

John Muir Elementary School

Project Review Committee Presentation

Sept. 22, 2022



Seattle Public Schools

Presentation Agenda

- Introduction of key team members
- Project overview
- GC/CM as appropriate method
- Public benefit
- Agency experience
- Team organizational chart and qualifications
- Summary
- Questions



Key Team Members

Seattle Public Schools

- Richard Best, Director of Capital Projects and Planning
 - 38 years of industry experience, 9 GC/CM projects
- Vincent Gonzales, Senior Project Manager
 - 24 years of industry experience, 6 GC/CM projects
- Matisia Hollingsworth, Project Manager
 - 15 years of industry experience, 11 CMAR projects (Texas equivalent to GC/CM)
- Deborah Northern, Manager of Equity and Engagement



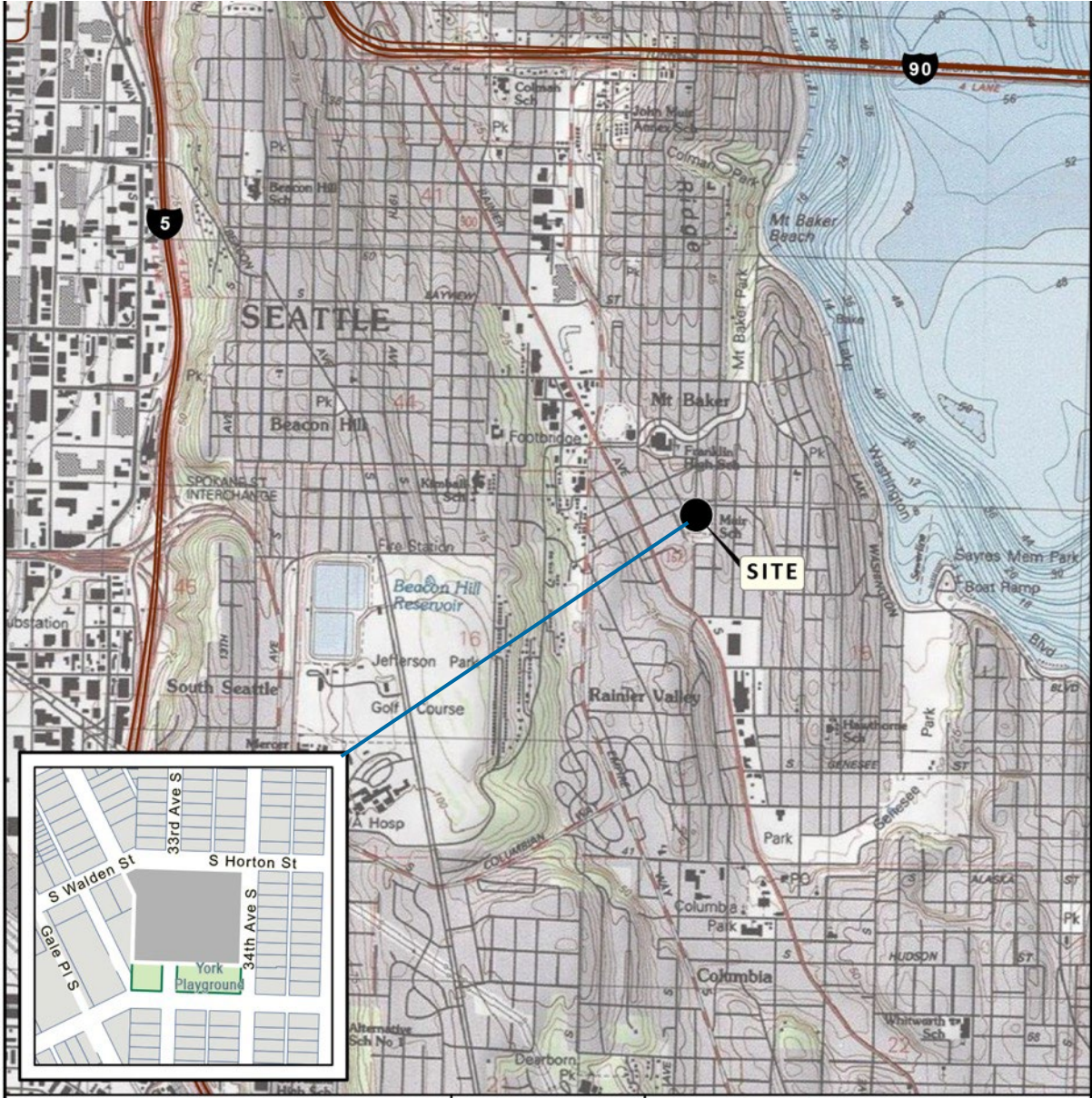
Project Overview

- Build a 4-classroom Early Learning addition and renovate the 3rd floor of the existing 1971 classroom addition, plus other improvements
 - Existing school will remain operational during construction
- Funding source: Buildings, Technology, and Academics Capital Levy (BTA V) approved February 2022, and a Distressed School Grant from OSPI
- Total project cost: \$15M
- Construction cost: \$9.6M (including construction contingencies)



Project Overview: Site Location

- Mt. Baker Neighborhood east of Rainier Avenue S



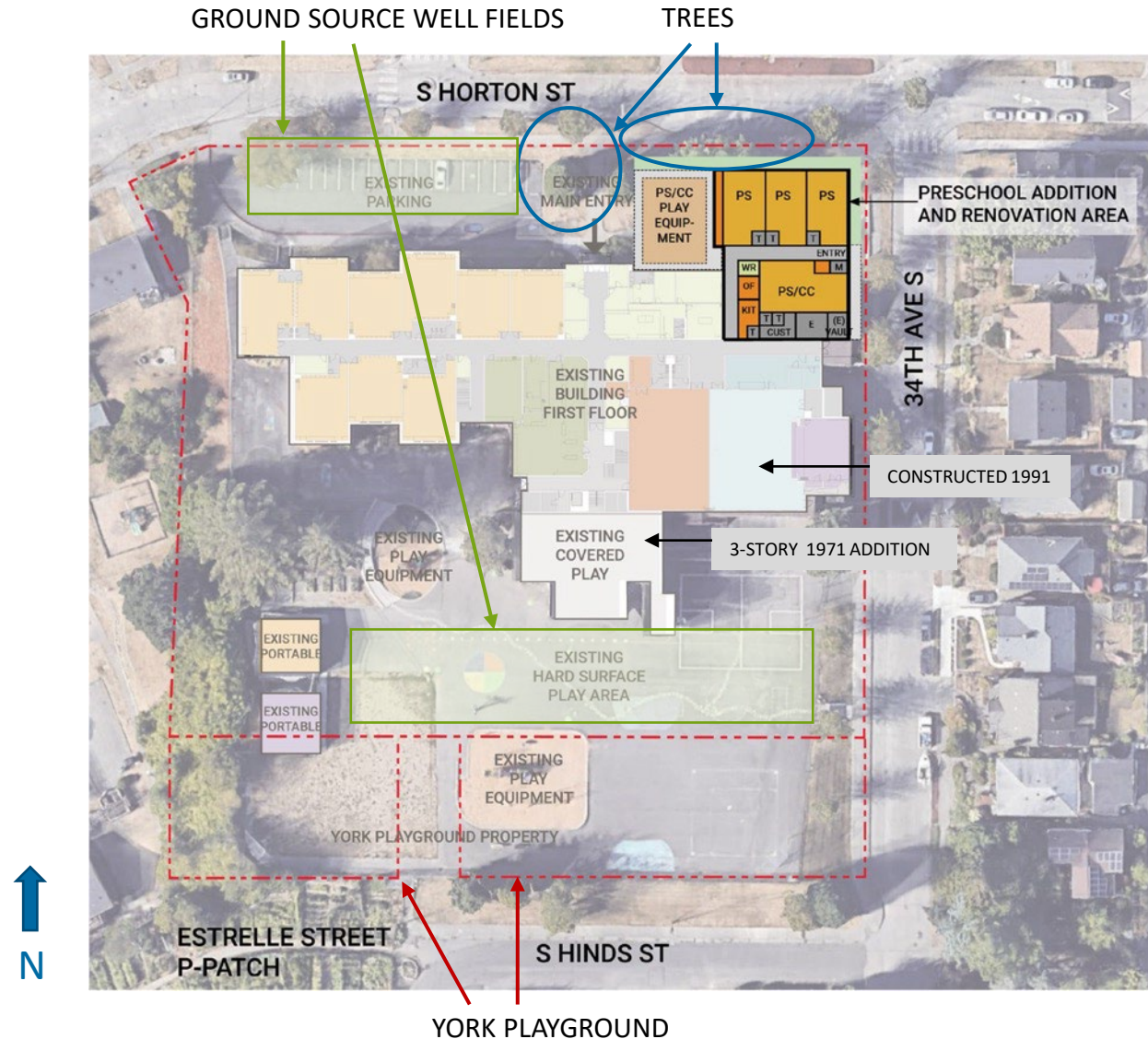
Project Overview: Mt. Baker Neighborhood

- Constrained single family residential neighborhood
- Limited land surrounding building and planned addition
- Adjacent York Playground to remain open during construction



Project Overview: Site Evaluation

- Total site area: 2.75 acres
- Construction area limited and site access for construction restricted
- Grove of trees on property including near addition location
- Existing ground source heat wells and loop must be protected
- Seattle Parks-owned York Playground used by school as playground and by community



Project Overview: Existing School Photos



Project Overview: Preliminary Schedule

PROJECT OVERVIEW - PRELIMINARY SCHEDULE

John Muir Elementary School	2022				2023												2024												2025																															
	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																				
CPARB Application Process	[Pink]																																																											
Architect Selection Process	[Pink]																																																											
GC/CM Selection Process	[Pink]																																																											
GC/CM Contract For Initial Precon Services	[Pink]																																																											
Pre-Design Planning (2 Months)													[Yellow]																																															
Schematic Design (3 Months)													[Yellow]																																															
SEPA Process													[Yellow]			[Yellow]																																												
Design Development (3 Months)													[Yellow]			[Yellow]																																												
Departure Process (with MUP)													[Yellow]			[Yellow]			[Yellow]			[Yellow]																																						
Construction Documents (6 Months)													[Yellow]			[Yellow]			[Yellow]			[Yellow]			[Yellow]																																			
Building Permit (8 Months)													[Yellow]			[Yellow]			[Yellow]			[Yellow]			[Yellow]			[Yellow]																																
Negotiate GMP / Reconciliation																																					[Green]																							
Sign General Construction Contract																																					[Green]																							
Construction (12 Months)																																					[Blue]												[Blue]											
School Move Into New Building																																					[Blue]												[Purple]											

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)



GC/CM as Appropriate Delivery Method

- Occupied site — school will be in continual operation during construction, including before- and after-school childcare
- Critical coordination needed to ensure student safety and a productive school environment
- York Park – Desire for adjacent park to remain open during construction requires safe access
- Densely populated residential neighborhood and limited site area requires added planning of construction hauling, staging, and laydown areas
- Possible need for departures related to setback requirements
- Critical coordination between contractor and school for hazardous materials abatement and removal
- Location of addition requires protection of existing grove of trees
- Current market conditions indicate labor shortages; bidders more reluctant to hard bid technically challenging project like this one



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 occupied site
- 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



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
Rainier 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

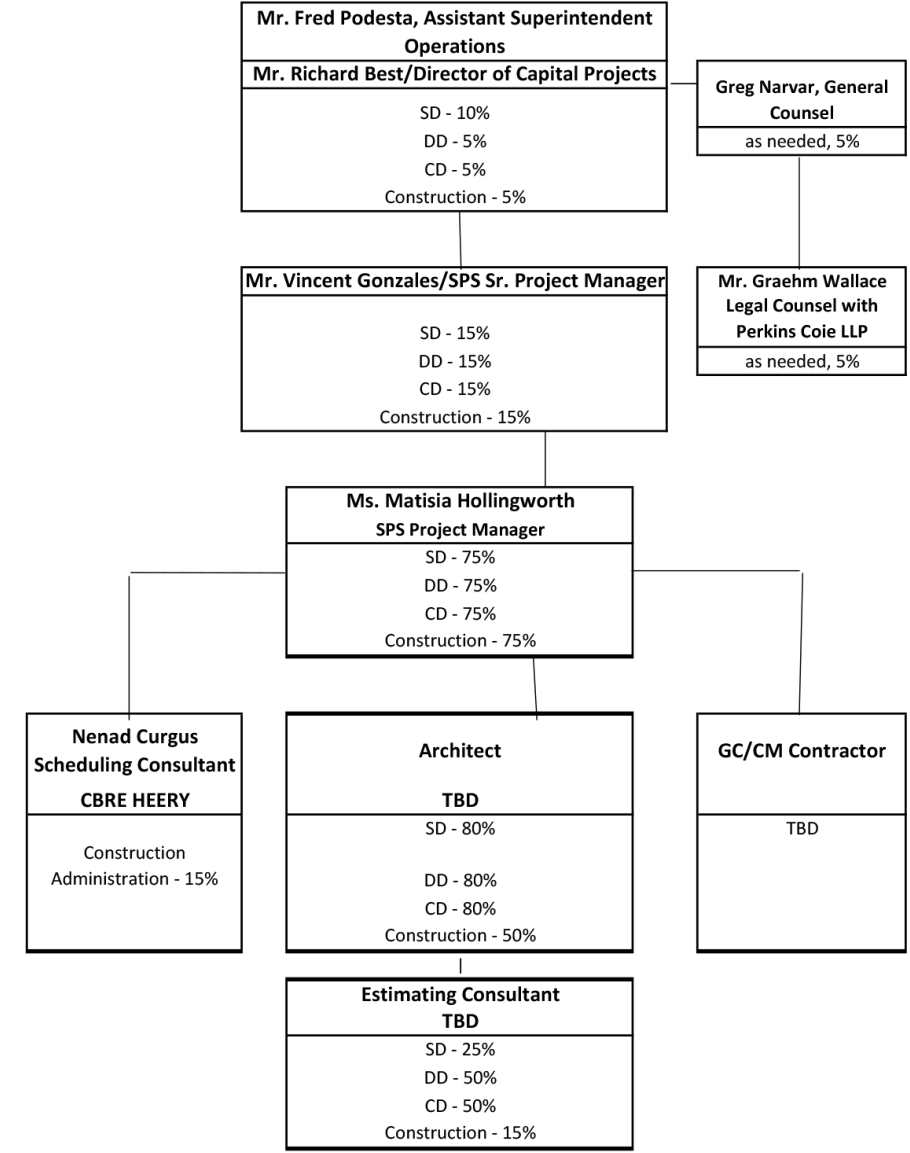
Major Capital Projects (continued)

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

Project Team: Organizational Chart

Project Organization Chart

Seattle Public Schools (SPS)



Summary

- Project meets criteria for GC/CM
- Project team has necessary qualifications
- GC/CM delivery provides a fiscal benefit for a potential partially occupied site with multiple constraints



Questions



Seattle Public Schools