Why Seattle Public Schools?
25 Years of Capital Levy Funding

• Consistent, voter-approved funding
  – New construction, additions and modernizations
  – Systems replacements and improvements
  – Technology and infrastructure improvements
• Funds committed to designated projects
• Deliver promised projects every time
$4 Billion+ in Voter Investment

<table>
<thead>
<tr>
<th>Levy Election Year</th>
<th>Capital Levy Amount</th>
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<tbody>
<tr>
<td>2019</td>
<td>$1.4 B</td>
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<td>2016</td>
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<tr>
<td>2013</td>
<td>$694.9 M</td>
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<tr>
<td>2010</td>
<td>$270 M</td>
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<tr>
<td>2007</td>
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<td>1995</td>
<td>$330 M</td>
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Competitive Bidding Process

• Current solicitations list: www.seattleschools.org
• Builder's Exchange of Washington, Inc. online plan center
  – Bids, Requests for Proposals, or Requests for Qualifications documents and associated Addenda
  – Register as a Bidder to automatically receive updates/Addenda
Experienced Project Leadership

• Director, Senior Project Managers, Project Managers, Planning, Capital Accounting, Support
  – Skilled and knowledgeable professionals
  – Extensive experience in project management, construction, architecture, engineering, finance
  – Supportive department team
  – Commitment to communication and community engagement

• Public Oversight Committee of subject matter experts
What We Look For in Our Partners

• Commitment to:
  – engagement with a diverse community
  – safety regulations and well-being of construction personnel
  – environmental regulations

• Qualifications, skills and can-do spirit to deliver a quality end-product

• Team player

• Adherence to budget and schedule
Student-Community Workforce Agreement

• Board approved September 2020
• Modeled after City of Seattle Agreement
• Applies to projects > $5M
• Student-centered w/focus on student entry into the construction field
• Presentations planned for construction community
  – November 12, 2020 from 2:30 PM to 4:00 PM
  – November 17, 2020 from 3:00 PM to 4:30 PM
Upcoming Construction Projects: 2021
Projects Currently Under Design/Bid 2021

- Kimball Elementary School replacement
- Leschi Elementary School addition
- Lincoln High School modernization, phase II
- Madison Middle School addition
- Northgate Elementary School replacement
- North Queen Anne School modernization
- Van Asselt Interim site addition
- Viewlands Elementary School replacement
- West Seattle Elementary School addition/renovation
- Systems improvements and upgrade projects
Kimball Elementary School Replacement Project

- Architect: NAC Architecture
- Procurement method: Design-Bid-Build
- Project size: Approximately 97,000 SF
- Construction cost estimate: $51.2M
- Projected bid date: May 2021
- Substantial Completion date: June 2023
Scope of Work

• Demolition and abatement of an existing 42,000 SF elementary school and eleven on-site portable classrooms
• Construction of a new 3-story (~97,000 SF) elementary school and preschool with outdoor play areas.
• Exterior finishes include masonry cladding, metal wall panels, fiberglass and storefront windows, 3-ply SBS roofing and miscellaneous architectural metal work
• Interior finishes include GWB, acoustical ceilings, flooring, and paint
  – Mechanical
    o HVAC, plumbing, fire protection
  – Electrical
    o Standard voltage, low voltage, technology infrastructure and A/V
  – Other trades
    o Landscape, earthwork, paving, site fencing, and elevator
Exterior Design — West Elevation
Exterior Design — South Elevation
Interior Design — Library
Interior Design — Commons
Level 1

Floor Plan
Lincoln High School Phase 2 Modernization Project

• Architect: Mahlum Architects
• Procurement method: GC/CM - Lydig Construction
• Project size: 70,000 SF
• Construction cost estimate: $20M
• Projected bid dates:
  – Phase 2A: Spring 2021
  – Phase 2B: Late Summer / Early Fall 2021
• Substantial Completion: August 2022
Scope of Work

- Gym
  - Voluntary seismic upgrades
  - ADA-compliant accessibility upgrades
  - Locker room renovation
  - Re-roof

- Auditorium, Performing Arts and CTE
  - Voluntary seismic upgrades
  - ADA-compliant accessibility upgrades
  - Interior upgrades
  - Re-roof
Exterior Design

• CTE Cooking and Nutrition Lab, and Urban Garden
Floor Plan
James Madison Middle School
Classroom Addition

• Architect: Studio Meng-Strazzara
• Procurement method: Design-Bid-Build
• Project size: 12,500 SF
• Construction cost estimate: $6.8M
• Projected bid date: April 2021
• Substantial Completion: June 2022
Scope of Work

- Two-story, eight (8) classroom addition.
- Building design: concrete and steel building with exterior brick masonry and metal panel finishes.
  - Mechanical
    - HVAC, plumbing, fire protection
  - Electrical
    - Standard voltage, low voltage, technology infrastructure and A/V
  - Other trades
    - Landscape, earthwork, paving, site fencing, and elevator
Exterior Design

(Perspective rendering from along SW Hinds St)
Exterior Design
Interior Design

PERSPECTIVE RENDERING OF INTERIOR STAIR
Northgate Elementary School Replacement Project

- Architect: NAC Architecture
- Procurement method: GC/CM - Lydig Construction
- Project size: 100,000 SF
- Construction cost estimate: $60.1M
- Bid packages: February 2021–April 2021
- Substantial Completion:
  - Phase I (Building) April 2023
  - Phase II (Site) December 2023
Scope of Work

• Construct a new 100,000-square-foot multi-story school on an occupied site.
• Exterior finishes include masonry cladding, metal wall panels, fiberglass and storefront windows, 3-ply SBS roofing and miscellaneous architectural metal work.
• Interior finishes include GWB, acoustical ceilings, flooring, and paint.
  – Mechanical
    o HVAC, plumbing, fire protection
  – Electrical
    o Standard voltage, low voltage, technology infrastructure and A/V
  – Other trades
    o Landscape, earthwork, paving, site fencing, and elevator
Exterior Design
Exterior Design
Interior Design
Floor Plan
Van Asselt School
Classroom/Gymnasium Addition

• Architect: Bassetti Architects
• Procurement method: GC/CM - Cornerstone General Contractors
• Project size: New construction - 52,000 SF, Historic renovation - 8,500 SF
• Construction cost: $27M
• Projected bid date: Fall 2021
• Substantial Completion: July 2023
Scope of Work

• New 30-classroom and gymnasium addition (52,000 SF)
• Renovation of landmarked 1909 building (8,500 SF)
• Minor modifications to portions of existing main building (53,000 SF)
• Additional parking, landscaping, and site work
• Interim site for schools being renovated and replaced in Southeast Seattle
• Expansion to accommodate middle schools in BEX V
• Site and main building will be occupied by Kimball Elementary School during construction
Exterior Design
Interior Design
Floor Plan
Viewlands Elementary School Replacement Project

• Architect: Mahlum Architects
• Procurement method: Design-Bid-Build
• Project size: Approximately 103,800 square feet
• Construction cost estimate: $58.7M
• Projected bid date: March 2021
• Substantial Completion: April 2023
Scope of Work

• Construct 103,800-square-foot 3-story replacement building

• Site work: Includes natural turf fields, hard and soft play areas, landscaping, parking and bus loop, curbs, street trees and sidewalks around portions of the site

• Energy efficiency: Achieved through daylighting, LED light fixtures, high performance windows, lighting controls and a geothermal system with heat pumps

• Materials
  – Steel framing with masonry veneer and metal panel
  – Fiberglass windows
  – Aluminum storefront and curtain wall glazing
Exterior Design
Interior Design
Floor Plan
West Seattle Elementary School
Modernization and Addition Project

• Architect: Miller Hayashi Architects
• Procurement method: Design-Bid-Build
• Project size: 19,900 sf new addition and 18,500 sf renovation
• Construction cost estimate: $19.1M
• Projected bid date: March 2021
• Substantial Completion: June 2022
Scope of Work

• New two-story, 12-classroom addition
• New entrance addition
• Existing building upgrades:
  – Partition reconfiguration in targeted areas
  – New carpet, paint, and ACP at existing classrooms
  – Mechanical system replacement in-kind
  – Extend fire sprinkler and fire alarm for full coverage
  – New power and data at reconfigured areas
  – Elevator modernization
Exterior Design

Classroom Addition

Entrance Addition and New Canopy
Improved visibility and daylight at the main entrance addition and new library
Floor Plan

Entrance Addition

Classroom Addition

Remodel area
Floor Plan

Classroom Addition

Remodel area
Systems Projects <$5M 2021
Bid Spring 2021 | Work Summer 2021

- Seismic improvements
- Roof replacements
- HVAC improvements
- Fire suppression
- Electrical systems
- Envelope repairs

- Door/window replacements
- Synthetic turf
- Athletic field lights
- Playground equipment
- Portable moves
Upcoming Design Projects 2021
Replacements/Major Modernizations

• Advertise Spring 2021 to begin design Fall 2021; Construction 2023
  – Alki Elementary School replacement
    o Construction budget: $41.4M
  – Montlake Elementary School modernization
    o Construction budget: $40.2M
  – Rogers Elementary School replacement
    o Construction budget: $56.7M
Systems Projects: Design 2021/Construct Summer 2022 and beyond

- Seismic improvements
- Roof replacements
- HVAC improvements
- Fire suppression
- Electrical systems
- Envelope repairs
- Door/window replacements
- Synthetic turf
- Athletic field lights
- Playground equipment
- Portable moves
Projects Coming Up for Bid
www.seattleschools.org/construction