



Cleveland High School ADA-Compliant Athletic Field Access

Progressive Design/Build
Project Review Committee Presentation

Presentation Agenda

- Introduction of key team members
- Agency experience
- Project overview
- Inspiration
- Progress Design-Build (PDB) as appropriate method
- Public benefit
- Team organizational chart and qualifications
- Summary
- Questions



Key Team Members

Seattle Public Schools

- Richard Best, Executive Director of Capital Projects, Planning, and Facilities
 - 40 years of industry experience
- Michael Skutack, Senior Project Manager
 - 30 years of industry experience
- Paul Wight, Project Manager
 - 30 years of industry experience

External Advisors

- John Palewicz, External DB Consultant/Advisor
 - 22 years of alternate public works experience
- Graehm Wallace, Perkins Coie LLP, External Legal Counsel
 - 26 years of industry experience

Agency Experience: Major Projects Past 8 Years

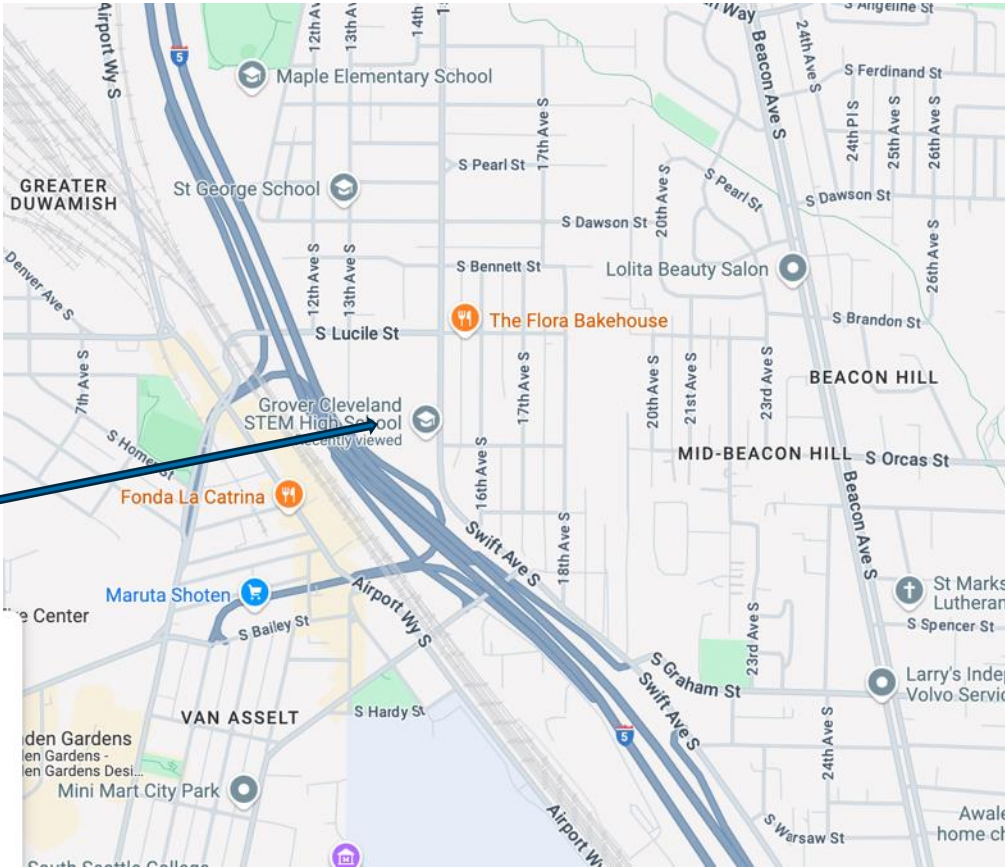
Project Name	Scale/Description	Contracting Method	Completion	Project Cost
Audio/Visual Security System	Upgrades at Multiple Sites	PDB	2025 (in Design)	\$45 M
Franklin HS HVAC Project	Upgrade to Existing Building	PDB	2024	\$5.8 M
Aki Kurose MS	Replacement/New Building	GC/CM	2026 (in Design)	\$212.6 M
John Muir Early Learning Addition	Addition	GC/CM	2026 (in Const)	\$15.5 M
Sacajawea ES	Replacement/New Building	GC/CM	2026 (in Const)	\$107.0 M
Eckstein Exterior Cladding & Window Replacement	Landmark	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/Addition	GC/CM	2025 (in Const)	\$65.0 M
John Rogers Elementary School	Replacement/New Building	GC/CM	2025 (in Const)	\$92.0 M
Alki Elementary School	Replacement/New Building & Gym Modernization	GC/CM	2026 (in Const)	\$67.0 M
Mercer Middle School	Replacement/New Building	GC/CM	2025 (in Const)	\$153.0 M
Rainier Beach High School	Replacement/New Building	GC/CM	2025 (in Const)	\$238.0 M
Van Asselt School	Landmark Modernization and Addition	GC/CM	2023	\$50.0 M
Northgate Elementary School	Replacement/New Building	GC/CM	2023	\$90.0 M
Viewlands Elementary School	Replacement/New Building	DBB	2023	\$88.0 M
Kimball Elementary School	Replacement/New Building	DBB	2023	\$85.0 M
North Queen Anne Elementary	Landmark Modernization	DBB	2023	\$8.0 M
West Seattle Elementary School	Modernization and Addition	DBB	2023	\$29.0 M
Lincoln High School, Phase 2	Modernization	GC/CM	2022	\$36.0 M
Wing Luke Elementary School	Replacement/New Building	DBB	2021	\$48.0 M
Webster K-8 School	Landmark Modernization and Addition	GC/CM	2021	\$41.0 M
West Woodland Elementary	Modernization and Addition	DBB	2021	\$22.0 M
Bagley Elementary School	Landmark Modernization and Addition	GC/CM	2020	\$41.0 M
Lincoln High School, Phase 1	Landmark Modernization and Addition	GC/CM	2019	\$101.0 M
Magnolia Elementary School, Phase 1	Landmark Modernization and Addition	DBB	2019	\$40.0 M
Queen Anne Elementary School	Modernization and Addition	DBB	2019	\$19.0 M
Ingraham High School	Modernization and Addition	GC/CM	2019	\$41.0 M
E.C Hughes Elementary School	Landmark Modernization	DBB	2018	\$14.0 M
Loyal Heights Elementary School	Landmark Modernization and Addition	GC/CM	2018	\$47.0 M
Cascadia Elementary and Robert Eagle	New Schools	GC/CM	2017	\$122.0 M
Meany Middle School 2017	Modernization and Addition	DBB	2017	\$30.0 M
Olympic Hills Elementary School	Replacement/New Building	GC/CM	2017	\$45.0 M
Jane Addams Middle School	Modernization	DBB	2017	\$13.0 M
Genesee Hill Elementary School	Replacement/New Building	DBB	2016	\$41.0 M
Thornton Creek Elementary School	New Building	DBB	2016	\$43.0 M
Arbor Heights Elementary School	Replacement/New Building	DBB	2016	\$41.0 M
Hazel Wolf Elementary School	Replacement/New Building	DBB	2016	\$40.0 M
Seattle World School @TT Minor	Modernization	DBB	2016	\$20.0 M

Project Overview

- Summary: Construct elevated ADA-compliant ramp connecting south parking lot of high school to high school athletic field
 - Allows parking at school, which provides access for all students, staff, and the public
 - Follows Seattle School Board Guiding Principles for BTA V Capital Levy to focus on healthy, safe, and accessible facilities, including prioritizing projects to increase compliance with Americans with Disabilities Act (ADA)
- Total Project Cost: \$3,579,267
- Construction Cost: \$2,500,000 (including construction contingencies)
- Funding Status: Fully funded by Building, Technology, and Academics/Athletics Capital Levy (BTA V) approved by Seattle voters in 2022

Project Overview: Location

Mid-Beacon Hill east of I-5



Project Overview: Site Evaluation

- Currently one ADA-compliant parking spot at field level
- On-street parking only at field level
- No access from school to field
- Critical area on steep slope
- Limited access for construction
- Active campus and athletic field during construction period



Project Overview: Site Images



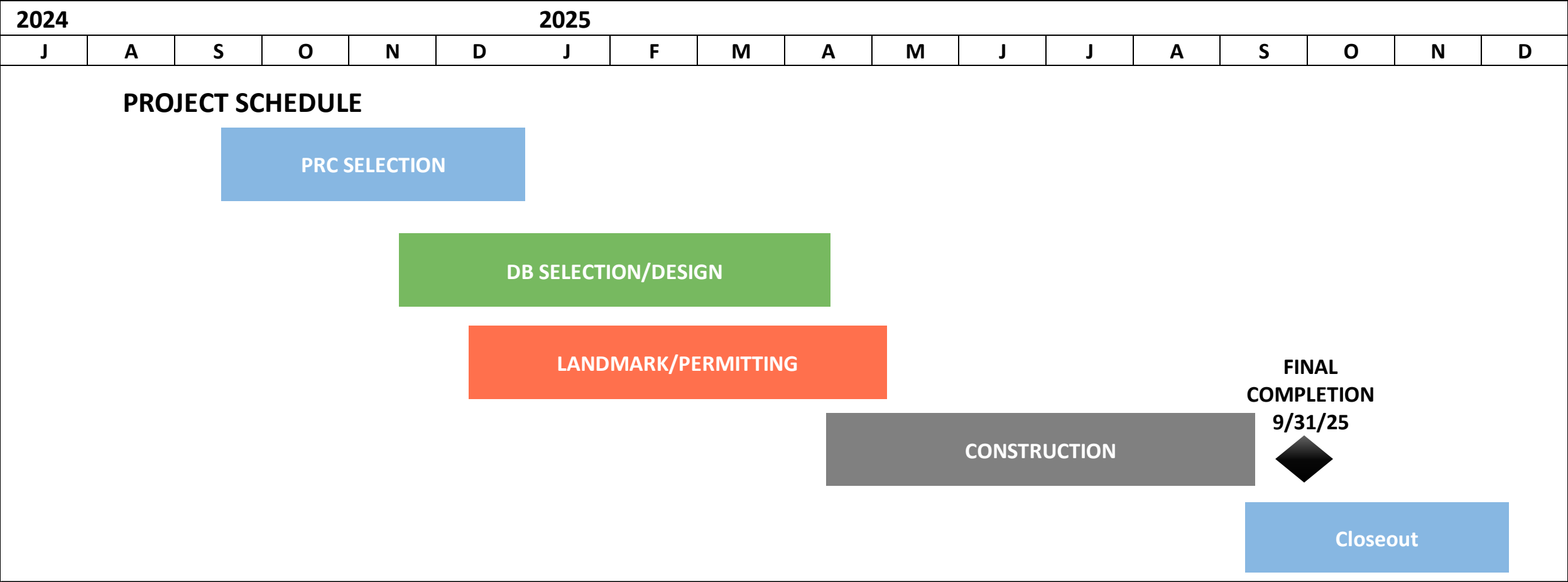
Inspiration: New Accessible Walkway



Kruckeberg Botanic Garden
Shoreline, Washington



Project Overview: Schedule



RCW 39.10.300 Design-Build Criteria

- Total Project Cost > \$2M; AND
 - Highly specialized project and design-build is critical in developing construction methodology; or
 - Opportunity for innovation or efficiencies between designer and builder; or
 - Significant savings in project delivery time
- Requires PRC Approval

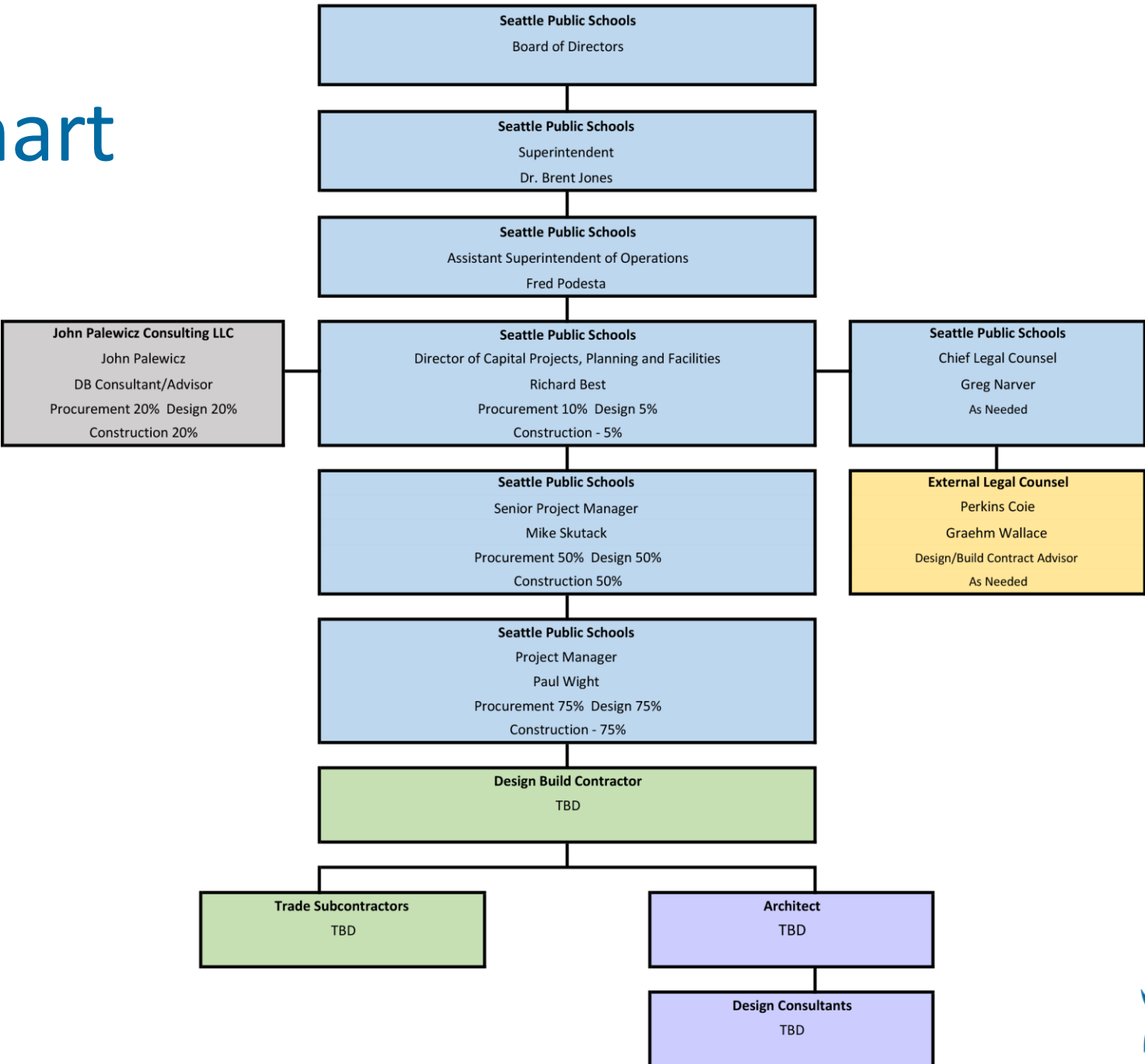
PDB as Appropriate Delivery Method

- Requires highly specialized knowledge and skills due to technical challenges of steep slope in critical area
- Landmarked site
- Limited access
- Occupied site during the construction period
- Summer construction schedule highly desirable
- Schedule for closure of Memorial Stadium in summer 2025 puts additional use on all SPS fields

Public Benefit: 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
- Design Build 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 and meet Seattle Public School goals

Project Team: Organizational Chart



Summary

- Project meets all RCW criteria for DB
- Advisor guidance for successful DB project
- Project team has necessary qualifications
- PDB delivery provides fiscal and schedule benefits for a highly technical project

Questions

