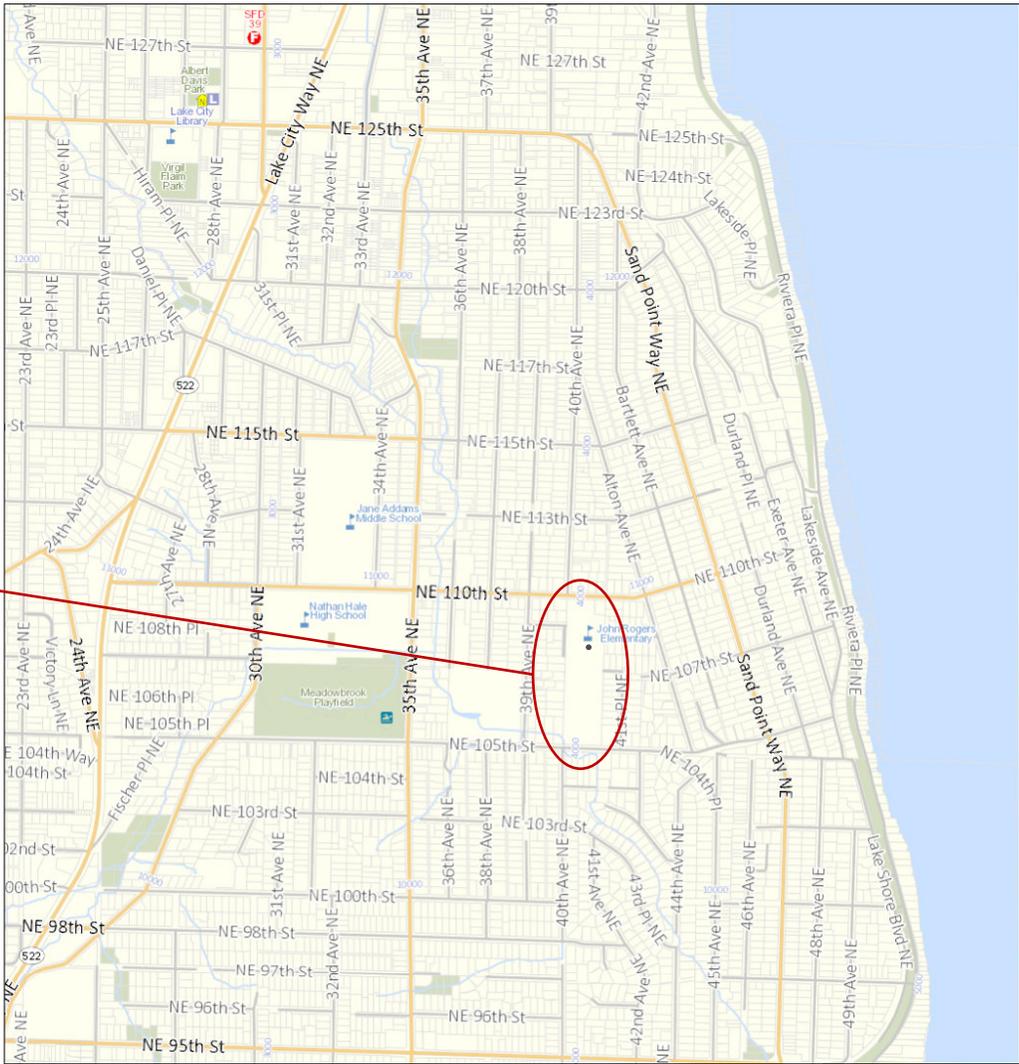
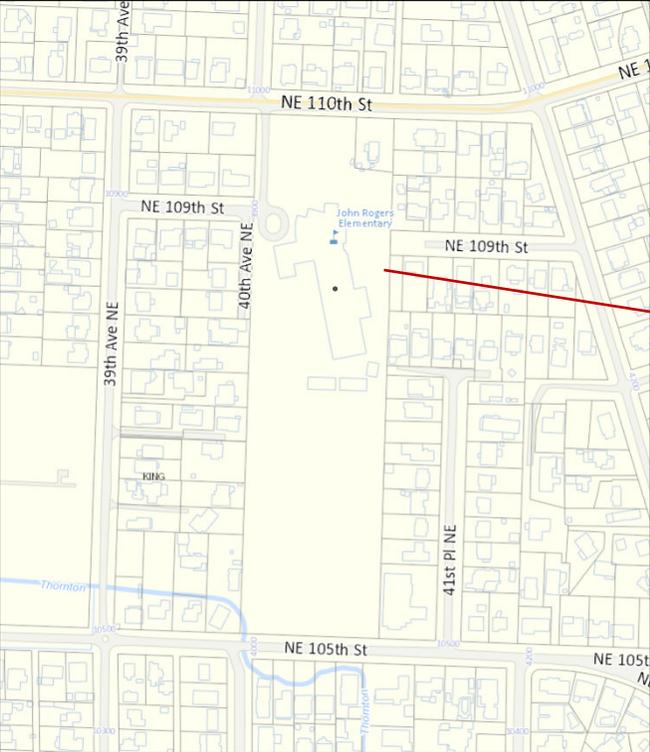


Project Overview — Scope and Budget

- Funding Source: Building Excellence V Capital Levy (BEX V), approved February 2019, and potential School Construction Assistance from OSPI
- 3-story approximately 85,000 SF replacement elementary school to provide permanent space for up to 500 students with planned expansion to 650 students at a future date
- 9.1-acre site, partial flood plain of Thornton Creek
- \$91.5M total project cost
- \$64M construction cost (including construction contingencies)
- Potential Landmark status pending



Project Overview — Site Location in NE Seattle



Project Overview —Meadowbrook Neighborhood

- Primarily single-family residential
- Thornton Creek approaches SW corner
- Half a block from Meadowbrook Pond and Park



Existing school building and playfield

Meadowbrook Pond and Park

Thornton Creek

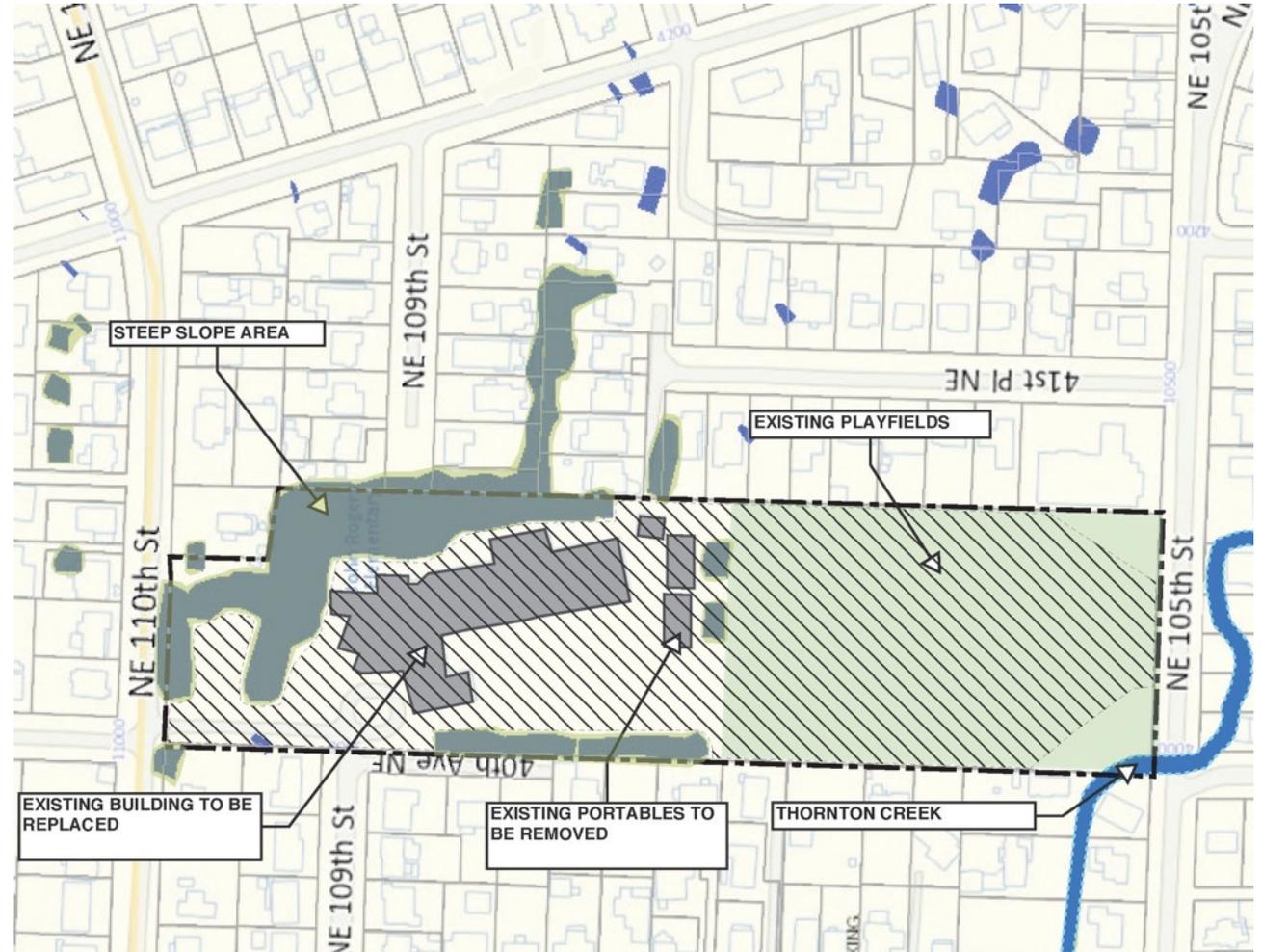


Project Overview — Existing School Photos



Project Overview — Site Evaluation

- Total site area: 9.01 acres
- Construction area limited due to multiple site setbacks
- Existing storm drain mains cross midpoint of playfield
- History of poor drainage
- Steep slope on north to northeast portion of site.
- Retention pond at southeast corner



GC/CM as Appropriate Delivery Method

- Densely populated residential neighborhood requires added planning of construction hauling, staging, and laydown areas
- Critical coordination needed with contractor to ensure safe removal of hazardous materials including abandoned underground fuel tank
- Topography and geotechnical makeup requires addressing steep slopes, existing fill, foundation support
- History of poor drainage and flooding associated with nearby creek require critical evaluation during design phase
- 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 systems construction critical to other construction activities and on-site activities.
- District energy-efficiency standards for geothermal heat loop system within a limited site requires cost effective phasing options
- Net zero school responding to District's climate change, sustainability and clean energy resolutions



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, and schedule requirements
- Design participation will improve GC/CM familiarity with issues and reduce errors or omissions, thus saving cost and improving quality
- GC/CM will participate in developing the schedule and setting packaging scope to help ensure timely construction and turn-over of 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 District net-zero energy goals meeting requirements of climate change, sustainability, and climate change resolutions
- Design participation will improve MC/CM and EC/CM familiarity with District's sustainability goals and reduce carbon omissions, better positioning the project with achieving these goals while addressing cost premiums 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
- 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

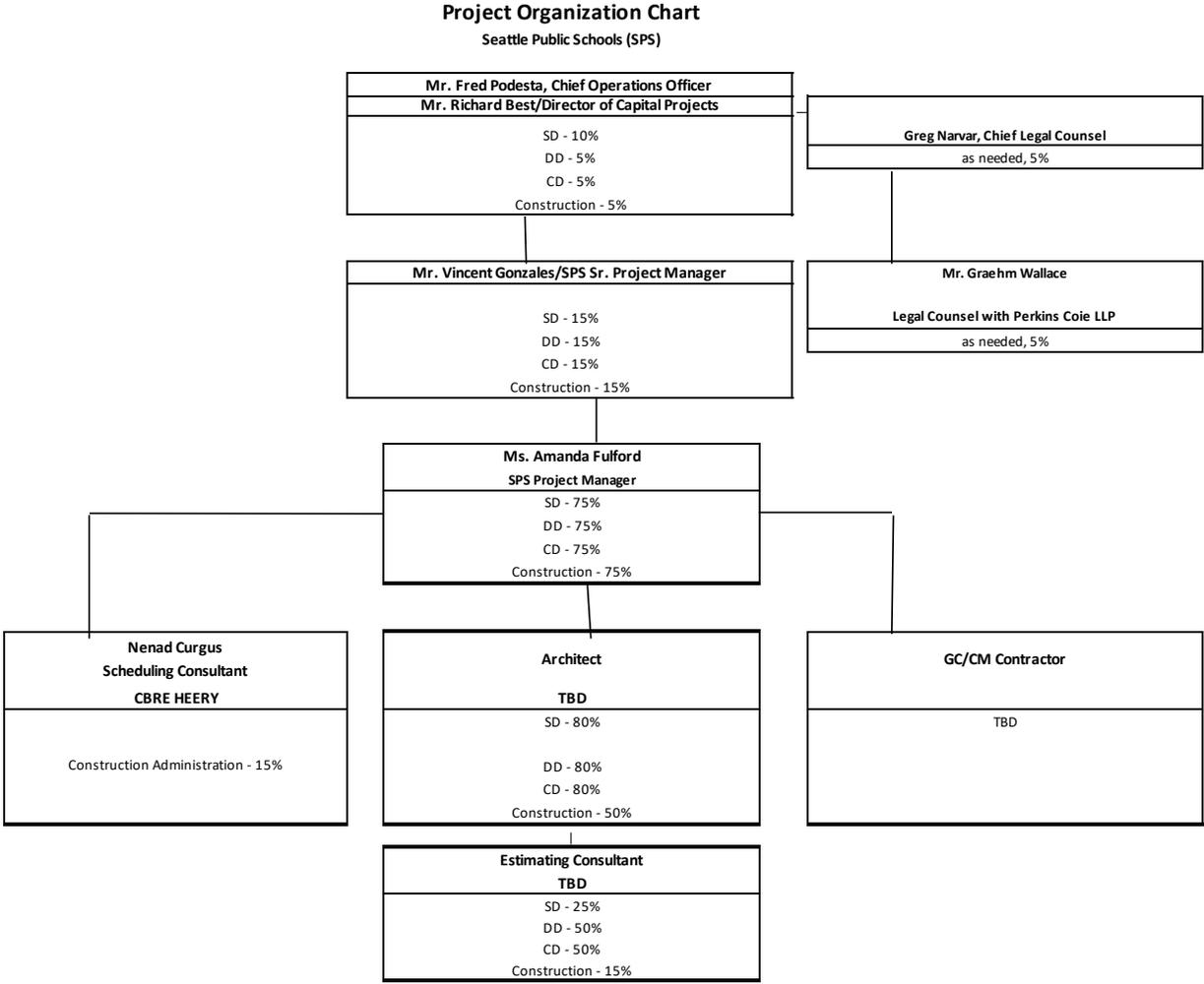
Major Capital Projects (continued)

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 Team — Qualifications

Seattle Public Schools

- Richard Best, Director of Capital Projects and Planning
 - 32 years of industry experience, 7 GC/CM projects
- Vincent Gonzales, Senior Project Manager
 - 23 years of industry experience, 6 GC/CM projects
- Amanda Fulford, Project Manager
 - 14 years of industry experience, 7 GC/CM projects



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 site with multiple constraints



Questions



Seattle Public Schools