



VAN ASSELT SCHOOL ADDITION AND MERCER MIDDLE SCHOOL REPLACEMENT

**Application for GC/CM Project Approval
Capital Projects Advisory Review Board
PROJECT REVIEW COMMITTEE
January 23, 2020**

INTRODUCTION

AGENDA

- Introduction
- Project Overview
- Team Organizational Chart
- Agency Experience and SOJ Qualifications
- Project Descriptions
- Budgets and Schedules
- Project Qualifying Criteria
- Public Benefit
- Summary & Questions

PRESENTERS

- Richard Best, Director of Capital Projects & Planning, SPS
- Eric Becker, Senior Project Manager, SPS
- Brad Tong, Principal-in-Charge, SOJ
- Justine Kim, Project Manager for Mercer, SOJ
- Ethan Bernau, Project Manager for Van Asselt, SOJ

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PROJECT OVERVIEW

VAN ASSELT SCHOOL CLASSROOM & GYM ADDITION

- The Interim School Site for Southeast Seattle
- Construction of 30 classroom and gym addition to accommodate 1,000-student Middle Schools – potential for mass timber or other prefab/modular construction type
- Modernization and potential relocation of historic landmarked 1909 schoolhouse – City Landmarks Board approval required
- Minor improvements to 1950 main building – will be occupied during construction
- Will open in September 2023
- Fully funded by BEX V Levy approved February 2019 – critical to the success of levy implementation schedule

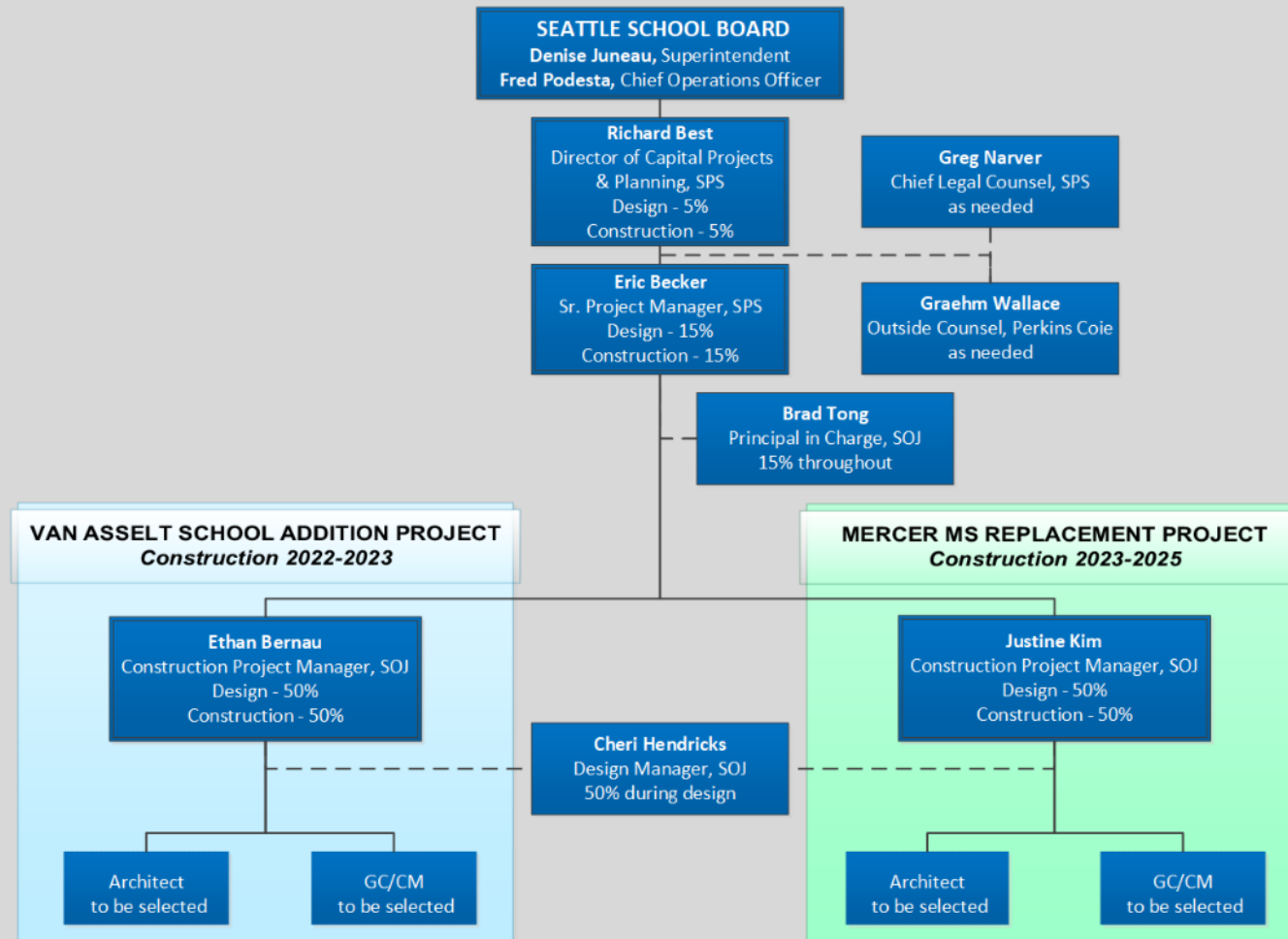
ASA MERCER INTERNATIONAL MIDDLE SCHOOL REPLACEMENT

- Demolition of existing buildings
- Construction of new multi-story Middle School of approx. 176,000 square feet to provide permanent space for 1,000 students
- Will open in September 2025
- Fully funded by BEX V Levy approved February 2019 – one of the largest levy projects
- Same Architect/Engineering team for both projects – selection underway



PROJECT TEAM

- ✓ One A/E team and one GC/CM firm will be selected for both projects.
- ✓ Since the projects are generally sequential, the firms' team composition/personnel may be different for each project.



TEAM'S PROJECT DELIVERY KNOWLEDGE & EXPERIENCE

OWNER:
SEATTLE PUBLIC SCHOOLS

CONSTRUCTION PROJECT MANAGER:
SHIELS OBLETZ JOHNSEN (SOJ)

Richard Best

- Director of Capital Projects and Planning
- 32 years of industry experience
- 7 GC/CM projects

Eric Becker

- Senior Project Manager
- 33 years of industry experience
- 7 GC/CM projects

Graehm Wallace

- Outside Legal Counsel, Perkins Coie LLP
- 19 years of experience
- Multiple public entity representation on GC/CM projects and contracts

Brad Tong

- Principal-in-Charge
- 34 years of industry experience
- 7 GC/CM projects

Justine Kim

- Project Manager, Mercer MS
- 29 years of industry experience
- 6 GC/CM projects

Ethan Bernau

- Project Manager, Van Asselt School
- 15 years of industry experience
- 5 GC/CM projects



OLYMPIC HILLS



SEATTLE PUBLIC SCHOOLS RECENT PROJECT DELIVERY

MAJOR CAPITAL PROJECTS (including all GC/CM Projects)

Daniel Bagley Elementary - under construction	Modernization & Addition (w/ SOJ)	GC/CM	2020	\$43 M
Ingraham High School	Addition & Seismic Upgrade (w/ SOJ)	GC/CM	2019	\$41 M
Lincoln High School	Modernization	GC/CM	2019	\$101 M
Queen Anne Elementary	Addition	D-B-B	2019	\$19 M
Loyal Heights Elementary	Modernization & Addition	GC/CM	2018	\$47 M
Cascadia ES, Robert Eagle Staff MS, Licton Springs K-8	3 New Schools in 2 Buildings (w/ SOJ)	GC/CM	2017	\$116 M
Olympic Hills Elementary	New Building (w/ SOJ)	GC/CM	2017	\$45 M
Jane Addams Middle School	Modernization	D-B-B	2017	\$13 M
Thornton Creek Elementary	New Building	D-B-B	2017	\$41 M
Arbor Heights Elementary	New Building	D-B-B	2017	\$40 M
Hazel Wolf K-8 at Pinehurst	New Building	D-B-B	2017	\$40 M
Meany Middle School	Modernization	D-B-B	2017	\$30 M
Genesee Hill Elementary	New Building	D-B-B	2016	\$40 M
Seattle World School at TT Minor	Modernization	D-B-B	2016	\$20 M
Horace Mann	Modernization / Addition	D-B-B	2015	\$13 M
Fairmount Park Elementary	Modernization / Addition	D-B-B	2014	\$18 M
Denny Middle School / Chief Sealth High School	Modernization & New Building	GC/CM	2010/2011	\$149 M
Nathan Hale High School Project 2	Major Modernization	GC/CM	2011	\$73 M
Garfield High School	Complete Renovation	GC/CM	2008	\$87 M
Cleveland High School	Complete Renovation	GC/CM	2007	\$67 M
Roosevelt High School	Complete Renovation	GC/CM	2006	\$84 M
Nathan Hale High School Auditorium	Addition	GC/CM	2004	\$10 M



CONSTRUCTION PROJECT MANAGER QUALIFICATIONS & EXPERIENCE

- ✓ SPS has selected SOJ as the Construction Project Manager for Van Asselt and Mercer MS
- ✓ SOJ is contracted to manage A/E procurement, GC/CM procurement, design, permitting, preconstruction, construction, commissioning and closeout
- ✓ SOJ has successfully delivered 3 GC/CM projects for SPS and is currently managing construction of Bagley ES (GC/CM)
- ✓ SOJ has successfully managed 17+ major GC/CM projects from planning through design and construction
- ✓ SOJ has a 35-year history of delivering complex projects in the Puget Sound region

Over \$2 Billion in Successful Project Delivery

Cascadia ES & Robert Eagle Staff MS (SPS, GC/CM)
Olympic Hills ES (SPS, GC/CM)
Ingraham HS Addition (SPS, GC/CM)
Daniel Bagley ES (SPS, GC/CM, under construction)
ShoWare Events Center (GC/CM)
King Street Station Rehabilitation (GC/CM)
Pike Place Market Renovation (GC/CM)
Pike Place Marketfront (GC/CM)
Seattle Streetcar (GC/CM)
Portland Streetcar (CM/GC)

Seattle City Hall & Plaza (GC/CM)
Seattle Justice Center (GC/CM)
Seattle Joint Training Facility
Seattle Fire Station 10 (GC/CM)
Burien City Hall & Library (GC/CM)
Elliott Bay Seawall Replacement (GC/CM)
Safeco Field (GC/CM)
Meydenbauer Center
Multnomah County East County Courthouse (CM/GC)
Mercy Corps Headquarters





VAN ASSELT SCHOOL PROJECT



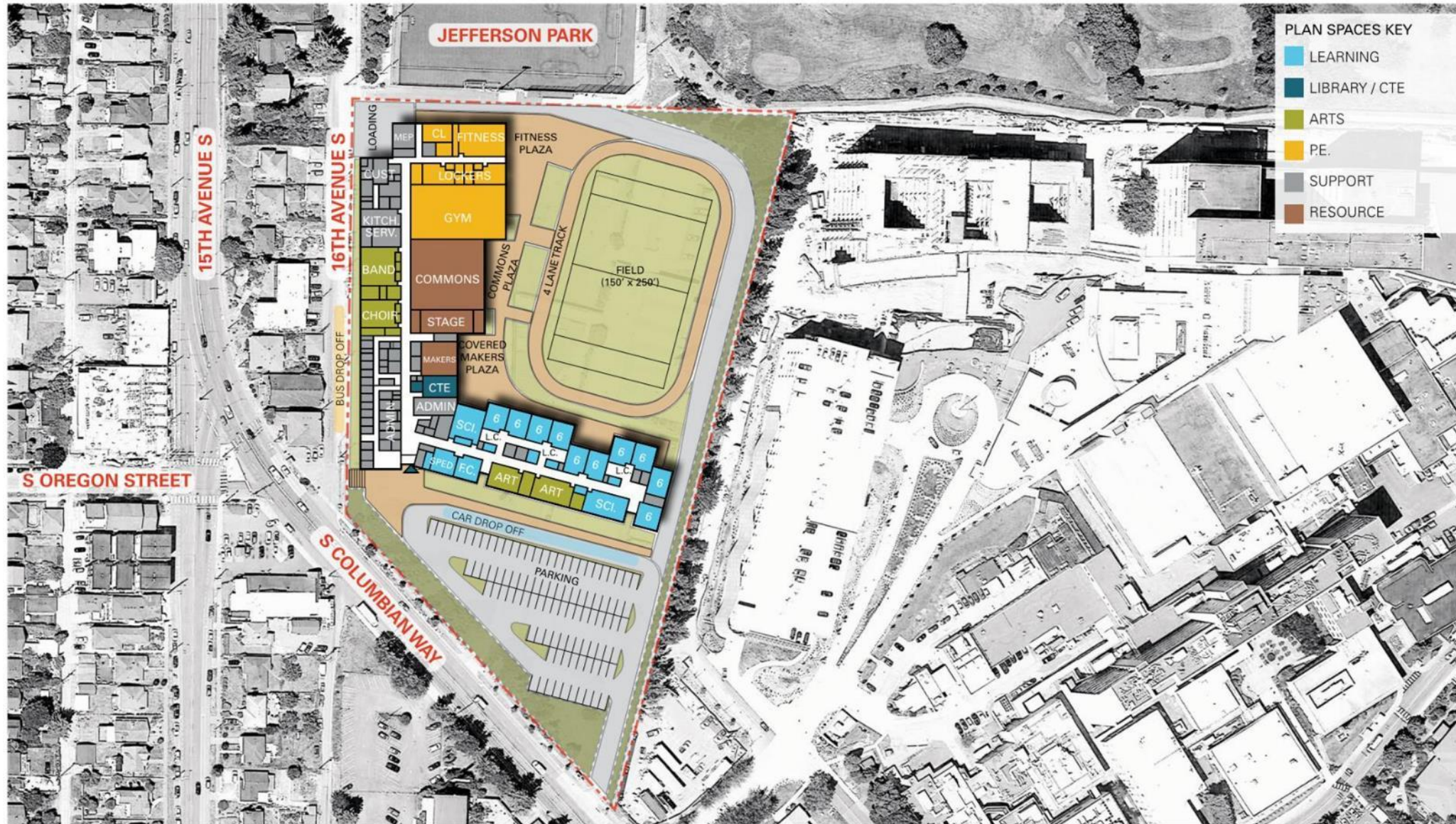
Old Van Asselt Master Plan Option B: Level 1



MERCER MIDDLE SCHOOL PROJECT



Mercer International Master Plan Option B: Level 1



PROJECT BUDGETS

VAN ASSELT SCHOOL ADDITION

Costs for Professional Services (A/E, Legal etc.)	\$ 3,000,000
Estimated project construction costs (including construction contingency)	\$ 27,800,000
Equipment and furnishing costs	\$ 2,000,000
Off-site costs	\$ 200,000
Contract administration costs (owner, cm etc.)	\$ 2,000,000
Contingencies (design & owner)	\$ 4,700,000
Other related project costs (permit/utility fees, testing/inspections, SEPA)	\$ 1,600,000
Sales Tax	\$ 2,800,000
Total	\$ 44,100,000

MERCER MIDDLE SCHOOL REPLACEMENT

Costs for Professional Services (A/E, Legal etc.)	\$ 8,500,000
Estimated project construction costs (including construction contingency)	\$ 104,000,000
Equipment and furnishing costs	\$ 6,000,000
Off-site costs	\$ 200,000
Contract administration costs (owner, cm etc.)	\$ 5,000,000
Contingencies (design & owner)	\$ 15,000,000
Other related project costs (briefly describe)	\$ 3,200,000
Sales Tax	\$ 10,600,000
Total	\$ 152,500,000



PROJECT MEETS QUALIFYING CRITERIA UNDER RCW 39.10.340

1. “Implementation of the project involves complex scheduling, phasing, or coordination.”
 - ✓ Van Asselt site is only interim school site in southeast Seattle; it is critical to the BEXV Levy schedule
 - ✓ Site currently accommodates 350 elementary students; must be expanded to accommodate 1,000 middle schoolers
 - ✓ These series of schedule dependencies and sequences and project schedule durations involving 2 sites, 4 school populations and multiple moves are highly complex and demand tight orchestration across all players including the GC/CM partner

2. “The project involves construction at an occupied facility which must continue to operate during construction.”
 - ✓ Kimball Elementary will occupy the Van Asselt site during construction of the Addition
 - ✓ The Van Asselt site is “fully booked” and occupied through 2027:

School	2019				2020				2021				2022				2023				2024				2025				2026				2027																
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4													
Wing Luke Elementary School	█																																																
Kimball Elementary School									█																																								
Mercer Middle School																	█																																
Aki Kurose Middle School																								█																									



PROJECT MEETS QUALIFYING CRITERIA UNDER RCW 39.10.340 (CONTINUED)

3. “The involvement of the GC/CM during the design stage is critical to the success of the project.”
 - ✓ Van Asselt: Feasibility of modular or prefabricated mass timber structural system to achieve goals for cost efficiency, accelerated construction schedule and sustainability/carbon footprint. Requires early exploration with GC/CM.
 - ✓ Van Asselt: Feasibility of relocating 1909 schoolhouse building within the site to provide space for the addition. Requires early exploration with GC/CM.
 - ✓ Mercer MS: Existing site conditions include soils with low structural bearing capacity, affecting foundation design. Requires early exploration with GC/CM.
4. “The project encompasses a complex or technical work environment.”
 - ✓ Van Asselt: Very constrained site with several occupied elements: 1950 main school building, several portables, athletic playfield. Potential relocation of portables and 1909 schoolhouse building.
 - ✓ Mercer MS: Occupies tight site for a 1,000-student middle school, at 8.4 acres, directly adjacent to Veterans Administration Medical Center.
5. “The project requires specialized work on a building that has historic significance”
 - ✓ Van Asselt: Historic Landmark designation of 1909 schoolhouse by City of Seattle. Project will require Landmarks Board approvals for modernization, potential relocation within the site, and potential incorporation into the new addition.



PROJECT PROVIDES PUBLIC BENEFIT (SUBSTANTIAL FISCAL BENEFIT)

1. Single Construction Project Manager, Architect and GC/CM team to deliver two interdependent projects.
2. Partnership should result in the highest quality buildings possible for the taxpayer dollar, especially important for voter-approved public facilities.
3. Significantly reduced liability and risk exposure to SPS and taxpayers for serious construction claims and litigation due to development of collaborative relationships among team members.
4. GC/CM selection based on qualifications and relevant experience will be critical to success of project with significant site constraints, schedule requirements and sensitivity to active school needs.
5. Design participation will improve GC/CM familiarity with issues and reduce errors or omissions, thus saving cost and improving quality.
6. GC/CM will participate in developing the schedules and phasing plans to help ensure timely turn-over of spaces.
7. 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 and integration with schools.
8. Earlier cost information to better manage budgets and prioritize needs.



SUMMARY & QUESTIONS

- ✓ Two major BEX V Levy projects with critical schedule dependencies
- ✓ GC/CM delivery will provide substantial fiscal benefit to District and taxpayers
- ✓ Meets multiple (five) RCW criteria for GC/CM delivery
- ✓ District's history of building successful capital projects including GC/CM delivery
- ✓ Project management team's very strong GC/CM experience and qualifications



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EDUCATION LEVIES

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Seattle Voters!
BOTH LEVIES APPROVED



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