PRESENTATION AGENDA

- Introductions of key team members
- Project overview
- GC/CM as appropriate delivery method
- Agency/Team qualifications
- Public benefit
- Summary
- Questions
Here today

PROJECT TEAM INTRODUCTIONS:

PROJECT OVERVIEW – BUDGET

- Overall project expected to cost: $31.7 million, including contingency & escalation
- Estimated construction costs (MACC): $17.2 million
- Funding source: BTA IV levy approved by voters 2/2016
- No OSPI funding assistance available
PROJECT OVERVIEW – HISTORICAL FEATURES

At the public meeting held on June 17, 2015 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Daniel Webster Elementary School at 3014 NW 67th Street as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation.

D. It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction.

E. It is an outstanding work of a designer or builder.

The features of the Landmark to be preserved include: The site; the exteriors of the 1908 building and 1930 addition; the 1930 meeting room/auditorium; the 1930 library reading rooms; and the halls and stairs of the first and second floors in the 1908 building.
PROJECT OVERVIEW – LOCATED IN NW SEATTLE

PROJECT OVERVIEW – LOCATED WITHIN A WELL-ESTABLISHED BALLARD NEIGHBORHOOD

Project Site

Project Site in the middle of a residential neighborhood.
PROJECT OVERVIEW – SITE CONCEPT (1.5 ACRES)

S I T E  P L A N
Webster Elementary School - Option A
August 15, 2016

TCF Architecture PLLC

PROJECT OVERVIEW – 1ST FLOOR CONCEPT

TCF Architecture PLLC
GC/CM AS APPROPRIATE DELIVERY METHOD- RCW

- Historic significant building
- Site Constraints/Urban Setting –complex coordination
- Complex, technical work environment
  - No as-builds
  - Complicated modernization: seismic improvements, utility systems replacement, repair/upgrade building envelope (retain historical features & meet energy codes)
- Share site with an operating City Park with a shared access point, south and east sides 6’ above roads (retaining walls)
GC/CM AS APPROPRIATE DELIVERY METHOD- RCW

- Early involvement of GC/CM is critical
  - Verification of existing conditions
  - Constructability of addition, seismic improvements, new utility systems, upgrades to building envelope and roof to meet energy codes.
  - Permitting process requires description of construction methods and scheduling
  - Current construction market with labor shortages early planning required (examples: elevators, glazing)

AGENCY EXPERIENCE
Active projects = 16 projects. 6 completed this summer. 5 are GC/CM: 3 under design and 2 under construction.

<table>
<thead>
<tr>
<th>Project</th>
<th>Scope</th>
<th>Contracting Method</th>
<th>Planned Start</th>
<th>Planned Finish</th>
<th>Actual Start</th>
<th>Actual Finish</th>
<th>Planned Budget</th>
<th>Actual Budget</th>
<th>Reason for Budget or Schedule Overrun</th>
</tr>
</thead>
<tbody>
<tr>
<td>Webster Elementary School</td>
<td>Historic Renovation / Addition</td>
<td>GC/CM</td>
<td>11/2018</td>
<td>6/2020</td>
<td></td>
<td></td>
<td>$31.7 M</td>
<td>In Pre-Design</td>
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<tr>
<td>Bagley Elementary School</td>
<td>Historic Renovation / Addition</td>
<td>GC/CM</td>
<td>11/2017</td>
<td>6/2020</td>
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<td>$50.4 M</td>
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<tr>
<td>Lincoln High School</td>
<td>Historic Renovation / Addition</td>
<td>GC/CM</td>
<td>11/2017</td>
<td>6/2020</td>
<td></td>
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<td>$92.8 M</td>
<td>In Pre-Design</td>
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<tr>
<td>Queen Anne Elementary School</td>
<td>Modernization/Addition</td>
<td>DBB</td>
<td>4/2018</td>
<td>6/2018</td>
<td></td>
<td></td>
<td>$13.8 M</td>
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<td>Loyal Heights Elementary School</td>
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<td>GC/CM</td>
<td>10/2016</td>
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<td>$43.9 M</td>
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<td>Modernization/Addition</td>
<td>DBB</td>
<td>11/2016</td>
<td>6/2018</td>
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<td>$25.8 M</td>
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<td>Olympic Hills Elementary School</td>
<td>New Building</td>
<td>GC/CM</td>
<td>12/2015</td>
<td>6/2017</td>
<td>12/2015</td>
<td></td>
<td>$42.0 M</td>
<td>Construction in progress</td>
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# AGENCY EXPERIENCE - CONTINUE

## SEATTLE PUBLIC SCHOOLS - CONSTRUCTION HISTORY (MAJOR CAPITAL PROJECTS) LAST 10 YEARS - Continue

<table>
<thead>
<tr>
<th>Project</th>
<th>Scope</th>
<th>Contracting Method</th>
<th>Planned Start</th>
<th>Planned Finish</th>
<th>Actual Start</th>
<th>Actual Finish</th>
<th>Planned Budget</th>
<th>Actual Budget</th>
<th>Reason for Budget or Schedule Overrun</th>
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<tbody>
<tr>
<td>20</td>
<td>Denny Middle School / Chief Sealth Facility</td>
<td>Sealth HS Modernization / New Denny MS</td>
<td>GC/CM</td>
<td>2008</td>
<td>2011</td>
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<td>21</td>
<td>Denny Middle School / Chief Sealth Fields</td>
<td>Community / Sealth Athletic Fields</td>
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<td>22</td>
<td>Hamilton Middle School</td>
<td>Complete Historic Renovation</td>
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<td>South Shore School - New K-8</td>
<td>New 190,000 SF K-8</td>
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<td>Cleveland High School</td>
<td>Complete Historic Renovation</td>
<td>GC/CM</td>
<td>2005</td>
<td>2007</td>
<td>2005</td>
<td>2007</td>
<td>$60.8 M</td>
<td>$60.6 M</td>
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</tbody>
</table>

Summary: Total of 29 Major Projects where 12 are GC/CM projects.

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## PROJECT TEAM

**Seattle Public Schools (SPS)**

**Project Organization Chart**

**Dr. Flip Herndon / Assist. Superintendent of Capital, Facilities & Planning**

**Mr. Richard Best / Director of Capital Projects**

- SD - 10%
- DD - 5%
- CD - 5%
- Construction - 5%

**Mr. Noel Trett / General Counsel**

as needed, 5%

**Mr. Eric Becker / SPS Senior Project Manager**

- SD - 15% to 25%
- DD - 15% to 25%
- CD - 15% to 25%
- Construction - 25%

**Mr. Grasham Wallace / Legal Counsel with Perkins Coie LLP**

as needed, 5%

**Ms. Connie Myers / SPS Project Manager**

- SD - 80%
- DD - 80%
- CD - 80%
- Construction - 80%

**TBD / Scheduling Consultant**

- SD - 40%
- DD - 40%
- CD - 20%
- Construction - 15%

**Brian Fitzgerald, Brian Ho, Andrew Hickman / TCF Architecture**

- SD - Brian F = 25%, Brian Ho = 35%, Andrew = 10%
- DD - Brian F = 15%, Brian Ho = 35%, Andrew = 50%
- CD - Brian F = 10%, Brian Ho = 25%, Andrew = 90%
- CA - Brian F = 5%, Brian Ho = 15%, Andrew = 90%

**Estimating Consultant / Robinson Company**

- SD - 25%
- DD - 50%
- CD - 50%
- Construction - 15%

**TCF Architecture PLLC**
TEAM'S QUALIFICATIONS

Richard Best, Seattle Public Schools
  Director Capital Projects
  31 years of industry experience – Five GC/CM projects

Eric Becker, Seattle Public Schools
  Senior Project Manager
  29 years of industry experience – Four GC/CM projects

Connie Myers, Seattle Public Schools
  Project Manager
  30 years of industry experience – Seven GC/CM-type projects

Brian Fitzgerald, TCF Architecture
  Principal in Charge
  37 years of industry experience – Five GC/CM projects

PUBLIC BENEFIT

- Ability to select general contractors with historical building experience
- Ability to maintain safe environment in close proximity with adjacent park and neighborhood
- Ability to adhere to complex permit requirements
- Earlier project cost information to inform design and budget decisions
SUMMARY

- Project meets criteria to use GC/CM delivery
- Project team has necessary qualifications
- GC/CM delivery provides fiscal benefit for a historically significant building