

Franklin High School HVAC Repairs

Progressive Design/Build

Project Review Committee Presentation

September 23, 2022



Seattle Public Schools

Presentation Agenda

- Introduction of key team members
- Project overview
- PDB as appropriate method
- Public benefit
- Agency experience
- Team organizational chart and qualifications
- Previous Panel Question
- 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

Tom Gut, PE – Senior Project Manager

- 30 years of design and construction experience, Associate DBIA Candidate

Parametrix

John Palewicz – D/B Consultant/Advisor

- 21 years of public agency owner experience, 24 GC/CM and DB projects



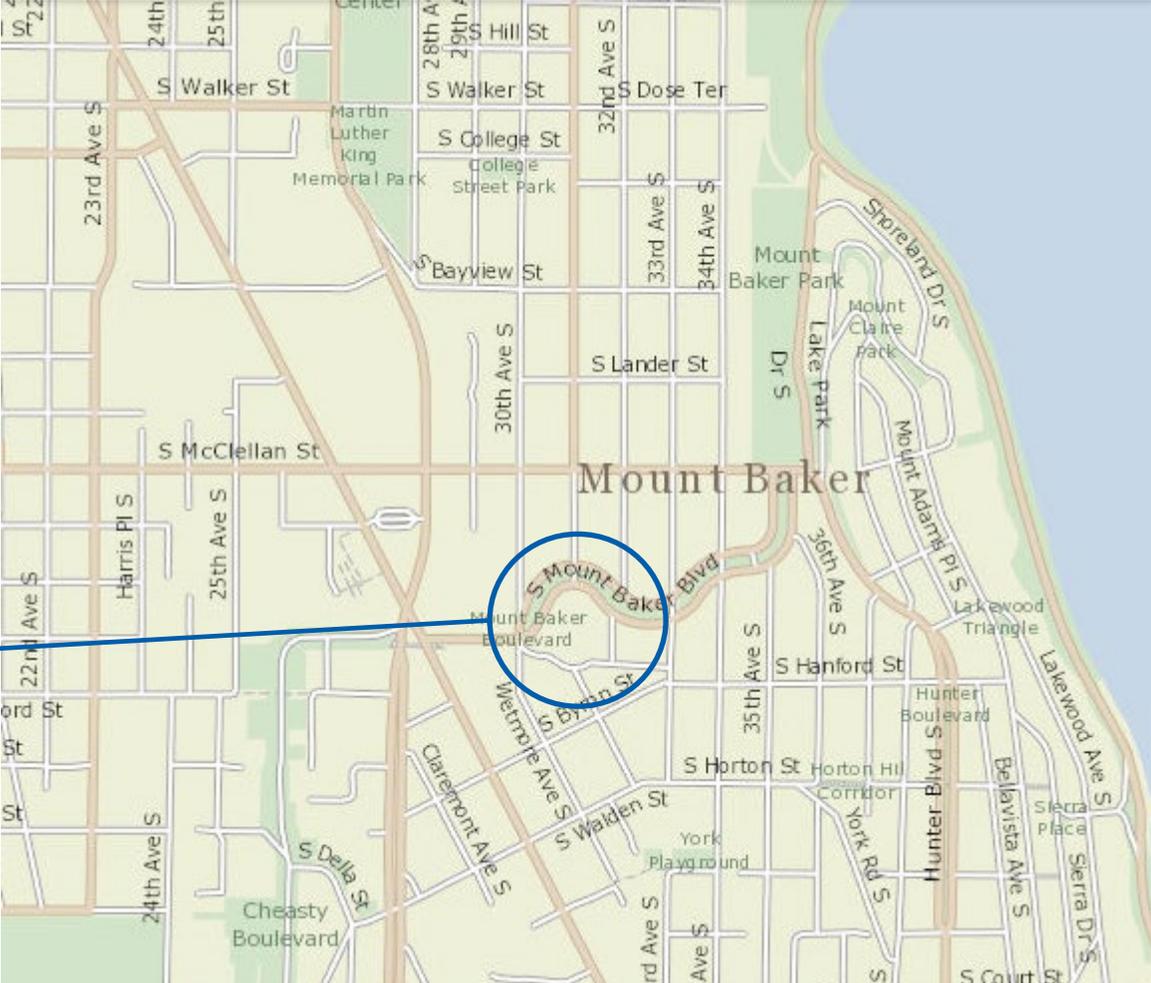
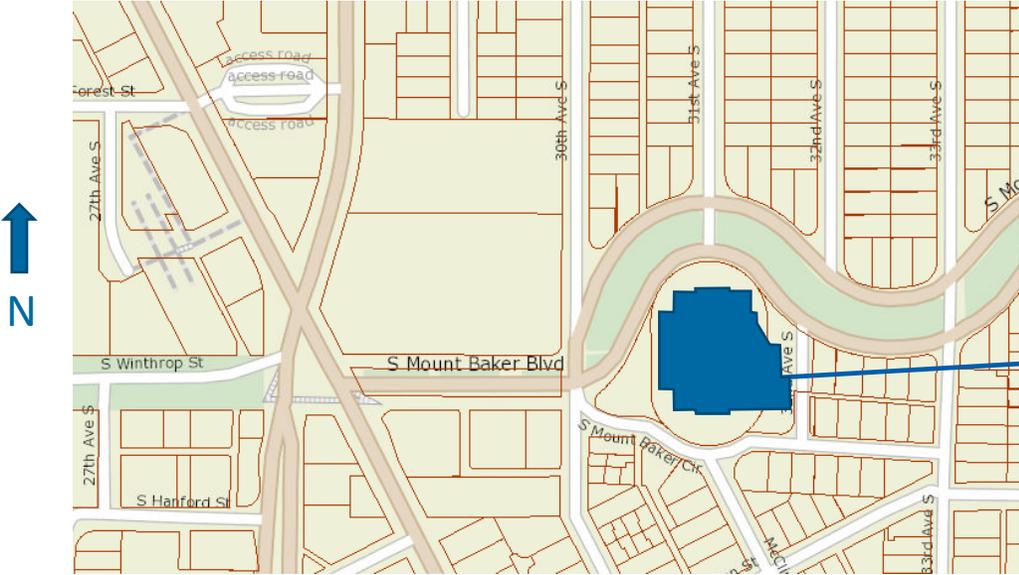
Project Overview

- Franklin High School opened 1912, expanded 1925, 1958
- Seattle Landmarks Preservation Board designated site and exterior
- 4-story building; approximately 216,000 SF; up to 1,400 high students
- Replace 141 heat pumps
- Reconfigure ventilation
- \$5.8M total project cost
- \$4.6M construction cost (including A/E, as provided by D-B, and construction contingencies)
- Funding source: Voter approved capital levies.



Project Overview: Site Location

- Mt. Baker Neighborhood east of Rainier Avenue S



Project Overview: Existing HVAC Photos



RCW 39.10.300 Design-Build Criteria

- Total Project Cost > \$2M; AND
 - Highly specialized construction and D-B is critical in developing construction methodology; OR
 - Innovation or efficiencies between designer and builder; OR
 - Reduced project delivery time
- PRC Approval



PDB as Appropriate Delivery Method

- HVAC equipment in constrained spaces
- Reconfiguration of building ventilation
- Constrained schedule



Public Benefit of PDB

- PDB selection based on qualifications and relevant experience is critical to success of project with significant space constraints and schedule requirements
- Design direct coordination with contractor reduces risk for errors & omissions, thus less change orders and higher cost certainty
- Top-tier contractors are more likely to compete, leading to likelihood of improved quality, timely completion, subcontractor coverage, and safety
- Position project for greater M/WBE participation
- Leverage innovation and creativity to improve HVAC system reliability and indoor air quality



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

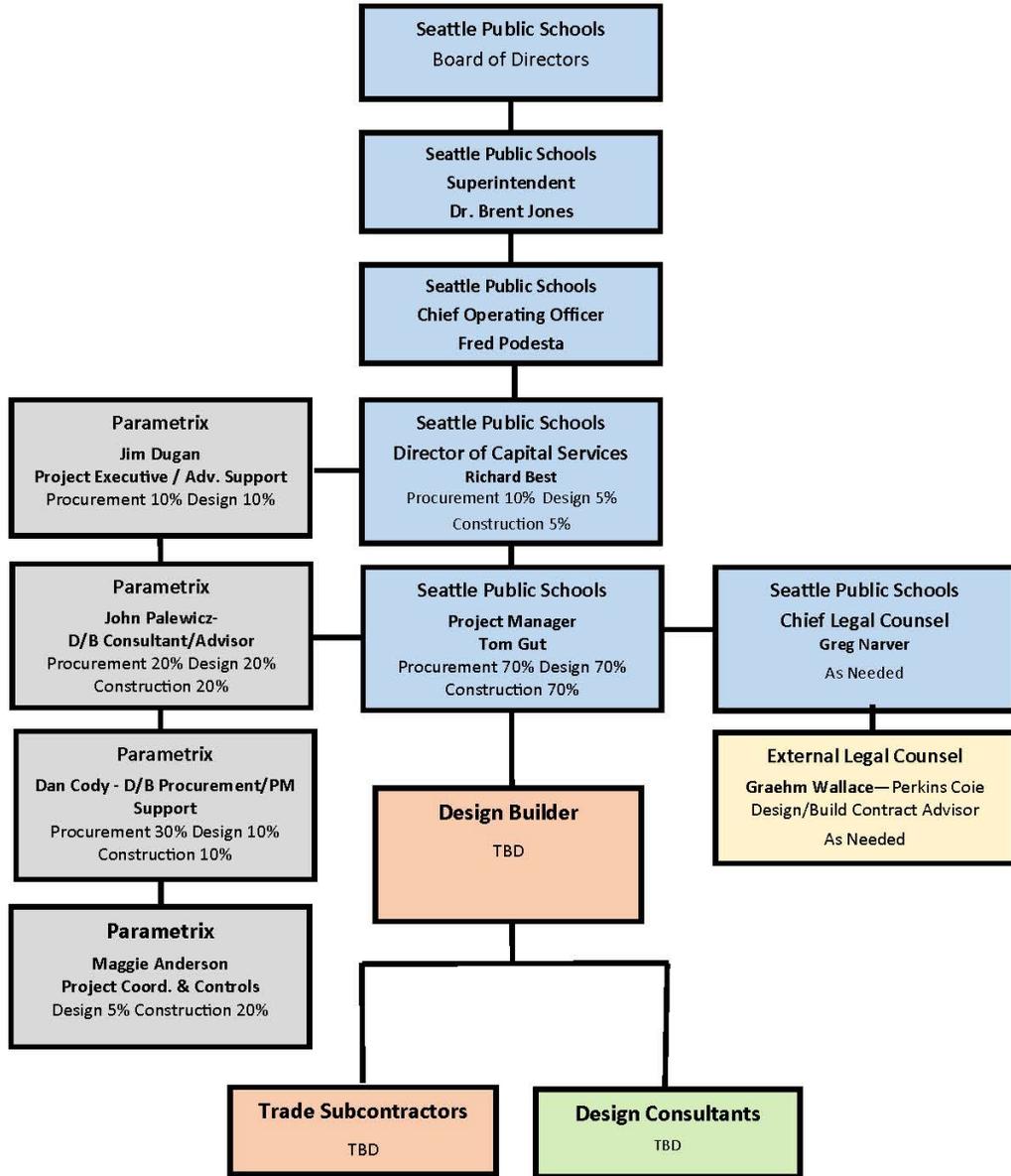
Major Capital Projects (continued)

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



Previous Panel Question 1

Please explain how you will solicit confident subcontractor bids when you intend to request them prior to completion of the 90% design?

It is common in PDB projects, and the intent for this work, to negotiate the GMP based on Design Development (approximately 60% complete) documents and basis of design specifications. Typically, the Design-Builder will develop the GMP based on negotiated subcontract prices, estimates for work to be bid with more detailed documents and allowances. This project will have a limited number of subcontractors with mechanical being the largest. Our anticipation is that the mechanical subcontractor will either be part of the selected DB team or chosen immediately after the DB selection and that the mechanical work will be negotiated.



Previous Panel Question 2

There does not appear to be any time in the schedule allowed for permitting, please elaborate where this falls into such a tight schedule?

Since this work is replacing existing equipment and ductwork, we are assuming a full building permit will not be required. Specific mechanical and electrical trade permits will be achieved with in-progress documents.



Previous Panel Question 3

Has an asbestos study/abatement already been performed, or will that be part of the PDB teams' scope?

The DB scope of work will include hazardous materials assessment and abatement. The current systems were put in place in the 1990's and we are verifying the extent of hazardous materials abatement that was performed with this work.



Previous Panel Question 4

Please explain your procurement selection committee and the role your DB advisors will fill on the committee.

The selection committee will include Capital Projects and Planning staff; project manager; construction manager; and mechanical coordinators. We are trying to also include a member from the construction industry and the BEX Oversight Committee. John Palewicz, the DB Consultant/Advisor will manage the selection committee process, compile the scoring and develop a list of strengths and weaknesses of the responses and proposals. He will also assure that the RCW 39.10 required procedures are followed. SPS Contracting Services is reviewing and issuing the procurement documents.



Previous Panel Question 5

The schedule indicates the First Day of School as 9/6/23 with the Substantial Competition as 10/27/23. The narrative mentions operational mechanical systems by the end of October before the heating season and operational prior to the classes beginning in the fall. How will you use the DB team to reconcile the schedule, especially when considering the need for functioning systems for the start of school?

There is no doubt that this is very aggressive goal to complete this work over the school year summer break in time for the start of a new school year. Only with a very motivated and creative design-build team can this even be possible and Seattle Public Schools believes that progressive design-build delivery model can provide the best opportunity to realize this goal and is looking forward to the DB Team input. Some thoughts so far include: early equipment procurement; component prefabrication; multiple working shifts; and expedited decision making by all team members.



Summary

- Project meets all RCW criteria for DB
- Advisor guidance for successful Seattle Public Schools' first DB project
- Project team has necessary qualifications
- PDB delivery provides fiscal and schedule benefits for occupied site and uncertain supply chain



Questions



Seattle Public Schools