

Sacajawea Elementary School

Project Review Committee Presentation

January 27, 2023



Seattle Public Schools

Presentation Agenda

- Introduction of key team members
- Project overview
- GC/CM as appropriate method
- Public benefit
- Agency experience
- Team organizational chart
- 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
- Mike Skutack, Senior Project Manager
 - 30+ years of industry experience, 5 GC/CM projects
- David Jackson, Project Manager
 - 30+ years of industry experience
- Deborah Northern, Manager of Equity and Engagement



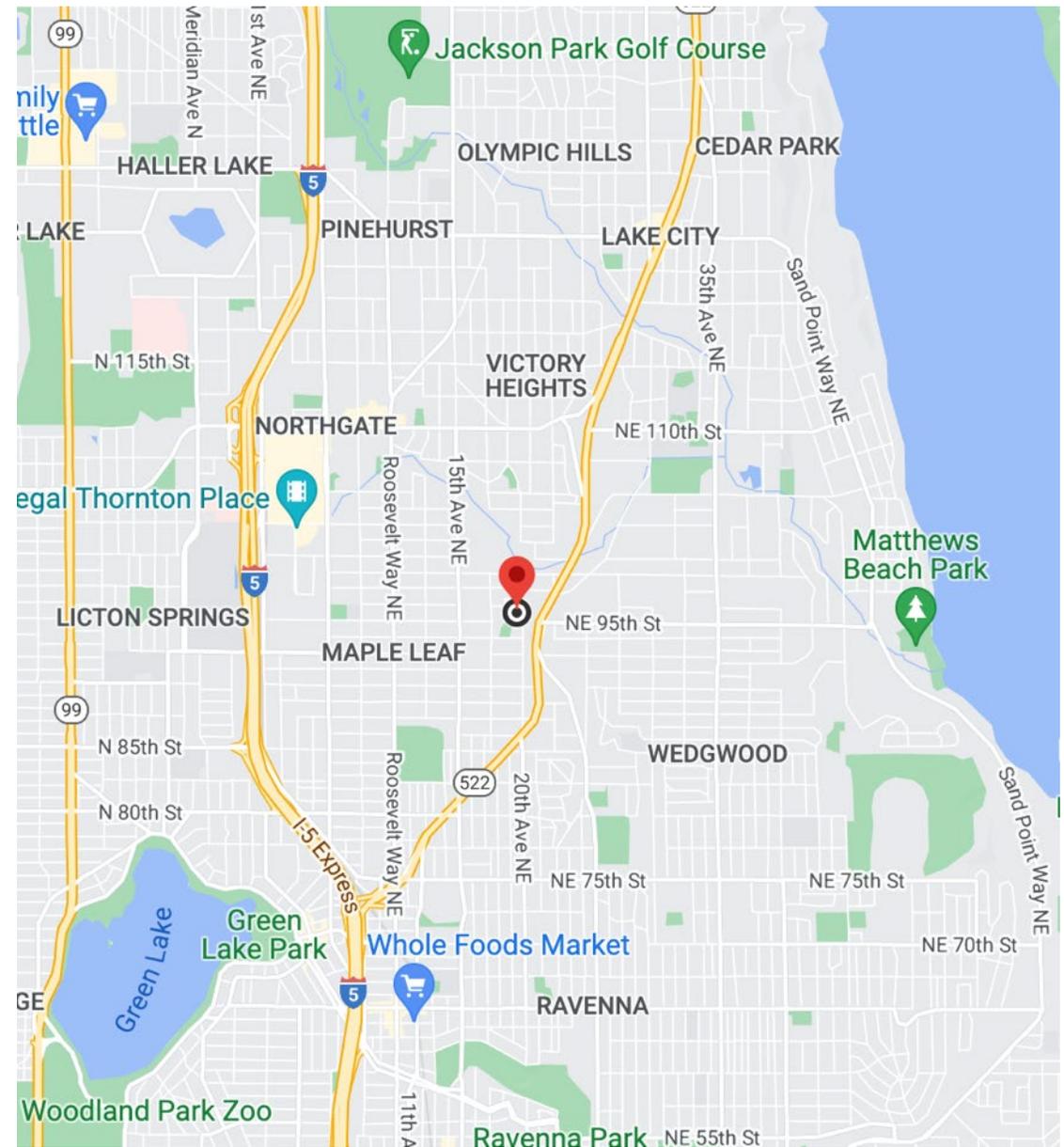
Project Overview: Scope and Budget

- Demolish existing school building
- Construct new multi-story school facility
 - Approximately 82,000 square feet
 - Permanent space for up to 500 elementary students
- Funding source: Building Excellence V Capital Levy (BEX V), approved February 2019 for design only
 - Construction phase contingent on voter approval of Building Excellence VI Capital Levy (BEX VI) in February 2025
- Total Project Cost: \$107 million
- Construction Budget: \$76 million (including construction contingencies)



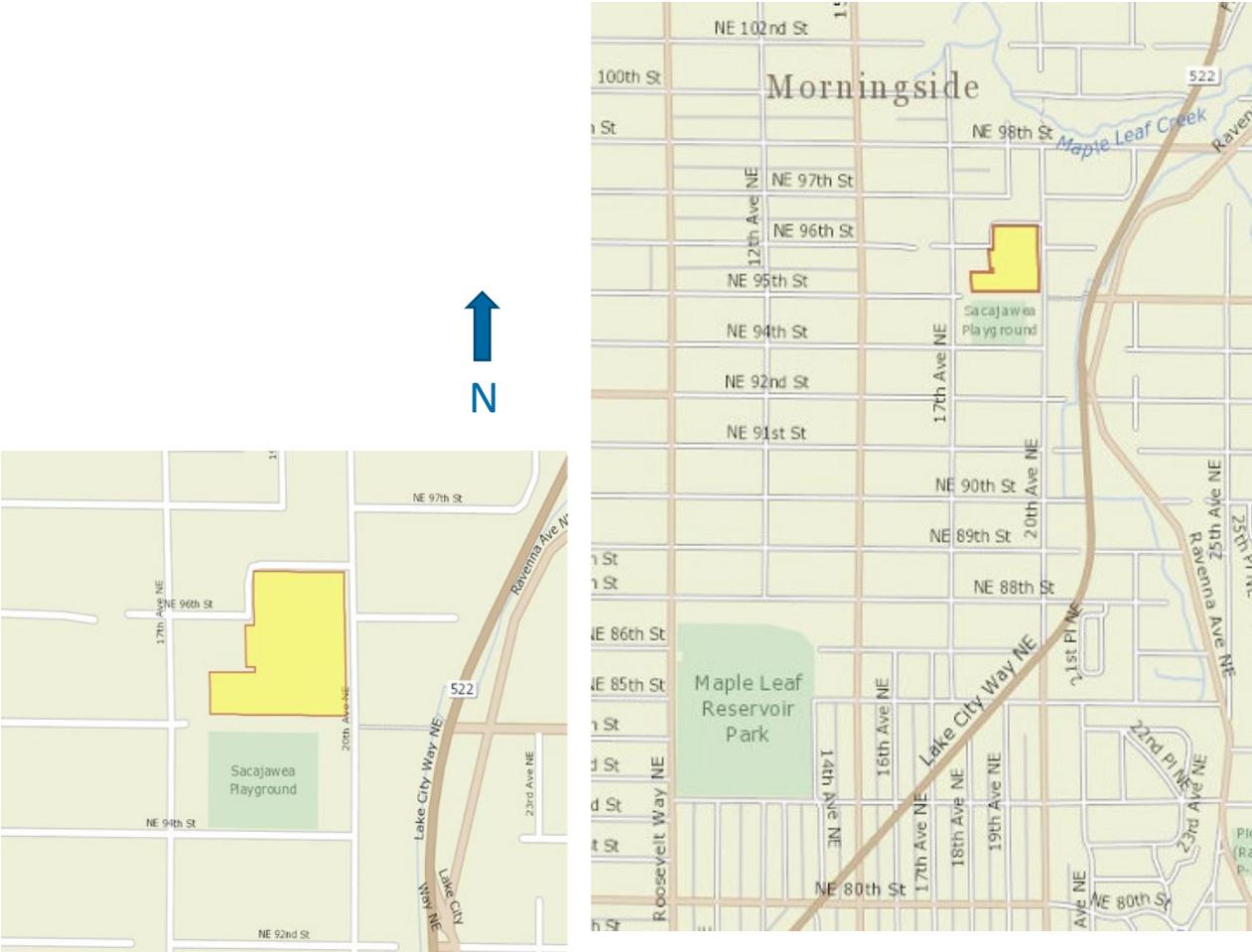
Project Overview: Site Location in NE Seattle

- 50 blocks south of city limits
- 1 block west of highway 522/Lake City Way
- Northeast corner of Maple Leaf neighborhood



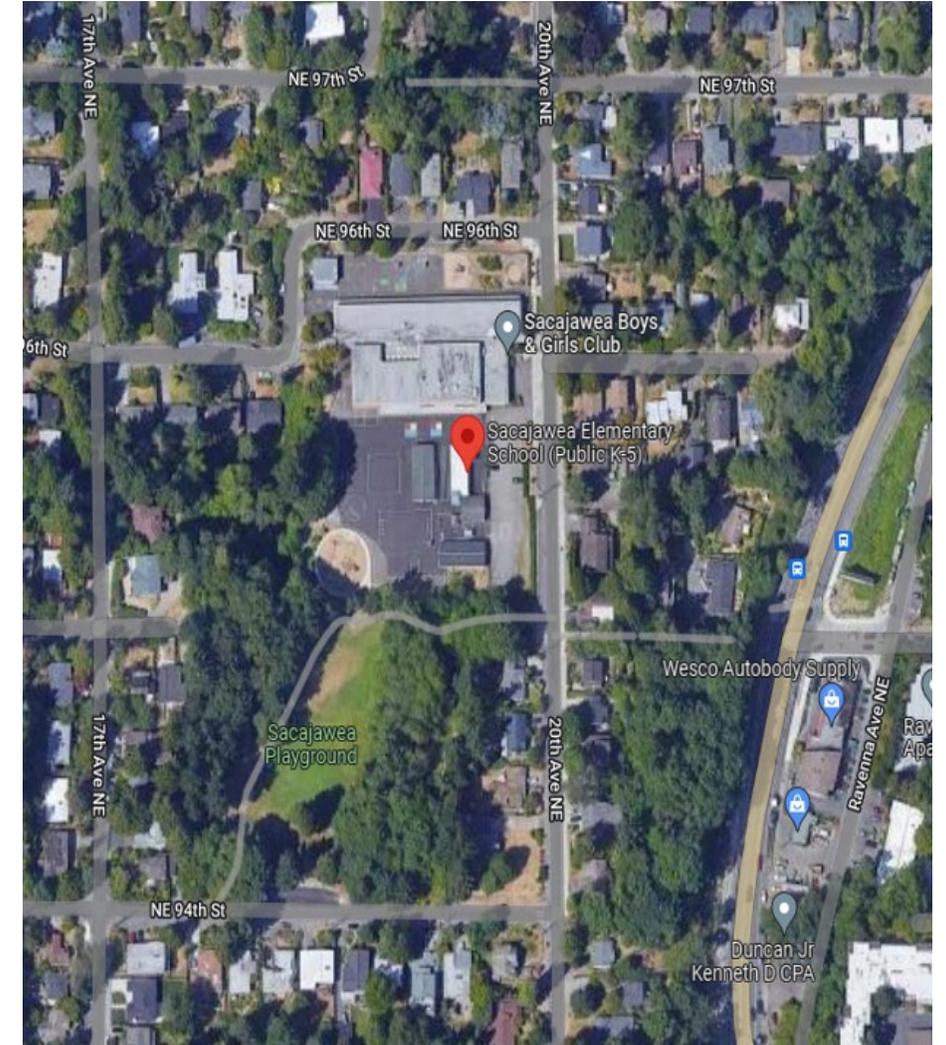
Project Overview: Maple Leaf neighborhood

- Constrained single-family neighborhood
- Adjacent to city park
- Residential block with multiple trees serves as buffer to highway
- No direct highway access to site

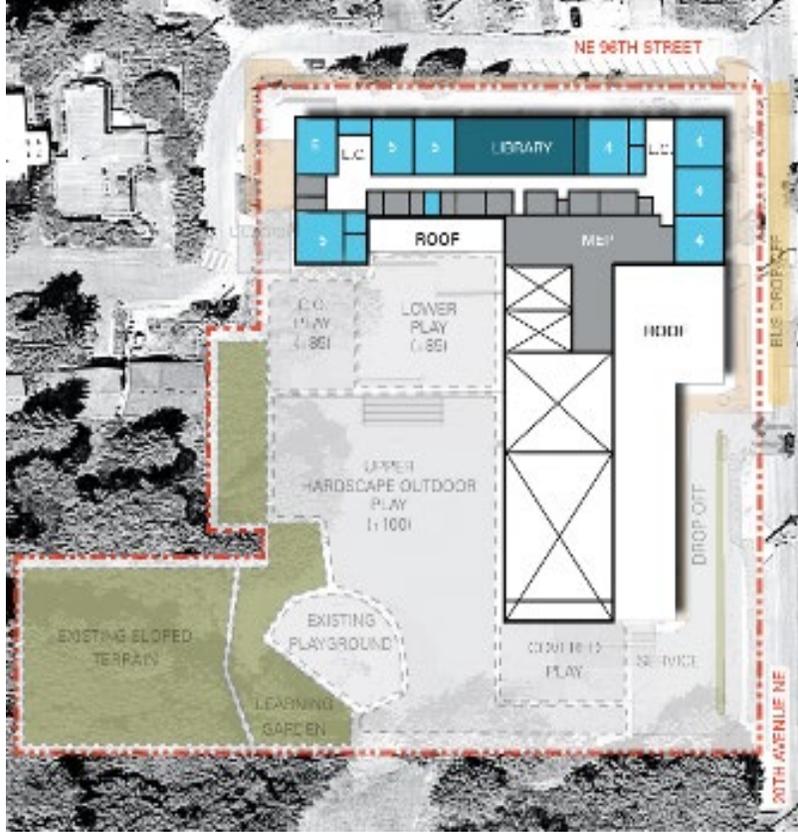
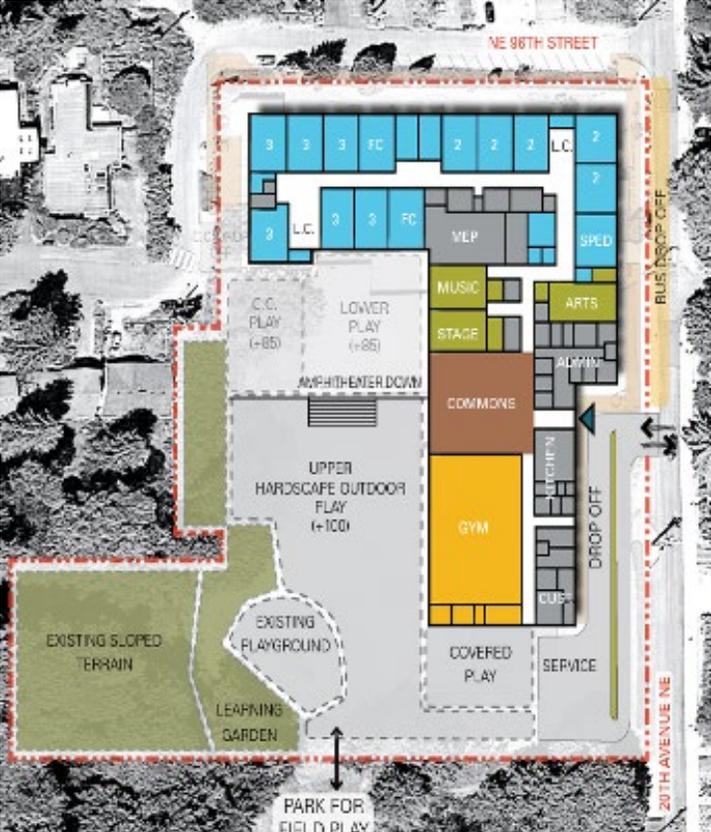
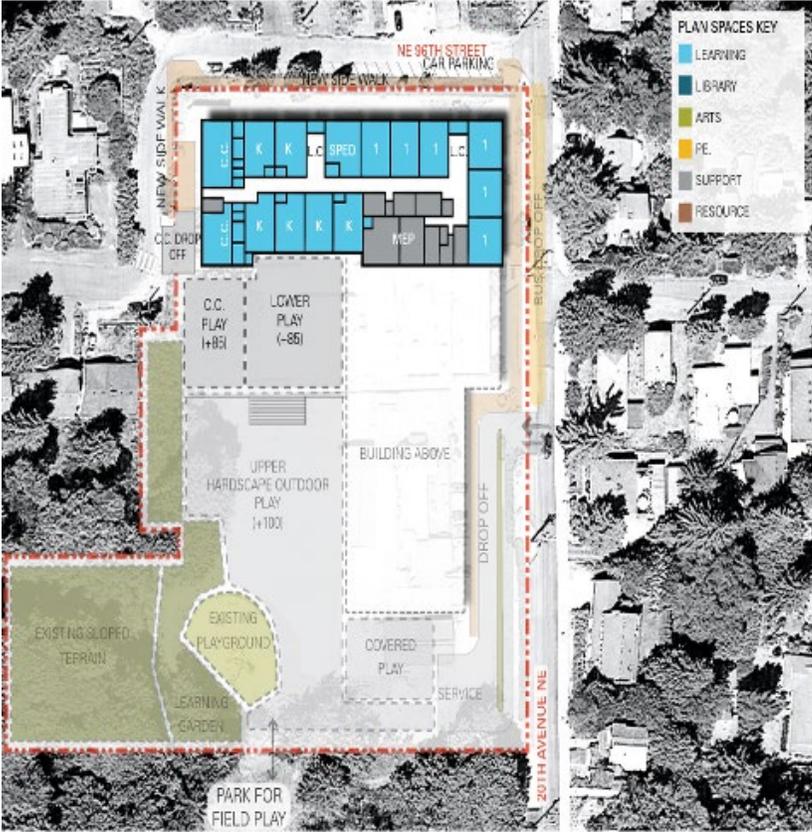


Project Overview — Site Evaluation

- Total site area: 3.75 acres
- Construction area, laydown space, and site access limited
- Site slopes from south to north with significant slope at SE corner and steep slope hazard area at SW corner
- Substantial ground water seepage and surface water flooded site during earlier playground improvements



Project Overview: Construction



Floor 1

Floor 2

Floor 3

Project Overview: Existing School Photos



Project Overview: Preliminary Schedule

Sacajawea Elementary	2022					2023					2024					2025					2026					2027																													
	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	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
Landmarks Nomination Process	█	█	█																																																				
CPARB Application Process							█	█	█																																														
Architect Selection Process							█	█	█	█																																													
GC/CM Selection Process																																																							
GC/CM Contract For Initial Precon Services																																																							
Pre-Design Planning																																																							
Schematic Design																																																							
SEPA Process																																																							
Departures Process																																																							
Design Development																																																							
Construction Documents																																																							
Building Permit																																																							
Negotiate GMP / Reconciliation																																																							
Sign General Construction Contract																																																							
BEX VI Levy Vote																																																							
Construction																																																							
School Move Into New Building																																																							



RCW 39.10 Alternative Project Works Criteria

At least one of the following:

- Involves complex scheduling, phasing, or coordination
- 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

- Located in constrained single-family residential neighborhood with many street trees and limited space requires added planning for construction hauling, staging, and laydown
- The District has a large inventory of facilities to maintain and limited interim space to house programs during construction. A schedule delay has a cascading effect for school projects next in line for a modernization or replacement project.
- Early involvement needed to plan for significant topography changes and geotechnical challenges (high water table and steep slope hazards)
- Critical coordination needed to ensure safe removal of hazardous materials including abandoned underground fuel tank
- Geothermal heat loop system requires consideration of site restrictions and phasing options
- Adjacent to city-owned playground requiring coordination with Seattle Parks during design to ensure community access is maintained
- Current market conditions indicate labor shortages; bidders more reluctant to hard bid technically challenging project like this one



Public Benefit: 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 technical challenges
- 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
- Positions project for greater M/WBE participation



Agency Experience

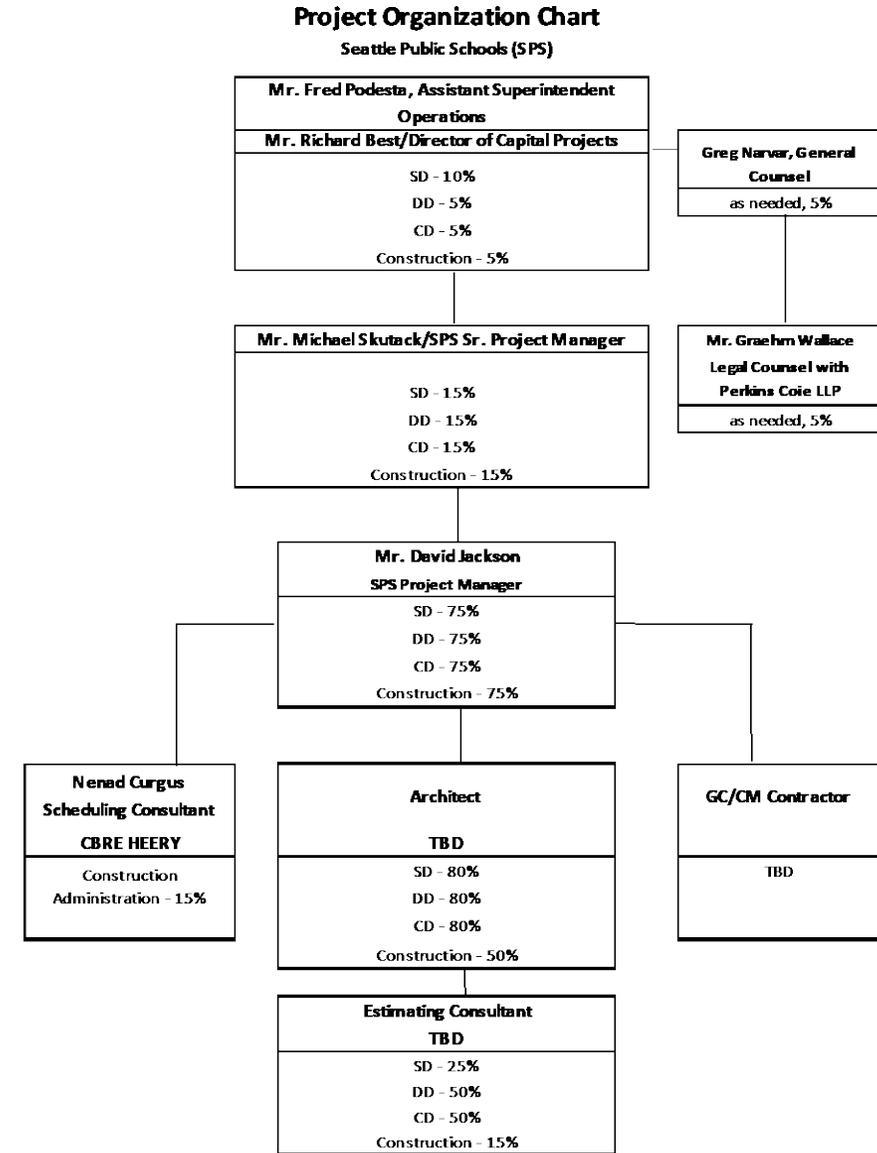
Major Capital Projects

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



Summary

- Project meets criteria for GC/CM
- Project team has necessary qualifications
- GC/CM delivery provides a fiscal benefit for a new school construction project with multiple constraints

Questions



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