

## SEATTLE SCHOOL DISTRICT – GC/CM

### - SEATTLE MEMORIAL STADIUM REPLACEMENT PROJECT

1. Regarding the Internal Audit of Horace Mann (NOVA) HS Construction Contract 3. Permitting delays due to oversight by district.
  - Do you plan to, or have you considered using a permit expeditor to ensure the project team stays on track with the permitting process?

Seattle Public Schools (SPS) is not planning to utilize a permit expeditor at this time. Seattle Public Schools meets monthly with the Seattle Department of Construction and Inspections to coordinate project permit needs and that process has served SPS well for over a decade. Please also recognize that the replacement of Memorial Stadium is an important project for both Seattle Public Schools and City of Seattle.

2. Regarding the Internal Audit of Genesee Hill ES Project Design Contract, # 3. Stakeholder Roles Could Be More Clearly Defined.
  - Has Seattle School District developed a governance structure for the project that defines how decisions will be made and ensure the district is in alignment with project priorities?

Seattle Public Schools has a public oversight committee that oversees the implementation of its Building Excellence (BEX) and Building, Technology and Academics/Athletics (BTA) capital levies. The BEX/BTA Oversight Committee oversees project design, construction, budget and schedule.

3. Does SPS intend to reapply for alternative delivery with a different scope/team/organizational structure should SPS and the City of Seattle enter into the Development Agreement to enhance the project as described in the application? Why are you not waiting until March or May when you may have a better idea if you will be partnering with the City of Seattle?

If SPS and the City of Seattle enter into a Development Agreement, then the Development Partner will be responsible for delivering the project utilizing a private contracting method such as Negotiated GMP.

SPS is requesting GC/CM approval in January so it can be ready to proceed with GC/CM procurement in the event that a private Development Agreement is not executed. This approach allows SPS to best mitigate delays to the project schedule and minimize financial risks.

4. If approved for GC/CM process, will you start the GC/CM process past your June date, then stop? This is very irregular and not the usual PRC Process.

SPS will only proceed with GC/CM procurement in the event that a private Development Agreement is not executed.

5. Does SPS have any other non-consultant staff supporting the project during the procurement, design, subcontract buyout or construction phases? If so, please identify roles and time to be allocated to this project.

SPS' Capital Projects and Planning Department includes in-house staff who will provide support to the project, including MEP coordinators, document controls personnel and administrative personnel.

6. Could you share past data of MBE/DBE/SBE utilization for each line item or at a minimum share goal/requirement/forecast vs actual on each line item. If you did not track – place “X”.

Current overall utilization on SCWA projects is 9.6% for MBE (Goal is 20%), and 2.6% for WBE (Goal is 6%).

7. What is the diverse business goal/requirements for this project?

SPS anticipates establishing goals of 20% to be awarded to MBE firms, and 6% to be awarded to WBE firms.

8. How will you use NAMC and Tabor 100 for this project other than presentations?

SPS will present this project at NAMC and Tabor 100 to create awareness for trade contractors prior to bidding and encourage them to bid.

9. Based on past performance, how will you use SCWA on this project and what is the forecast/projection?

SPS intends to utilize its Student and Community Workforce Agreement on this project consistent with its other projects. SPS has a three-prong approach: students, workforce and diverse business enterprise opportunities.

10. How will the design meet the needs of student diversity?

The design process will be guided by the goals articulated in the District’s Strategic Plan, Seattle Excellence, and Board Policy 0030 (Ensuring Educational and Racial Equity). While a design is not yet conceived, SPS intends to select a design team able to demonstrate keen ability to tie and apply diversity goals and policies with innovative space programming, planning, organization, orientation, adjacencies and equitable learning.

11. How will it address title 9?

SPS will require the design team to ensure the new stadium design is responsive to Title IX, including but not limited to ensuring equitable access to all programs and opportunities at the new stadium by all genders and avoiding any and all sex-based discrimination as a result of the design, construction or operation of the facility. The new stadium is a learning environment for SPS students and educational programs will be delivered on premises.

12. Will you involve students in the planning phases?

Yes, SPS will engage student voices in the planning and early design process through a Stadium Design Advisory Team (SDAT). These programs last over a period of months, deeply engaging with representative students to seek their aspirations, needs, inspiration, passion, inquiry, curiosity, imagination – all heard, gathered and synthesized by the design team to inform design priorities to apply to the project. During construction, student involvement will be available through the Student and Community Workforce Agreement.

13. What other learning opportunities will the spaces provide, weight rooms, classroom space, medical/health facilities, announcer-AV booth?

**CAPITAL PROJECTS ADVISORY REVIEW BOARD**

**PROJECT REVIEW COMMITTEE**

**QUESTIONS RE: PROJECT APPLICATION**

Meeting Date: January 26, 2023

This new stadium will embody student learning first. All SPS athletics programs are education-based learning experiences which help students develop skills for college, career and life. Developing the student-athlete while preparing for lifelong success involves: discipline, collaboration, goals-focus learning, teamwork, strategy, character, accountability, resilience, humility, confidence, pride, social-emotional learning, relationships, bonding, emotion management, physical health and nutrition education. The new stadium will provide student learning opportunities on the field and in the facility such as a new announcer booth, athletic trainer suites, first aid room and high school team support spaces where instruction can be expected to take place.

14. How will you leverage GC/CM participation to address these needs of school districts during the preconstruction phase?

SPS will ensure the GC/CM's active participation in the preconstruction phase to benefit the project, including scheduling, cost estimating, value engineering, constructability, W/MBE participation, SCWA compliance, bid packaging, site logistics and safety planning, and community relations.

15. Stormwater runoff and treatment are always concerns with field design; will the GC/CM have any alternative subcontractor selection? None were mentioned in your application.

The field design will comply with all applicable City of Seattle stormwater regulations.

SPS is not applying for alternative subcontractor selection at this time, but intends to evaluate options with the selected GC/CM.

16. What safeguards are you considering to protect the schedule, and how will you include the GC/CM?

The GC/CM's early involvement will allow the owner, architect and GC/CM to work in partnership to protect the project schedule, explore early procurement opportunities and phased construction, and mitigate potential delays. SPS will only proceed with GC/CM procurement in the event that a private Development Agreement is not executed.