

B.F. DAY SCHOOL

B. F. Day Elementary School

Project Review Committee Presentation

May 23, 2024



Seattle Public Schools

Agenda

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



Key Team Members

Seattle Public Schools

- Richard Best, Hon. AIA & Executive Director of Capital Projects and Planning
 - 42 years of industry experience
- Tom Gut, Senior Project Manager
 - 35 years of industry experience
- Mitch Kent, AIA Project Manager
 - 30 years of industry experience

Miller Hayashi: Architect

- Laura Maman, AIA, LEED AP BD+C, Principal
 - 19 years of industry experience
- Amanda Anderson, AIA, LEED BD+C, Project Manager, Project Architect
 - 9 years of industry experience



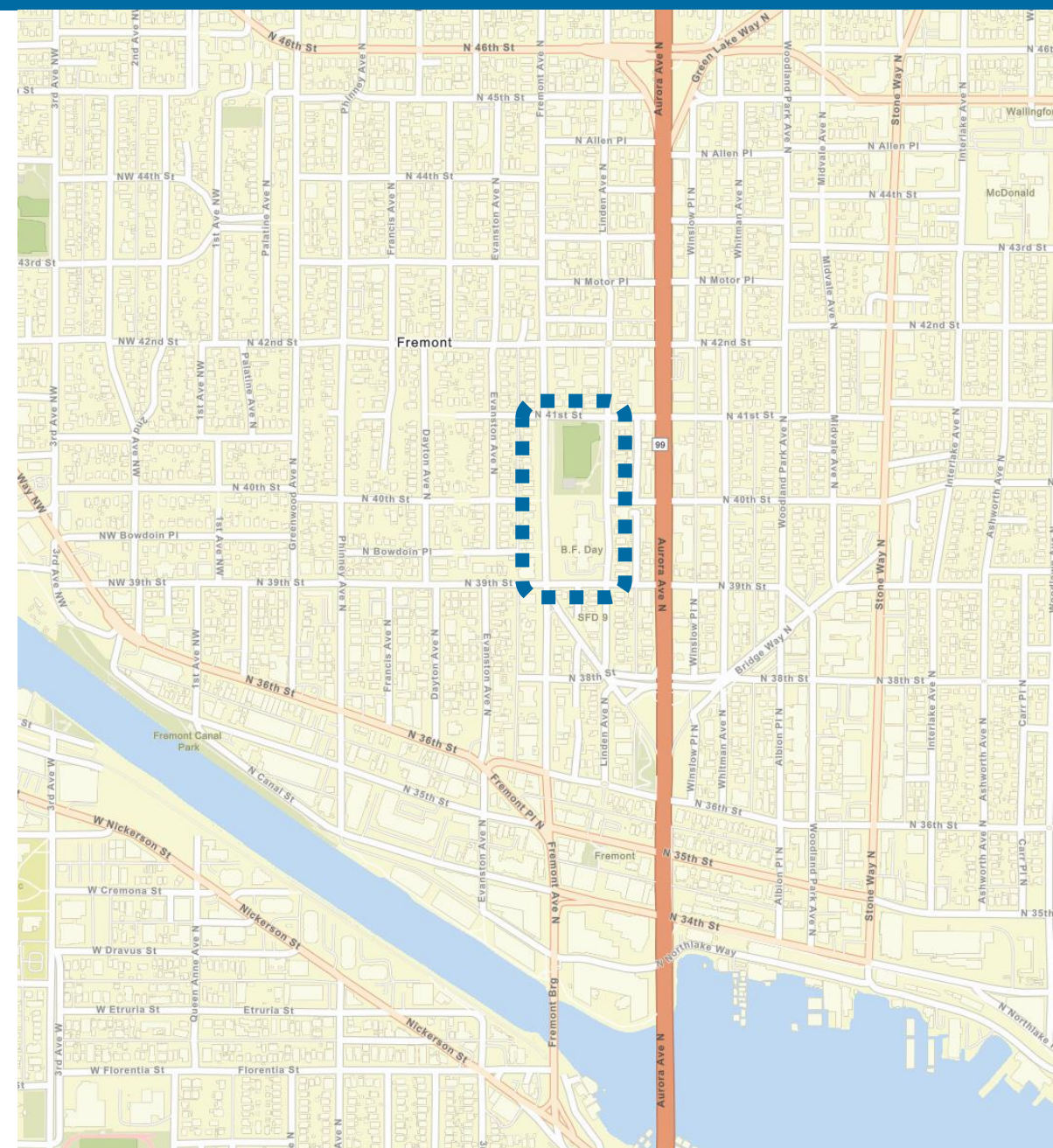
Project Overview

- Replace (212) original windows and make related and necessary adjacent repairs to a building designated as a landmark by the City of Seattle
 - Remove wood-framed windows with new thermally broken aluminum-clad wood windows
 - Repairs to concrete and brick masonry at the heads, jambs and sills.
- Funding Source: Building Excellence V Capital Levy (BEX V), approved by Seattle voters in February 2019
- Total Project Cost: \$5.8M
- Construction Budget: \$4.2M (including construction contingencies)



Vicinity

- Located in the Fremont neighborhood in northwest Seattle
- Total site area: 3.9 acres



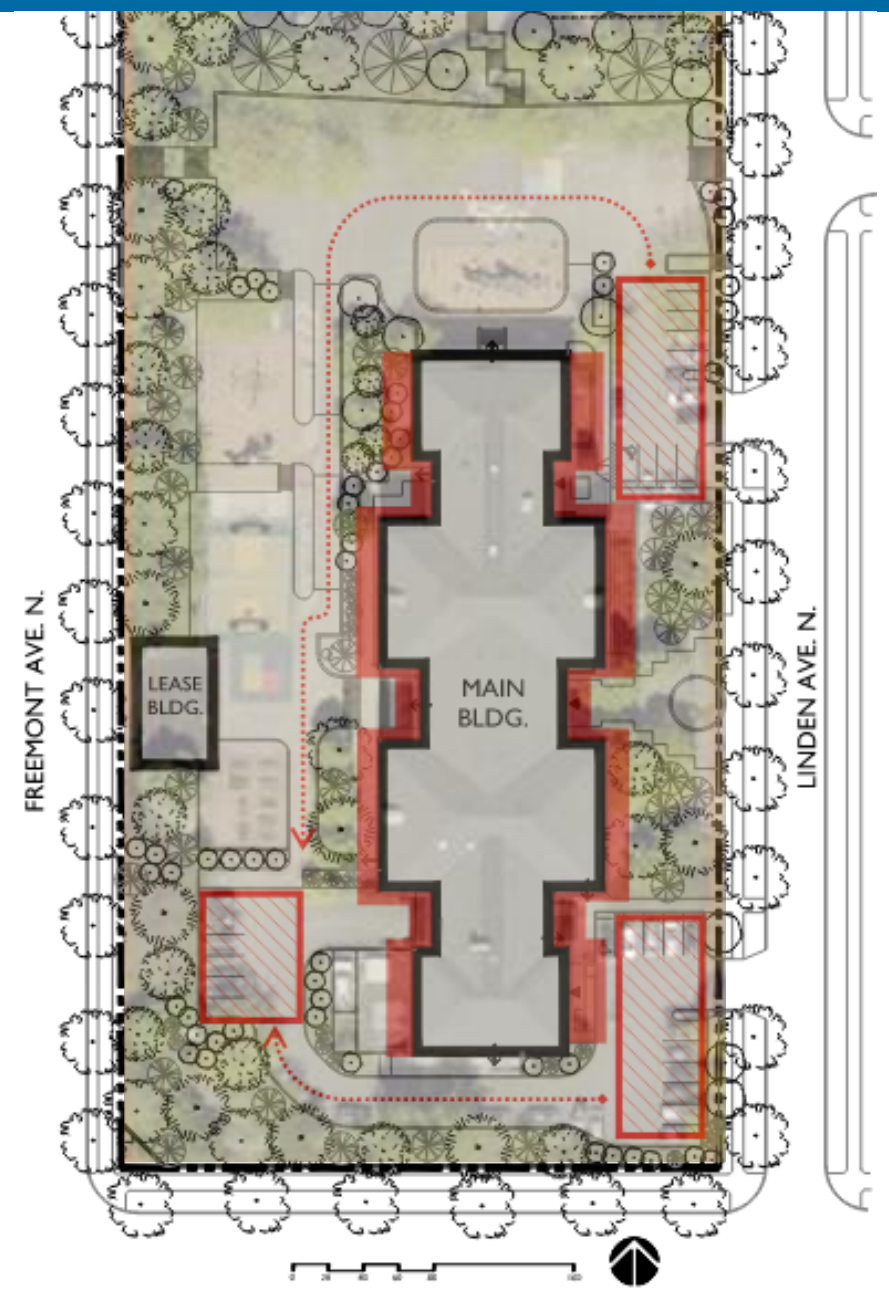
Access

- Constrained urban area surrounded by primarily multi-family residential properties
- Work must be done during summer break when school is not in session

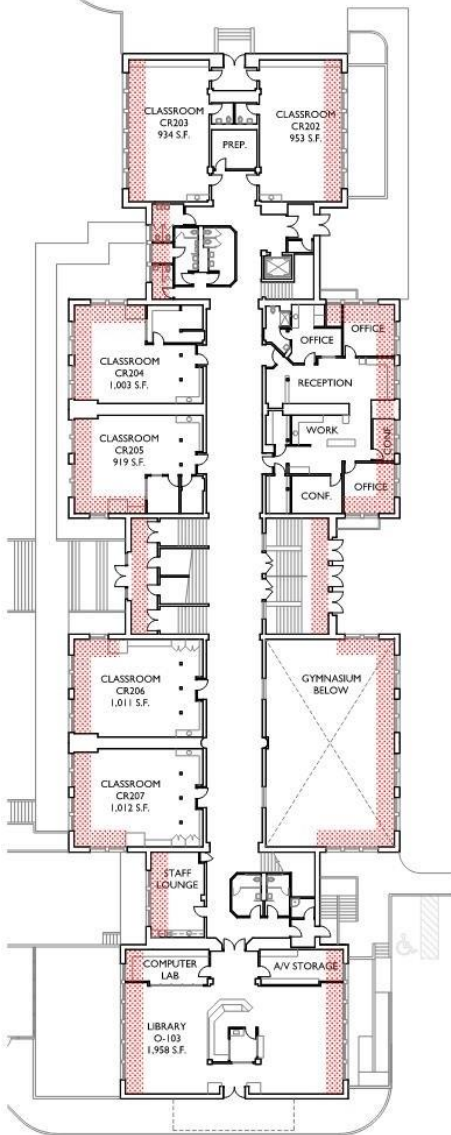


Staging

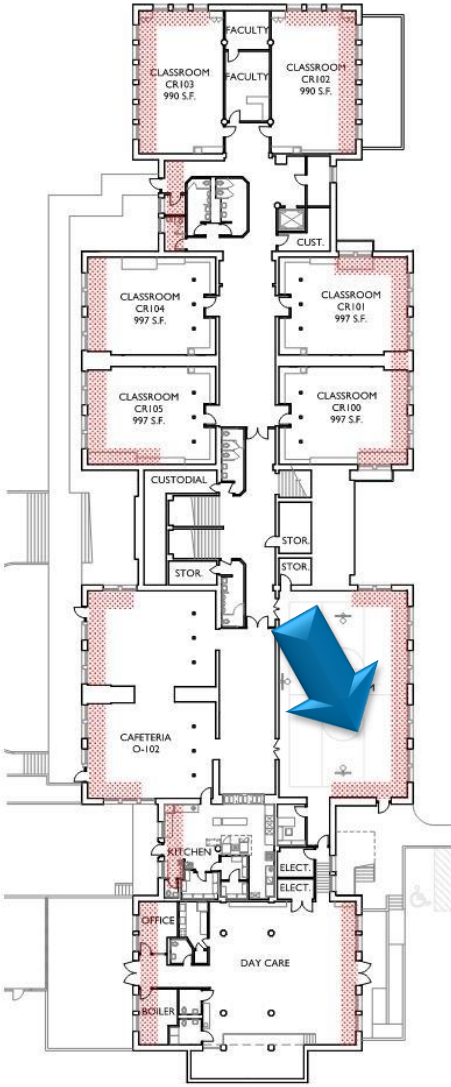
- All staging areas are small and disconnected
- Work will occur around the entire perimeter of the main school building



Interior Challenges



MAIN FLOOR AREA = 19,758 S.F.

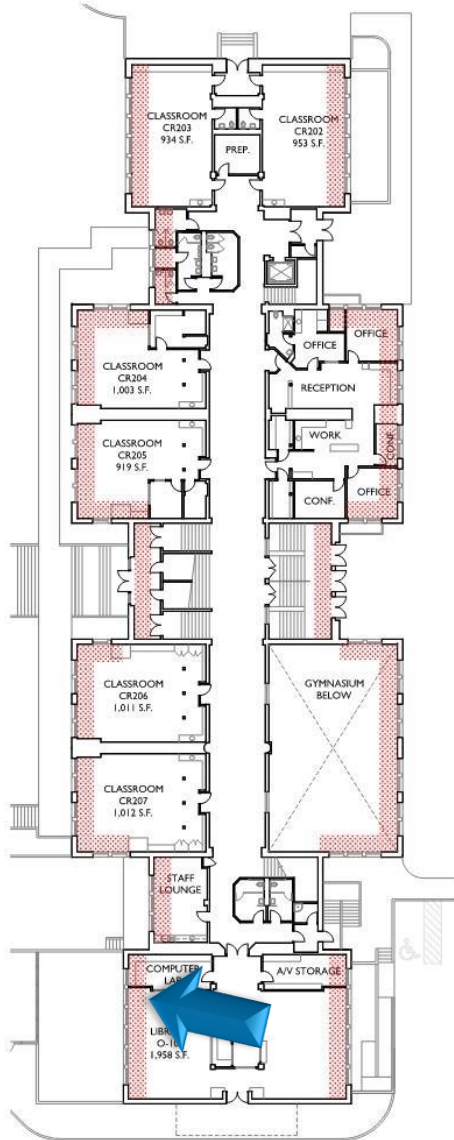


BASEMENT FLOOR AREA = 23,298 S.F.

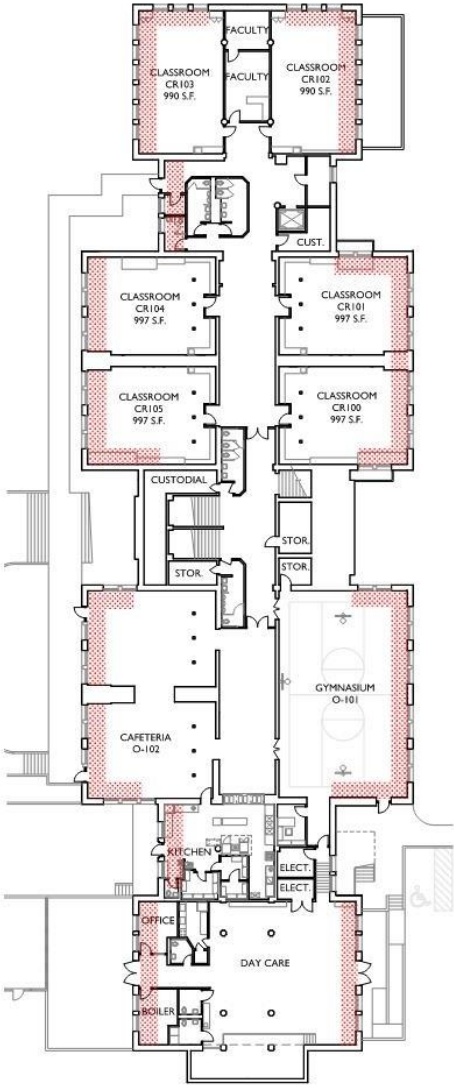
1 ARCHITECTURAL FLOOR PLANS - MAIN AND BASEMENT LEVELS
SCALE: 1" = 40'-0"



Interior Challenges



MAIN FLOOR AREA = 19,758 S.F.

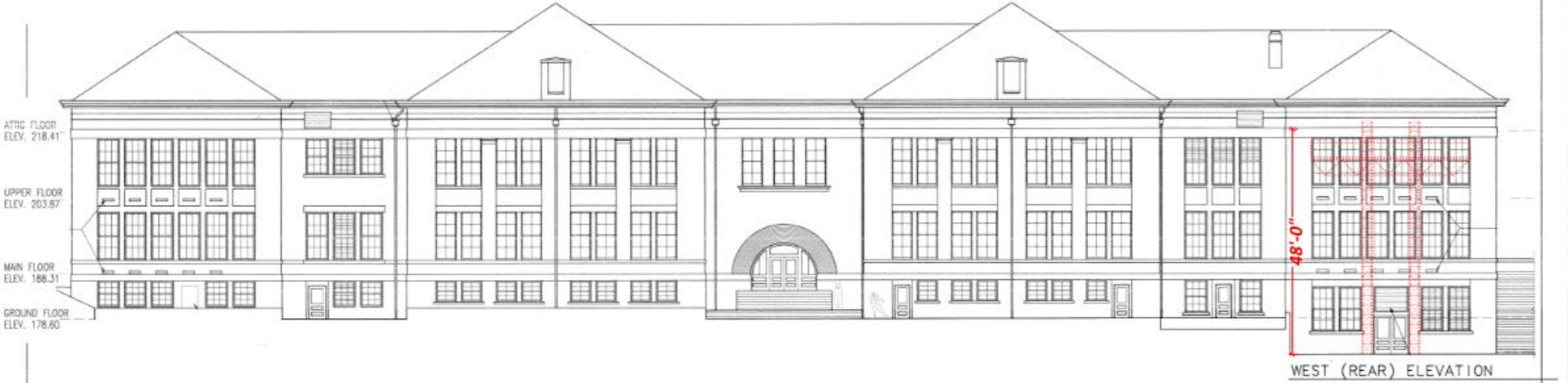
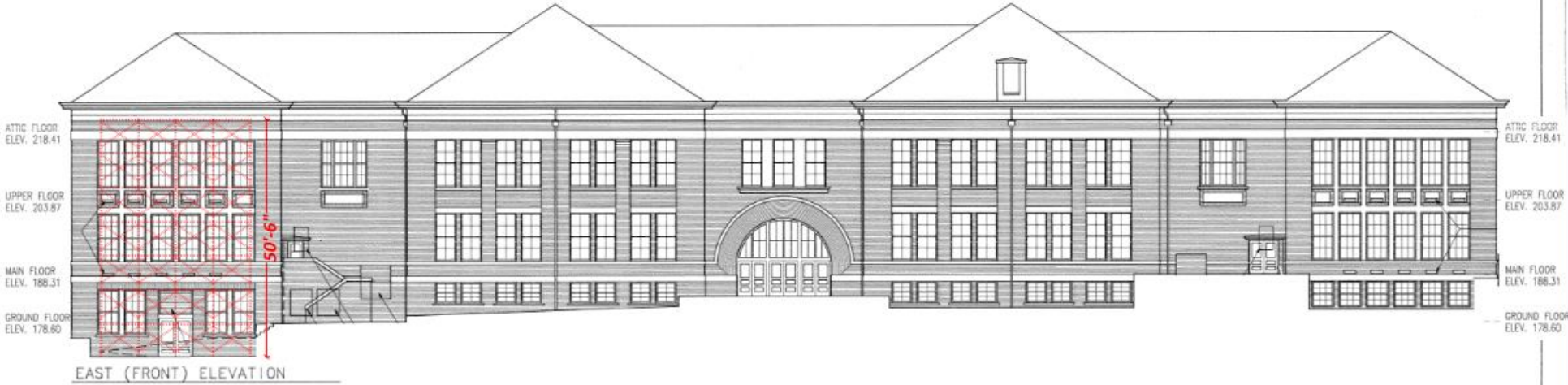


BASEMENT FLOOR AREA = 23,298 S.F.

1 ARCHITECTURAL FLOOR PLANS - MAIN AND BASEMENT LEVELS
SCALE: 1" = 40'-0"



Exterior Challenges



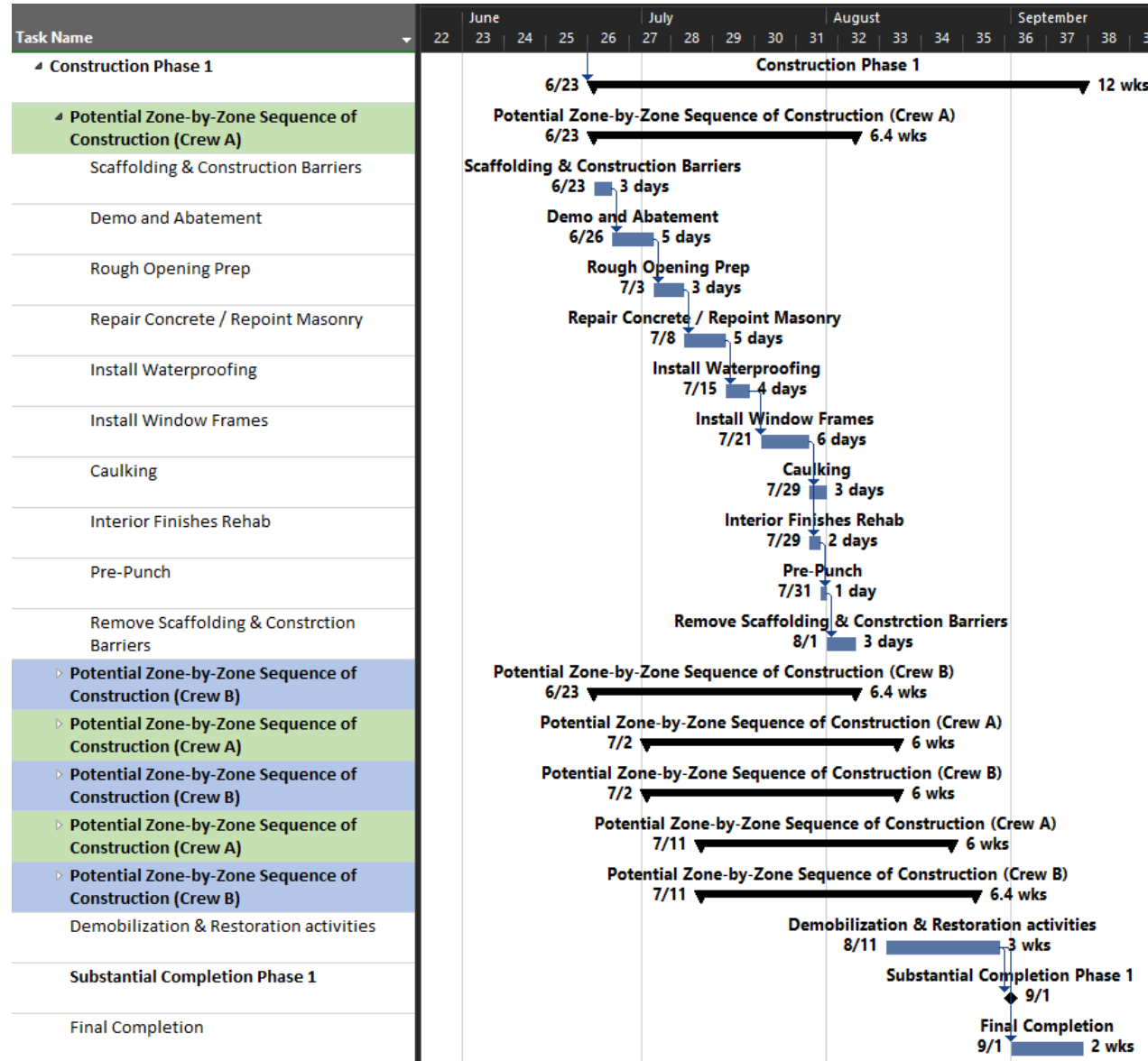
Preliminary Schedule

B. F. Day Elementary	2023		2024												2025												2026												
	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			
Design Procurement		█	█																																				
Predesign Assessment				█	█	█																																	
GC/CM Procurement							█	█	█	█																													
GC/CM Preconstruction Services										█	█	█	█	█	█	█	█											█	█	█	█								
Schematic Design										█	█																												
Landmarks Process								█					█			█			█																				
Design Development													█	█																									
Construction Documents														█	█																								
Building Permit															█	█	█	█	█																				
Bidding, Approval, Award														█	█	█	█	█	█																				
Construction Phase 1																			█	█	█	█																	
Construction Phase 2																																				█	█	█	█



Complexity

- Staggered Crews allow for efficiency, requiring experienced oversight



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

- **Historic landmarked designation** of building including original wood-framed windows
 - Three eras of windows may require numerous mock-ups to ensure new windows meet requirements of Landmarks Certificate of Approval
- The **restricted timeline** requires complex scheduling, sequencing, and coordination of multiple crews and long lead times for material procurement
- **Critical coordination** with contractor needed to ensure adequate protection and preservation of landmarked building
- Current market conditions indicate labor and material shortages; bidders more reluctant to hard bid technically challenging projects with extremely tight schedules like this one. GC/CM **early construction guidance** communicates thoughtful planning.



Public Benefit: GC/CM

- GC/CM selection based on **qualifications and relevant experience** will be critical to success of project with site constraints, schedule requirements, and protection of the existing building
- GC/CM participation will improve **familiarity with issues** and reduce omissions, thus saving cost and improving quality
- GC/CM early design participation ensures **collaboration with Landmarks Board** if issues arise with currently approved material availability
- GC/CM will **verify dimensions and proper fit** of existing openings for new windows during design phase allowing windows to be ordered as early as possible
- Qualified 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
- Early cost information to better **manages the budget and prioritize needs**
- Strive to position project for **greater M/WBE participation**



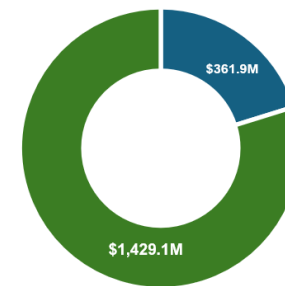
Agency Experience

Major Capital Projects – Last 6 Years

Project Name	Scale / Description	Contracting Method	Completion	Project Cost
Aki Kurose MS	Replacement/New Building	GC/CM	2026 (in Design)	\$212.6 M
John Muir Early Learning Addition	Addition	GC/CM	2026 (in Design)	\$15.5 M
Sacajawea ES	Replacement/New Building	GC/CM	2026 (in Design)	\$107 M
Eckstein Exterior Cladding & Window Replacement	Landmark Window and Glass Block Restoration	GC/CM	2025 (in Const)	\$11.7 M
JSCEE Central Kitchen Upgrades	Renovation of Commercial Kitchen	GC/CM	2025 (in Const)	\$20.3 M
McClure Exterior Cladding, Window & Door Replacements	Renovation	DBB	2025 (in Design)	\$5.4 M
Spokane Street Warehouse	Renovation	DBB	2025 (in Design)	\$3.5 M
Montlake Elementary School	Landmark Modernization and Addition	GC/CM	2025 (in Const)	\$65 M
John Rogers Elementary School	Replacement/New Building	GC/CM	2025 (in Const)	\$92 M
Alki Elementary School	Replacement/New Building & Gym Modernization	GC/CM	2025 (in Const)	\$67 M
Mercer Middle School	Replacement/New Building	GC/CM	2025 (in Const)	\$153 M
Rainier Beach High School	Replacement/New Building	GC/CM	2025 (in Const)	\$238 M
Van Asselt School	Landmark Modernization and Addition	GC/CM	2025 (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)	\$8 M

Major Capital Projects (continued)

Project Name	Scale / Description	Contracting Method	Completion	Project Cost
West Seattle Elementary School	Modernization and Addition	DBB	2023 (in Const)	\$29 M
Lincoln High School, Phase 2	Modernization	GC/CM	2022 (in Const)	\$36 M
Wing Luke Elementary School	Replacement/New Building	DBB	2021	\$48 M
Webster K-8 School	Landmark Modernization and Addition	GC/CM	2021	\$41 M
West Woodland Elementary	Modernization and Addition	DBB	2021	\$22 M
Bagley Elementary School	Landmark Modernization and Addition	GC/CM	2020	\$41 M
Lincoln High School, Phase 1	Landmark Modernization and Addition	GC/CM	2019	\$101 M
Magnolia Elementary School, Phase 1	Landmark Modernization and Addition	DBB	2019	\$40 M
Queen Anne Elementary School	Modernization and Addition	DBB	2019	\$19 M
Ingraham High School	Modernization and Addition	GC/CM	2019	\$41 M
E.C Hughes Elementary School	Landmark Modernization	DBB	2018	\$14 M
Loyal Heights Elementary School	Landmark Modernization and Addition	GC/CM	2018	\$47 M

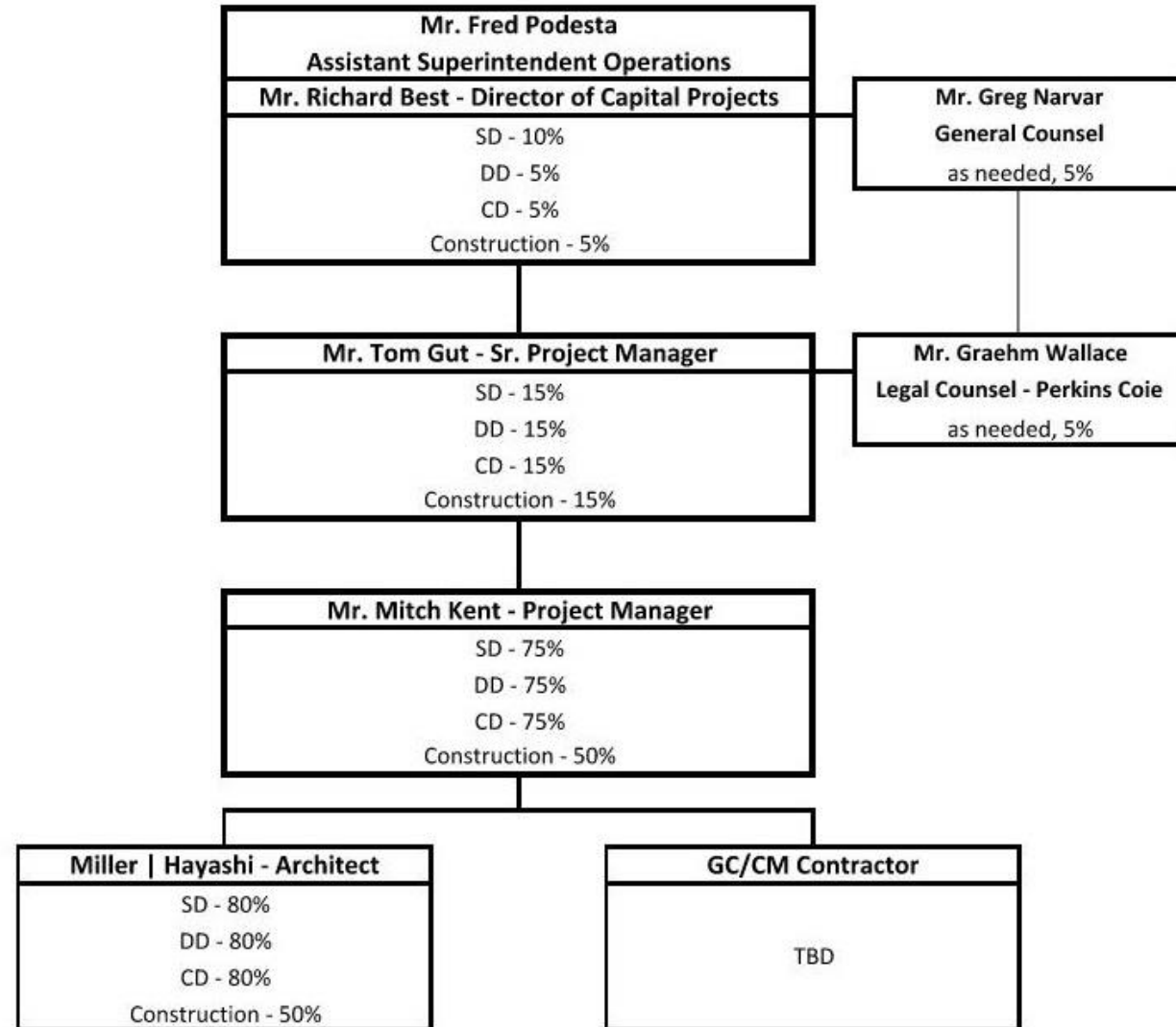


DBB Delivery
GC/CM Delivery

\$361,000,000
\$1,429,100,000

Project Organization Chart

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 window replacement project with multiple constraints on a designated landmark



Questions



Seattle Public Schools