



John Marshall School

Project Review Committee Presentation

July 24, 2025



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
- SCWA, W/MBE, and career pathways
- Team organizational chart
- Summary



Key Team Members

Seattle Public Schools

- Richard Best, Executive Director of Capital Projects, Planning, and Facilities Operations
 - 43 years of industry experience
- Mike Skutack, Senior Project Manager
 - 30+ years of industry experience
- Paul Wight, Project Manager
 - 30 years of industry experience

RCW 39.10 Alternative Project Works Criteria

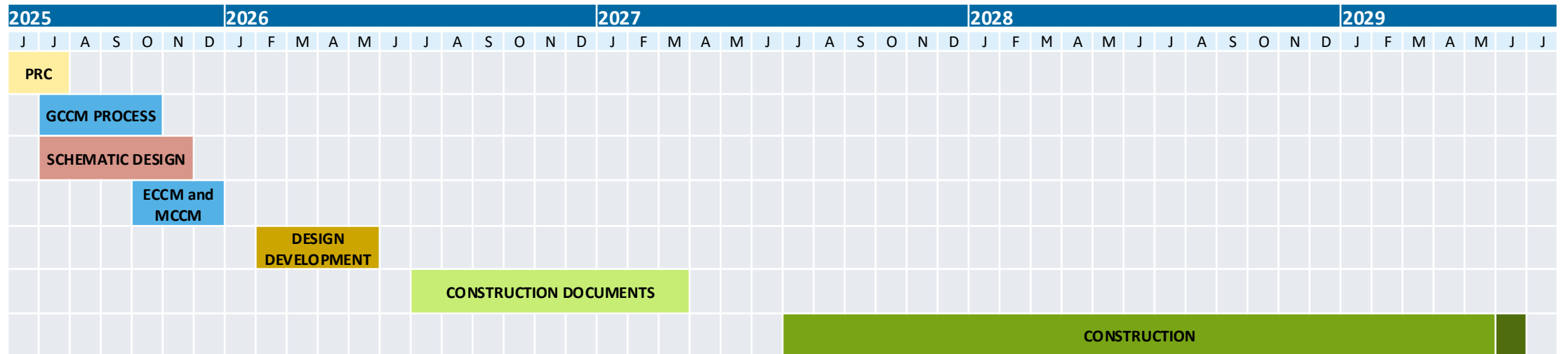
At least one of the following:

- **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)

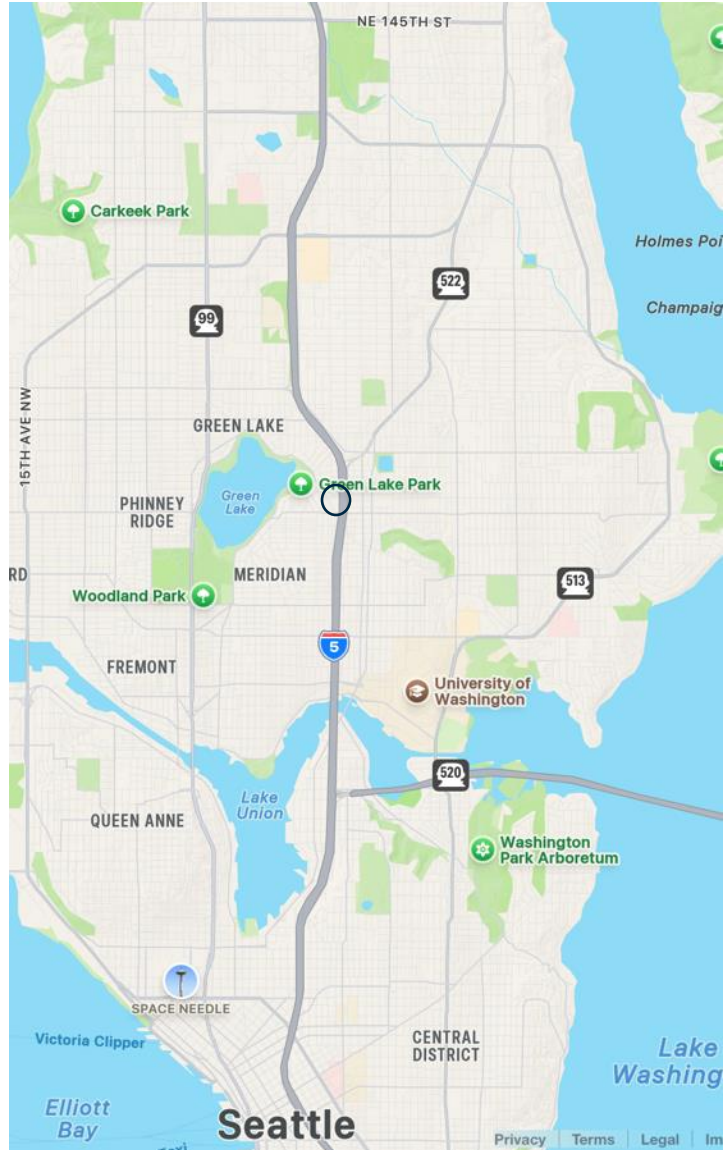
Project Overview — Scope and Budget

- Funded by Building Excellence VI Capital Levy (BEX VI), approved by voters in February 2025
- Full renovation and seismic upgrades of existing historic building to continue use as an interim location for schools under construction
 - Landmark status pending
- 3.18-acre site
- \$134M total project cost
 - \$90M construction costs including construction contingencies

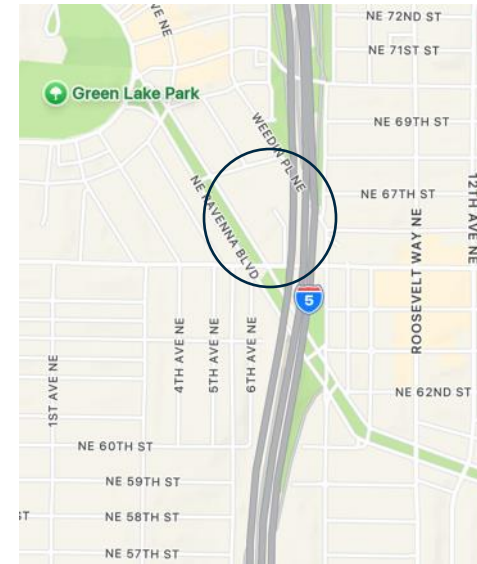
Project Overview — Preliminary Schedule



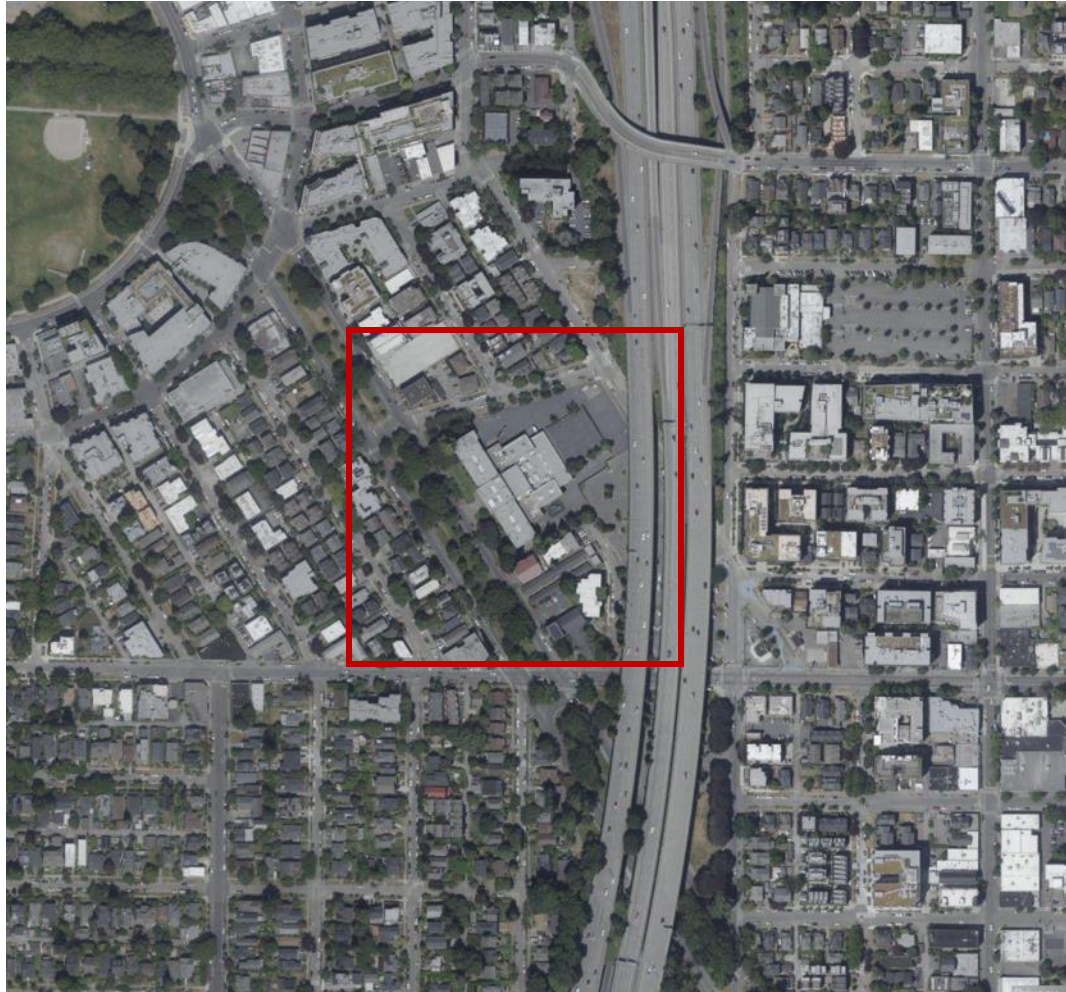
Project Overview — Location



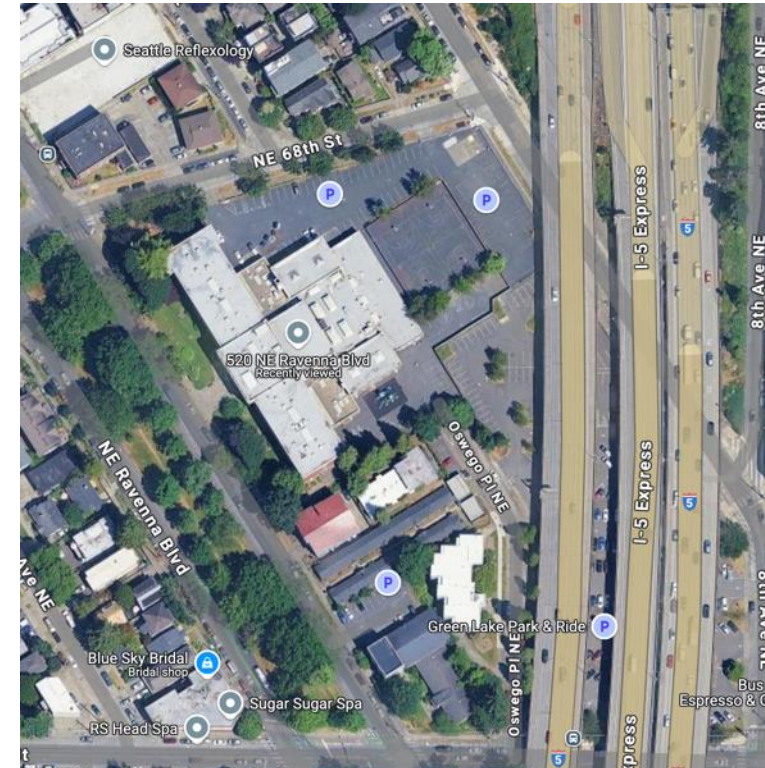
- North Seattle
- West of Interstate 5
- Near Green Lake
- Abuts Interstate 5



Project Overview — Neighborhood

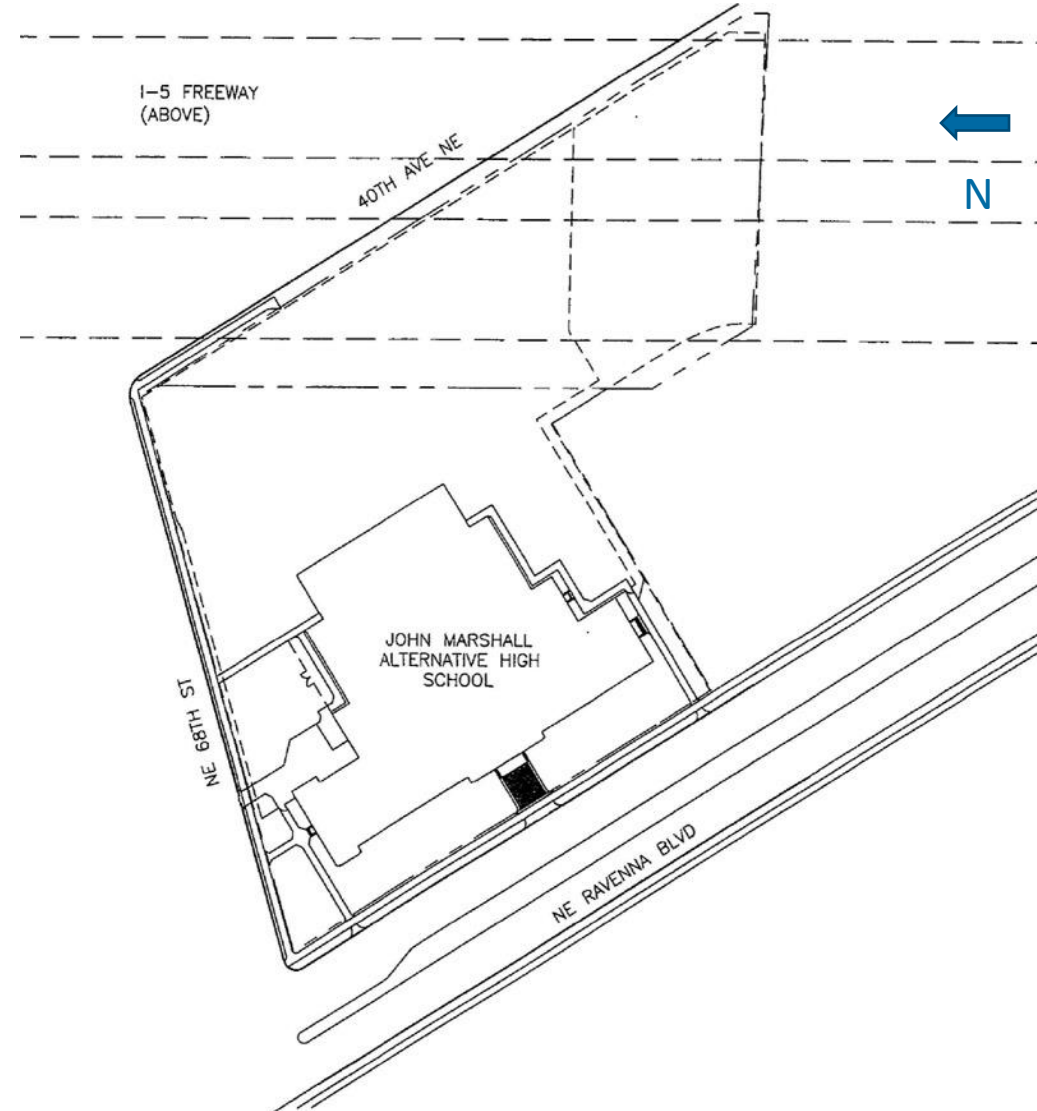


- Green Lake Neighborhood
- Dense urban area



Project Overview — Site Evaluation

- Total site area: 3.18 acres
- Construction area limited and site access for construction restricted
- Established landscaping and trees on site and several trees surrounding the property

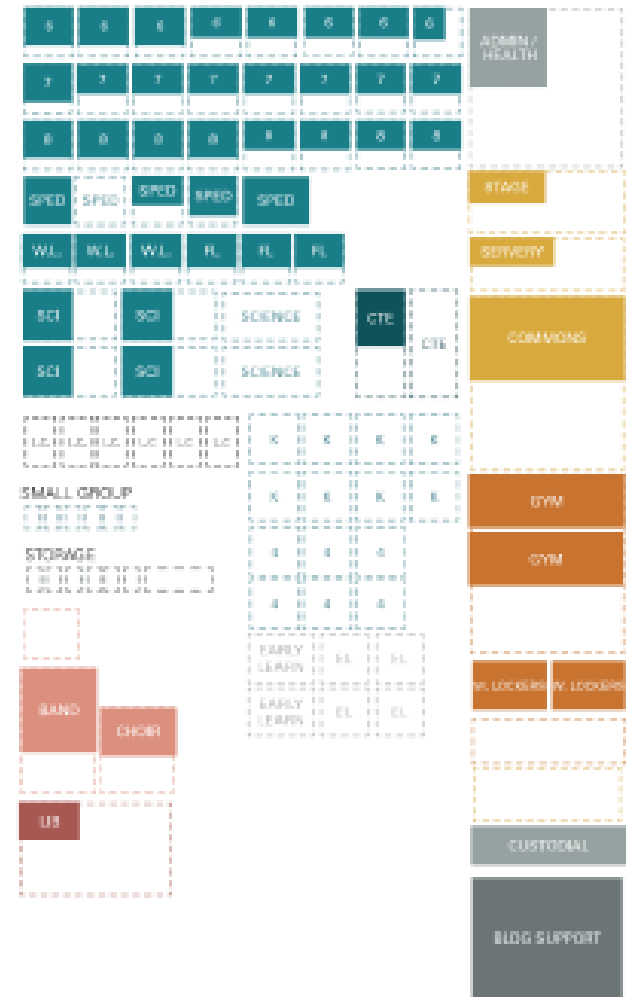


Project Overview — Site Adequacy

BEX VI INTERIM SITE PROGRAM



EXISTING JOHN MARSHALL PROGRAM
COMPARED TO BEX VI INTERIM SITE PROGRAM



Project Overview — Preferred Site Plan

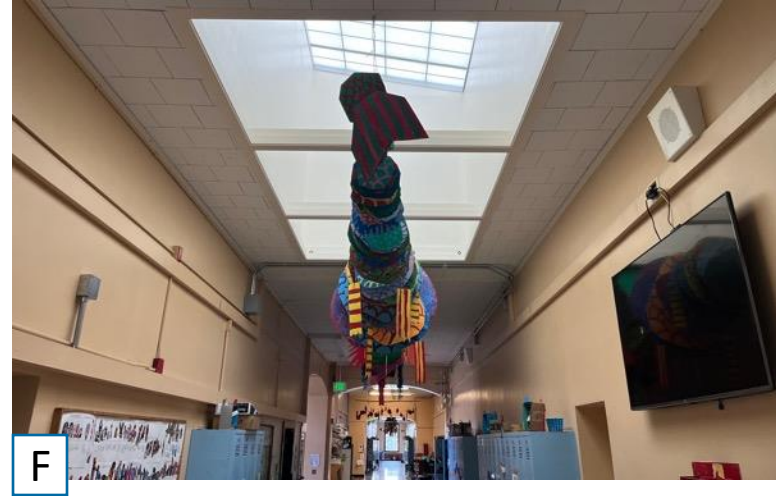
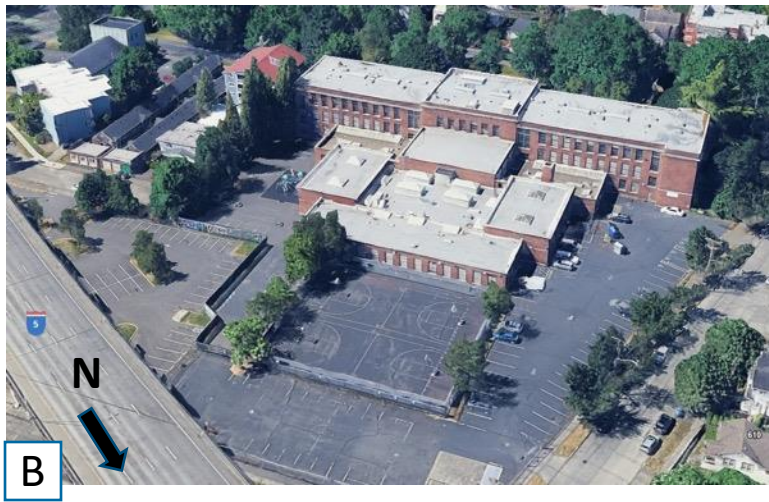
JOHN MARSHALL / PREFERRED OPTION, SITE PLAN
Not to Scale

Seattle Public Schools
BEX V1 BEX VI Capital Levy Concept Planning



Concept: Floor 1

Project Overview — Existing School Photos



GC/CM as Appropriate Delivery Method

- Historic landmarked designation anticipated
- Constrained location in densely populated single-family residential neighborhood requires robust construction traffic management
- Critical coordination needed with contractor to ensure safe removal of hazardous materials including asbestos, lead paint, and abandoned underground fuel tank
- Adjacency to Interstate 5 requires focus on weather resistant barrier and air infiltration to reduce potential health impacts.
- 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
- 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 by anticipating market conditions and potential tariffs

Public Benefit of GC/CM

- GC/CM selection based on qualifications and relevant experience will be critical to success of project with landmarked building, significant site constraints, and densely populated neighborhood
- Early involvement of GC/CM improves familiarity with issues to reduce errors or omissions, thus saving cost and improving quality
- Design participation ensures early collaboration with Landmarks Commission
- GC/CM participation in developing the schedule and setting packaging scope helps ensure timely construction and turn-over of school and align with current market conditions and potential tariffs
- 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
- Sets up to 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 design for long-term operational efficiency, ease of maintenance, and thorough commissioning
- Early involvement leads to better planning and coordination especially long-lead items such as switchgear, jurisdiction coordination, and key equipment
- 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
- Sets up to discuss how to position project for greater M/WBE participation

Agency Experience

Project Name	Scale / Description	Contracting Method	Completion	Project Cost
Aki Kurose MS	Replacement/New Building	GC/CM	2026 (in Design)	\$212.6 M
Rainier Beach High School	Replacement/New Building	GC/CM	2026 (in Const)	\$238 M
Audio/Visual & Security Systems	Upgrades at Multiple Locations	PDB	2025 (in Const)	\$45 M
John Muir Early Learning Addition	Addition	GC/CM	2025 (in Const)	\$15.5 M
Eckstein Exterior Cladding & Window Replacement	Landmark Window and Glass Block Restoration	GC/CM	2025 (in Const)	\$11.7 M
JSCEE Central Kitchen Upgrades	Renovation of Commercial Kitchen	GC/CM	2025 (in Const)	\$20.3 M
McClure Exterior Cladding, Window & Door Replacements	Renovation	DBB	2025 (in Design)	\$5.4 M
Spokane Street Warehouse	Renovation	DBB	2025 (in Const)	\$3.5 M
Montlake Elementary School	Landmark Modernization and Addition	GC/CM	2025 (in Const)	\$65 M
John Rogers Elementary School	Replacement/New Building	GC/CM	2025 (in Const)	\$92 M
Alki Elementary School	Replacement/New Building & Gym Modernization	GC/CM	2026 (in Const)	\$67 M
Mercer Middle School	Replacement/New Building	GC/CM	2025 (in Const)	\$153 M
Franklin HS HVAC	Upgrade to Existing Building	PDB	2024	\$5.8 M
Van Asselt School	Landmark Modernization and Addition	GC/CM	2023	\$50 M
Northgate Elementary School	Replacement/New Building	GC/CM	2023	\$90 M
Viewlands Elementary School	Replacement/New Building	DBB	2023	\$88 M
Kimball Elementary School	Replacement/New Building	DBB	2023	\$85 M
North Queen Anne Elementary	Landmark Modernization	DBB	2023	\$8 M
West Seattle Elementary School	Modernization and Addition	DBB	2023	\$29 M
Lincoln High School, Phase 2	Modernization	GC/CM	2022	\$36 M
Wing Luke Elementary School	Replacement/New Building	DBB	2021	\$48 M
Webster K-8 School	Landmark Modernization and Addition	GC/CM	2021	\$41 M
West Woodland Elementary	Modernization and Addition	DBB	2021	\$22 M
Bagley Elementary School	Landmark Modernization and Addition	GC/CM	2020	\$41 M
Lincoln High School, Phase 1	Landmark Modernization and Addition	GC/CM	2019	\$101 M
Magnolia Elementary School, Phase 1	Landmark Modernization and Addition	DBB	2019	\$40 M
Queen Anne Elementary School	Modernization and Addition	DBB	2019	\$19 M
Ingraham High School	Modernization and Addition	GC/CM	2019	\$41 M
E.C Hughes Elementary School	Landmark Modernization	DBB	2018	\$14 M
Loyal Heights Elementary School	Landmark Modernization and Addition	GC/CM	2018	\$47 M

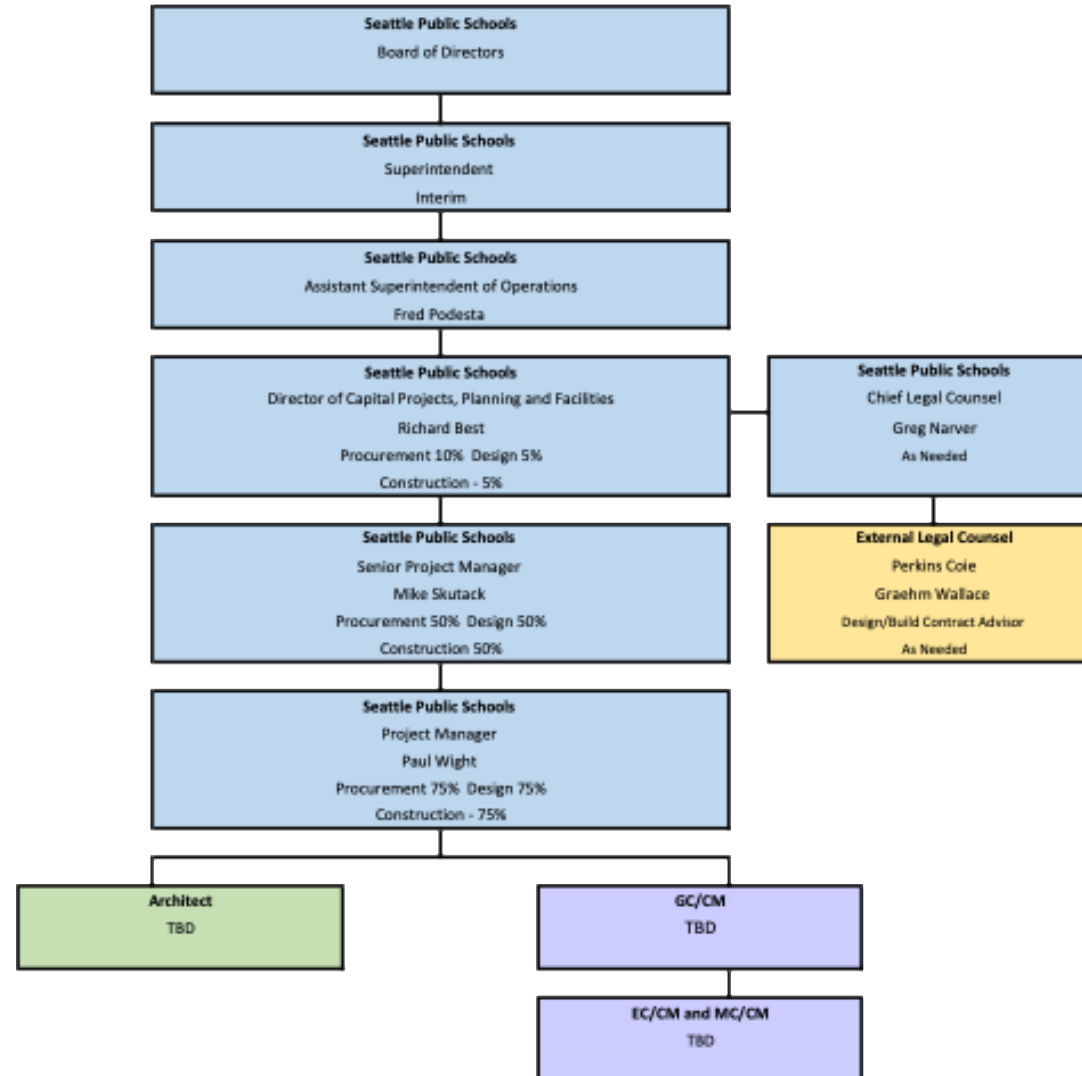
Priority Hire, W/MBE, and Career Pathways

- 2021 Student and Community Workforce Agreement (SCWA) — projects of \$5 M or more
 - Priority hire goals
 - Former SPS students
 - Parents/family-member wage-earners supporting SPS students
 - Economically distressed zip codes within district boundaries
 - Diversity hire goals
 - Women
 - People of Color
 - W/MBE participation goals
- Career Pathways
 - Skills Center for Construction Trades and Advanced Manufacturing
 - Career and Technical Education (CTE) Skilled Trades Pathways
 - CTE Skilled Trades Pre-apprenticeship

Inclusion and SCWA

Projects Completed / In-Progress			Participation Goals (June 2025)												Finished
			SCWA Hours					Apprentice Hours			Journey Hour				
	Project Value	Construction Type	SPS Student	SPS Wage Earn	SPS ZIPs Appr.	SPS ZIPs Journ.	Apprentice (Req.)	Women	People of Color	Pref. Entry (Req.)	Women	People of Color	MBE	WBE	0% - 100%
Project Title			4%	10%	3%	7%	15%	9%	30%	20%	9%	30%	20%	6%	
Van Asselt Interim Site New Addition	\$50,623,170	GCCM	6.1%	3.3%	2.7%	5.2%	21.0%	16.2%	51.8%	20.0%	3.3%	48.8%	10.2%	8.6%	100.00%
Kimball ES Replacement	\$72,563,830	DBB	5.8%	2.4%	1.7%	4.0%	16.6%	12.9%	37.9%	11.1%	3.3%	37.2%	13.7%	4.0%	100.00%
JSCEE Central Kitchen Upgrades Phase II	\$20,374,370	GCCM	4.6%	0.4%	4.6%	8.2%	20.5%	8.1%	52.0%	40.0%	2.6%	25.8%	1.3%	2.8%	100.00%
John Rogers ES Replacement	\$95,274,930	GCCM	6.9%	2.5%	1.1%	3.2%	20.2%	6.1%	47.3%	20.0%	3.1%	43.0%	10.6%	2.9%	97.98%
Montlake Addition & Renovation	\$88,873,730	GCCM	6.7%	1.7%	2.8%	4.3%	19.1%	4.9%	36.7%	9.0%	4.7%	30.2%	8.0%	2.7%	95.82%
Asa Mercer MS Replacement	\$161,047,180	GCCM	5.9%	3.2%	2.9%	6.4%	19.4%	9.6%	25.9%	25.0%	5.6%	29.3%	3.2%	15.2%	96.11%
Rainer Beach High School Replacement	\$278,265,860	GCCM	5.6%	3.7%	5.0%	4.9%	19.6%	15.3%	40.7%	16.3%	1.6%	38.2%	29.5%	5.6%	86.77%
John Muir Early Learning Addition	\$16,614,550	GCCM	5.6%	0.5%	3.2%	1.5%	19.0%	1.1%	35.9%	100.0%	1.5%	45.4%	6.1%	6.9%	74.52%
Alki ES Addition & Renovation	\$89,956,810	GCCM	5.9%	4.0%	4.3%	2.9%	18.3%	19.1%	59.6%	66.0%	1.1%	35.3%	4.6%	7.8%	37.81%
Aki Kurose MS Addition & Renovation (Design)	\$248,827,090	GCCM													0.00%
Eckstein Cladding & Window	\$17,562,170	Design Build	7.8%	7.0%	4.2%	6.4%	24.8%	7.1%	54.9%	25.0%	2.7%	29.3%	1.4%	17.0%	70.13%
Districtwide A/V Technology	\$33,859,040	Design Build	12.9%	7.0%	2.8%	4.0%	26.3%	30.8%	41.1%	0.0%	0.0%	18.2%	19.0%	0.1%	16.82%
Franklin HS HVAC	\$5,809,350	Design Build													100.00%

Project Team Organizational Chart



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 fiscal benefit and minimizes risk for complete modernization of landmarked building with multiple constraints

Questions



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A photograph of a modern school building with a red and white facade. In the foreground, there is a playground with a curved running track, a large climbing structure, and a slide. Several children are playing on the equipment. The text "Thank You!" is overlaid in the center in a large, blue, serif font.

Thank You!



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