

**Building Excellence II Levy Oversight Committee
Meeting Notes, June 11, 2004
Stanford Center, Room 2765, 7:30a - 9:30a**

ATTENDANCE:

Members Present

Joey Ing
Ron Jelaco
Mark Melroy
Ed Peters
Jim Travis

District Staff

Gary Baldasari
Don Gillmore
Julie Krick
Nan Stavnsjoj
John Vacchieri

Heery International Staff

Kathryn Emtman
Roxann Robinson
Ralph Rohwer

GCCM Presentation

Greg Helle, Absher Construction

Members Absent

David Hudd
Jay Keiper
Karin Nyrop

Garfield SD Presentation

BLRB Architects
Dennis Cihak
Mike Reynolds
Asayo Shioiri

APPROVAL OF MAY 14, 2004 MEETING NOTES

The meeting notes were approved.

GCCM – CONTRACTOR’S PERSPECTIVE, Greg Helle, Executive Vice President, Absher Construction

Mr. Helle presented the pros and cons of GCCM vs lump sum from the general contractor’s point of view.

Committee discussion and comments

- The most important difference between GCCM and lump sum is team work and advance preparation. This is very different from the lump-sum process. The enthusiasm generated by the GCCM team work is contagious.
- The earlier in the design process the better for bringing in the contractor. It is crucial to have the builder involved early. The benefit of pre-construction and value engineering is unmatched.
- In GCCM there is no need to ramp up. In lump sum there should be 30 days planned as a ramp-up period to give contractors time to review the drawings and provide feedback. There may even be a need to change personnel at the end of the 30 days.
- Absher has now done 12 GCCM projects. The firm recognized about 10 years ago that they needed to pursue a different process. Lump sum was too adversarial and very hard on employees. Negotiated and GCCM work keeps the firm more in contact with the market and the other people doing schools and public works.
- Seattle School District has a fair and reasonable selection process that is based on qualifications. Mr. Helle recommends focusing on where the company has been in the last several years and its future goals rather than what they did many years ago. The owner should do homework on the firm’s work and personnel.
- All the different GCCM processes are similar because they are based on the RCW. The main difference is that some look at costs rather than qualifications.
- Knowing who the other firms are in a selection process and their current work helps a competing firm prepare a selection point scenario and determine what its bid should be. After the interview the firm makes assumptions about how well its team did and that determines how to put the bid together. If a firm is behind three or more points after the interview the difference probably can’t be made up in the bid.
- The District assigns an appropriate pre-construction cost-value number and puts it in an allowance. Absher thinks this is a fair way of doing business and urges others to do same.

- In GCCM almost all of the numbers in bids are exposed to the owner. In lump sum the numbers are hidden.
- Safety on the projects is much higher with GCCM. Absher is doing research now as to why. Absher has stringent safety requirements and on lump-sum jobs it is harder to get subs that can comply. The GCCM subs are team players and are more invested in the results. There is a much higher success rate of subs completing work correctly. There are fewer scope errors and fewer claims. People treat their team members with more respect than in a lump-sum process.
- There is more success in getting MWBEs (minority and women-owned businesses) to participate using GCCM. Absher markets to minority firms that are successful and can participate on a complex project. Absher has a staff that works with subs, helping them get qualified and learn compliance. This is part of Absher's long-term approach.
- It is hard to get quality subs, they are always busy, and some of the best subs are leaving schools business because of risk.

GARFIELD HIGH SCHOOL SCHEMATIC DESIGN, Don Gillmore and BLRB

- There are 40 people on the SDT (school design team) and about 30 attend the meetings, including parents, students, community, and administrators. The SDT has been working 18 months, including two community meetings on Saturdays, and two evening meetings.
- Lease Crutcher Lewis is the GCCM and they have been attending design meetings. Apprenticeship and minority rates (15%) are now in District contracts. Some trades now allow direct entry into apprenticeship programs.
- Landmarks Board reviewed the project and indicated their approval of the design.
- Departures are height, setback, parking, and bus loading. A new on-site bus drive has been created so that 18 buses can be loaded on site without blocking a street.
- The final draft EIS will be published after the June 25 comment period ends. DPD (city of Seattle, Department of Planning and Design) preliminary comments have been incorporated.
- There will be a full-size field for football, soccer, and track practice on campus.
- The entry has been relocated so that it is obvious and shows off the historic building.
- The gym has been relocated so that it doesn't block the original building.
- The new addition will accommodate major public events as well as a teen life center and a theater. The SDT wants to hold major public events outside of the academic building.
- What was designed as the Qunicy Jones performing arts center in the historic building will be restored and will be used as a multi-purpose area and commons for dining or performances. It's the heart of the school.
- The two old gyms in the historic building are landmarked and will be converted into the library.
- Friezes painted into the plaster of the art room will be restored and remain in place if possible.
- Windows will be replaced with double glazing in a compatible style. Terra cotta and brick will be cleaned and repointed.
- Exteriors of the addition are masonry and some metal panel.
- The instructional program has been developed around four small schools but is adaptable to various instructional models.

Committee discussion and comments

- Landmarks thought curvilinear forms were a good choice. Many of the Landmarks recommendations were incorporated into the design.
- Landmarks Board wants new structures to be completely independent from the historic building. Landmarks membership has changed in the last nine years but the

theme of distinct buildings has not changed. The entire Garfield site has been landmarked, including the trees and topography.

- The Committee will discuss the landmarks process at a future meeting.
- The four small learning communities were designed for adaptability and future changes in teaching styles and/or reorganization of composition of studies.

BID UPDATE – BEACON HILL

- The contractor high-risk items have been broken out to bid separately. Three have now been bid separately and the results have been good. They are within \$22K of estimates. If the last two bid in budget that will leave \$3.7M to do the addition which should be close to being enough. The architect is now reviewing the design.

BID UPDATE - WING LUKE

- The award of the contract is moving forward. The general has committed \$200K in savings and are still negotiating about \$80K with subs.
- An informal survey discovered that thirty-seven (37) schools in the region have bid between February and now. Seventeen (17) have bid more than 10% over budget. Projects within budget have been in Snoqualmie, Yelm, Monroe, and three District BTA projects.

SITE TOUR

- June 25 is no longer working as a date for a site tour. Julie will conduct an e-mail survey to establish a new date. Beacon Hill, Brighton, Dearborn Park, and Graham Hill are prospective destinations.

PROJECT UPDATE BY EXCEPTION

Brighton

- The project is 90% complete and will finish the middle of July. The project should return \$800K to the ending fund balance.

Cleveland

- The GMP (guaranteed maximum price) is being negotiated with Absher. They are about 3% over a budget of \$37M. The process now is to comb through the documents to find cost reductions.
- The project team met with Cleveland alumni. About 35 people showed up and were positive about the design.

Dearborn Park

- This is a difficult site because of environmental issues.

Garfield

- The SDT toured UW computer sciences building and Phantom Lake High School.

Graham Hill

- The project is complete and within budget.

Hale

- The groundbreaking ceremony was last week.
- There is a difference of opinion with Sellen over additional scope in the project as it relates to the GMP (guaranteed maximum price). Next Thursday Bruce Herr, Heery, and the CEO of Sellen will meet to discuss the issue. District exposure is half of about \$112K.

Madison

- The project is going well and is about 30% complete.

Maple

- A value engineering (VE) exercise yesterday eliminated \$450K (lots of little things at about \$8K –\$12K) so the project is now about 5% over budget. Design development (DDs) process should result in finding the additional overage.

Roosevelt

- The project has commenced the move to Lincoln. The move will hit stride next week and conclude the following week. The contractor does site mobilization on June 28.
- There was an event called “one last look” at Roosevelt on May 15. There were about 8,000 alums in attendance. There were a lot of positive comments and excitement about the project.

Sealth

- The project is on schedule for completion by the start of school.

South Shore

- The Board is still deciding about the program
- The roof will be repaired this summer.

Wing Luke

- The Notice to Proceed (NTP) will be issued for June 17.

Cost Summary and Projections

- Projections for the ending fund balance are still the same.

AGENDA

- Relationship of projects design and Landmarks Board
- Review the GCCM ranking process with the Committee
- Report on Cleveland, July
- Dearborn Park SD, July

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