



# Seattle Public Schools

Lincoln High School – Phase 02  
GC/CM Application for Project Approval



# Lincoln High School – Phase 02

## Agenda

Project Team

Project Overview

Project Budget

Project Schedule

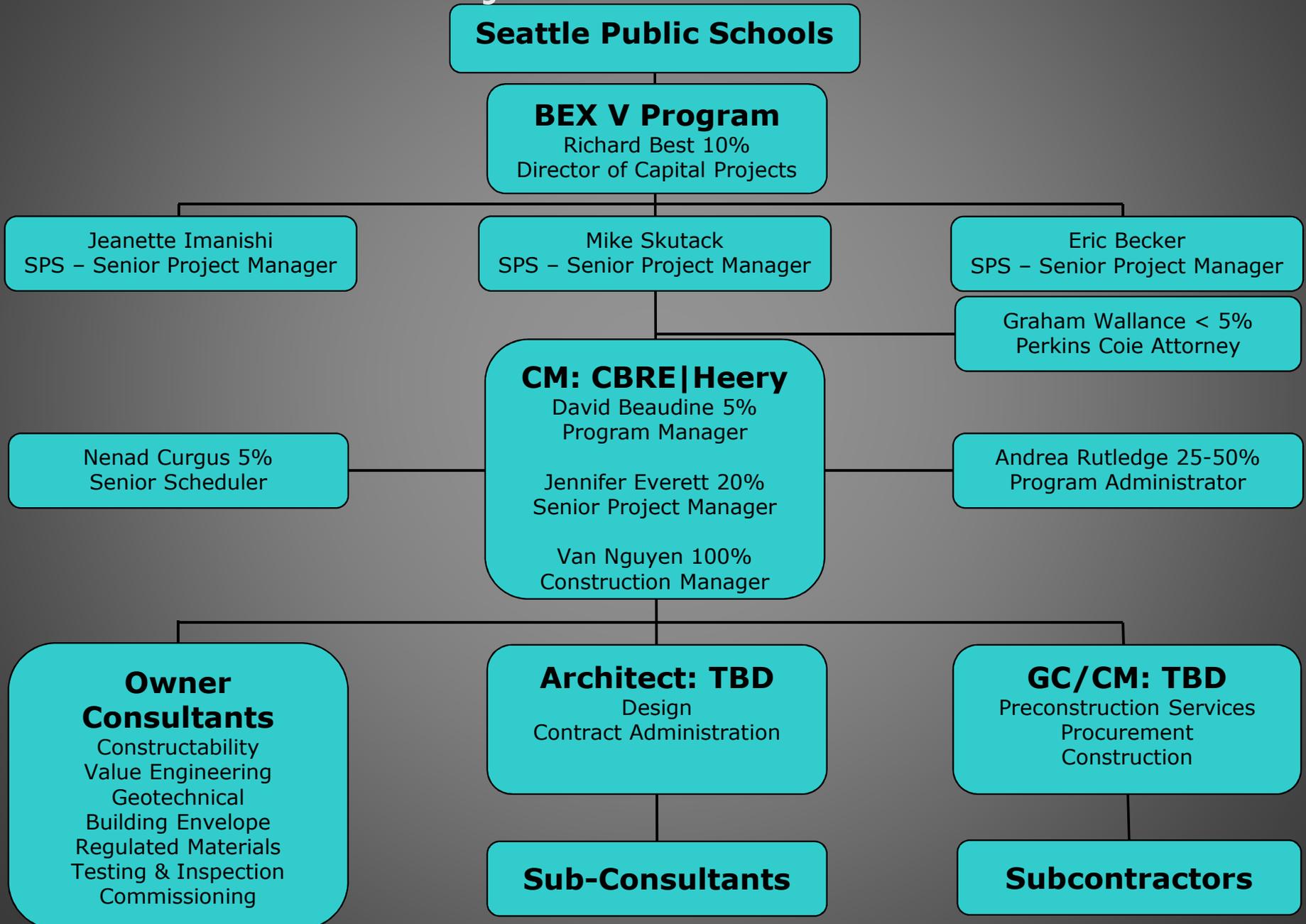
Why is this Project Suited for GC/CM?

Summary

Q&A

# Lincoln High School – Phase 02

## Project Team & Roles



# Lincoln High School – Phase 02

## Individual Team Member Qualifications

**Richard Best**, Seattle Public Schools

Director for Capital and Planning

30+ Years of industry experience

5+ Years with Seattle Schools

BTA III and IV

BEX IV & V Programs

> 22 Projects

GC/CM project experience

Daniel Bagley Elementary School

Webster School

Lincoln HS – Phase 1

Loyal Heights Elementary School

Olympic Hills Elementary School

Wilson Pacific Elementary / Middle School



**Wilson Pacific ES/MS**

# Lincoln High School – Phase 02

## Individual Team Member Qualifications

**Mike Skutack**, Seattle Public Schools

Senior Project Manager

20+ Years of industry experience

20+ Years with Seattle Schools

BTA I, II, III, IV

BEX III, IV & V Programs

GC/CM project experience

Lincoln HS – Phase 1

Denny Middle School – Phase 3

Rainier Beach High School



Lincoln High School – Phase 1

# Lincoln High School – Phase 02

## Individual Team Member Qualifications

**David Beaudine**, CBRE | Heery

Project Executive, GC / CM Advisor

17+ Years of industry experience

GC/CM project experience

Highland Middle School

Mullan Road Elementary School

NEWTECH Skills Center Addition

Ferris High School

Rogers High School

Roosevelt HS

Apple Valley & Summitview Elementary School

New Elementary School #11 (Mead SD)



**Rogers High School**

# Lincoln High School – Phase 02

## Individual Team Member Qualifications

**Jennifer Everett**, CBRE | Heery

Senior Project Manager

17+ Years of industry experience

1 Year with Seattle Schools  
BEX V Program

GC/CM project experience  
Bellarmine Preparatory School Connelly  
Campus Center

Multiple Private Sector Projects (CM@Risk)



**Bellarmino Preparatory  
School – Connelly  
Campus Center**

# Lincoln High School – Phase 02

## Individual Team Member Qualifications

**Van Nguyen**, CBRE | Heery

Construction Manager

10+ Years of industry experience

1 Year with Seattle Schools  
BEX IV & V Programs

GC/CM project experience  
Lincoln HS – Phase 1



**Lincoln High School – Phase 1**

# Lincoln High School – Phase 02

## Project Overview: Existing Site Plan

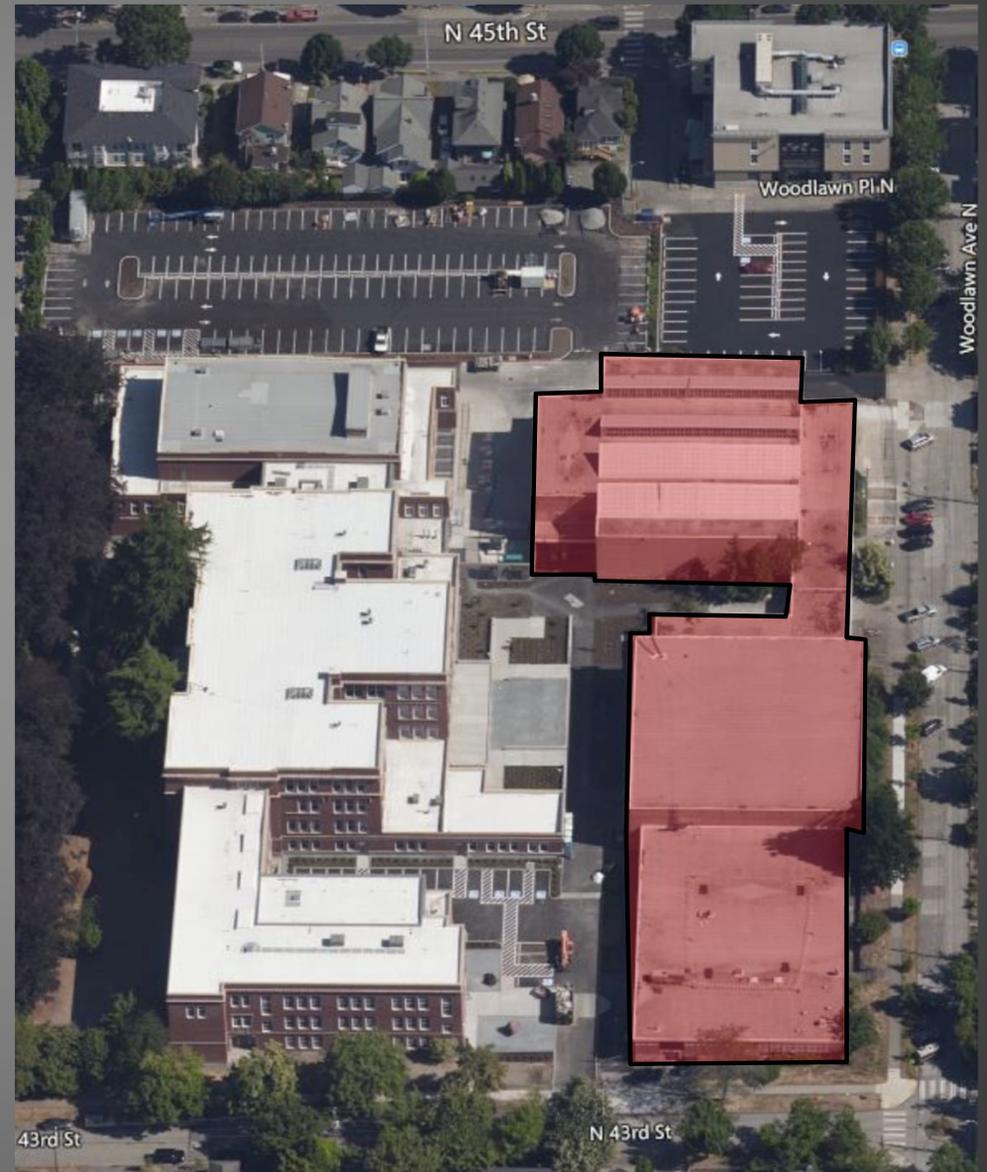


# Lincoln High School – Phase 02

Project Overview: Concept



- Seismic Improvements
- Theater Improvements
- Gymnasium Improvements
- Career and Technical Education Improvements
- Occupied Site
- Site Constraints
- Unknown Conditions



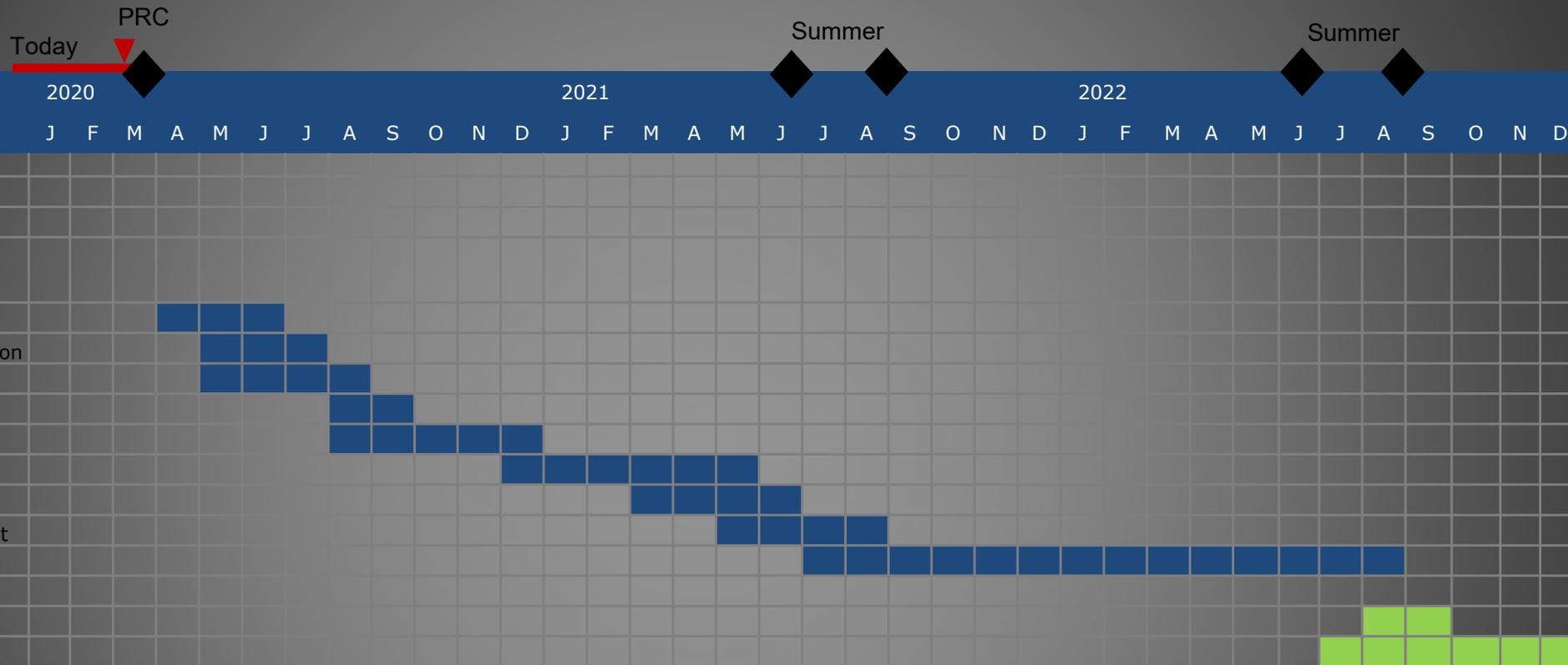
# Lincoln High School – Phase 02

## Project Budget

			<b>Total</b>
Professional Services Costs			\$1,600,000
Construction Costs			\$20,900,000
Equipment & Furnishings			\$360,000
Off Site			\$0
Construction Administration			\$1,200,000
Contingencies			\$1,500,000
Other Related			\$1,140,000
Sales Tax			\$2,200,000
<b>TOTAL</b>			<b>\$28,900,000</b>

# Lincoln High School – Phase 02

## Project Schedule



# Lincoln High School – Phase 02

Why is this Project Suited for GC/CM?

## RCW 39.10.340:

- ❑ The project involves complex scheduling, coordination and phasing:
  - ❑ In order to complete the project in the sixteen (16) allotted months it will require detailed and phased scheduling in order to properly delineate the work that needs to be completed during each of the two summers and how the work during the school year can be phased to minimize impacts to the learning environment.
  - ❑ To ensure the District is able to maintain basic operations and with minimal interim space within the school that is available to be used as part of the phasing a detailed analysis will be required from the design team, CBRE | Heery, GC/CM and the District.
  - ❑ Due to the confined nature of the school site and the adjacent neighborhoods a detailed plan will be required from the Contractor as to how they will mobilize on to the site, store materials, and provide parking for the contractor's team. A GC/CM assists in development of the best means and methods necessary to construct the building while reducing the impact to the surrounding community.

# Lincoln High School – Phase 02

Why is this Project Suited for GC/CM?

## RCW 39.10.340:

- ❑ The project involves construction at existing facility which must continue operations:
  - ❑ Coordination of construction and site investigations around school activities while maintaining teaching and learning environment.
  - ❑ Safety impacts related to construction fencing, gates, deliveries as well as movements of workers and staff/students.
  - ❑ Detailed scheduling to take advantages of breaks in the school year (summer, spring and winter breaks)
  - ❑ Noise Impacts

# Lincoln High School – Phase 02

Why is this Project Suited for GC/CM?

## RCW 39.10.340:

- ❑ The involvement of the GC/CM is critical during the design phase:
  - ❑ Increased familiarity of the site, scope and existing building conditions, which will help reduce the risks associated with unforeseen conditions and missing scopes.
  - ❑ Allow for consistent constructability reviews that will assist the District in determining additional ways to execute the work.
  - ❑ Creates the opportunity for detailed site investigations and as-built drawing verification. This allows the GC/CM to analyze how to execute the scope of work alongside the design and owner team while taking into account the occupied nature of the site.
  - ❑ Allow time for thorough planning, coordination, phasing and scheduling for the project.
  - ❑ Plan the project to take advantage of a code provision noting that voluntary structural improvements can be made on buildings without having to enact up to date codes. GC/CM would provide another perspective and up-to-date cost estimates.

# Lincoln High School – Phase 02

Why is this Project Suited for GC/CM?

## RCW 39.10.340:

- ❑ The project encompasses a complex or technical work environment:
  - ❑ Structural improvement work by definition can be very complex and technical in order to bring the building up to proper seismic codes.
  - ❑ The building is located within a dense urban neighborhood surrounded by homes on all four sides.
  - ❑ The scope of work is occurring within particular portions of the building requiring coordination between all other areas of the school.
  - ❑ Being an occupied site will require specific work to be completed over summer months as there is no other place for programs to go (theatre) as well as others that will need to be phased around due to availability of swing space within the building.
  - ❑ Being occupied, it will also require detailed coordination of material delivery, staging, and student movement. All of which creates complexity to the project.

# Lincoln High School – Phase 02

Why is this Project Suited for GC/CM?

## RCW 39.10.340:

- The project involves construction at building that has historical significance:
  - Site in which the building sits on has been landmarked, therefore requiring specific permitting processes.

# Lincoln High School – Phase 02

## Summary

- ❑ Complex Planning
- ❑ Building Modernization & Historic Elements
- ❑ Complex & Technical Working Environment
- ❑ Requires GC/CM during Design Phase
- ❑ Necessary Project Team Experience

# Seattle Public Schools

Lincoln High School – Phase 02  
GC/CM Presentation

## QUESTIONS AND ANSWERS

