Contractor Workshop
Welcome/Introductions

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Agenda

• Construction contracting
  – WMBE Inclusion
  – The SCWA
  – Bidding on Seattle Public Schools Projects
  – Upcoming 2021 projects
Mission and Purpose

- A student and family focus
- School Board policy:
  - Black Male Achievement specifically
  - All people of color
- Helping families and neighborhoods get financially strong and stable, economic security
- High-wage career alternative to college
- A career that overcomes barriers (convictions, drug and alcohol, no high school diploma, etc)
A lot of construction work

- Steady support and funding through Building Excellence (BEX) and Building, Technology and Academics (BTA) capital levies
- Approximately $200M year on facility-only work
  - 22 large projects (above $5 million) that will go out to bid in the next 2 years
    - 80% of contractors have 0 to 10 workers
    - 90% have less than 20 workers
    - Contractors have smaller scopes – can be as many as 50 to 100 in a project
  - 100 projects under $5 million
Facility trades

- Hazardous Material Abatement
- Demolition
- Grading
- Concrete
- Steel Erection
- Framing/Gypsum Wallboard
- Roofing
- Painting
- Plumbing
- Mechanical
- Electrical
- Landscaping
- Cleaning
Familiar bid environment

Frequent primes/generals

- Skanska
- Bayley
- Cornerstone
- Hoffman
- Lydig
- Allied Construction - Mortenson
- Hensel Phelps
- Jody Miller
- Absher
- Western Ventures
- Olympic Peninsula
Consistency to Seattle

– City of Seattle model
  o Provides consistency across agencies
  o Reduces contractor learning curves and risk of bid error
  o Successful model for WMBE and diversity

– Why Seattle?
  o Same geographic area
  o Same workers, taxpayers, ratepayers, residents
  o Same local firms and availability
  o Tested and proven models
Launching WMBE for construction

- www.seattleschools/WMBE
- Implementing B2G
- WMBE inclusion plans
- City OBD registration
- Prompt pay
- Expanding outreach and visibility
- WMBE self-identified
  - No federal or state fund regulations
  - Sensitive to Indigenous First Nation citizens
  - Reduced citizenship exposure risk
  - Capturing availability as measured by disparities
Inclusion Plan

Follows City of Seattle template

– Scored criteria with many options for attaining a responsive score.
– Proposing goals based on a 12% aspiration for WMBE firms
– Proposing strategies
  o Internships for Students
  o Pre-mobilization
  o Prompt Pay
  o Early retainage release
– Guaranteed WMBE firms
The Student & Community Workforce Agreement

- Seattle School Board began process in July 2019
- Task Force of 14 experts, selected from a public application process seeking interested candidates
- Team of primes, subs, WMBEs, community experts, training experts, union reps, parents,
- Task Force recommended an SCWA, WMBE program & Acceptable Worksites to the School Board
- School Board approved; SCWA negotiated and adopted
- SCWA launched on 4 current GC/CM projects and all upcoming bids
Why an SCWA

• Diversity, students, families and SPS mission

• Generals/Primes bring most workers
  – 96% of workers come from primes/sub-tier primes
  – Primes/Generals are more than likely to be union shops

• Can’t we just ask?
  – Test case yielded no progress
  – Contractors and the Union can’t change dispatch rules without a CWA
The SCWA details

• For all projects at or above $5 million in estimated construction value prior to solicitation (including contingency)

• Contractors (primes, subs, applicable suppliers) need not be union – they “look and feel union” for that project

• Workers do not need to be union, but will be represented on that project
The SCWA

Typical SPS Contractor brings 2 workers
- 97% bring less than 30
- 80% bring less than 10

Contractors can bring as many as 5 of their own workers
- 3 Journey workers (minimum of 1500 hours in same craft over last two years from dispatch date; been active payroll for 60/90 recent days)
- 2 Apprentices (must be WSATC enrolled and SPS Priority demographic)
Worker demographics

Priority 1:
• SPS students (former students, graduates, non-graduates)

Priority 2:
• Wage earners for a SPS student
• Economically distressed zip codes in Seattle (www.seattleschools/SCWA)

All inclusive: People of color & women (called Diversity Workers)

Goals and requirements TBD for 2021-2022
SCWA details

• Parking requirements — no cost parking with 4-blocks
  – Dedicated parking, free on-street not restricted by any designated neighborhood parking zone limitations, or off-site dedicated with a shuttle bus and paid shuttle-home time

• Wage rates adjust each September (LNI adjustments in February and September, rolled into one September adjustment and applied for the next 12-month period)
SCWA tasks

• Pre-Job conference
  – Offered every Tuesday
  – Advance submittal of forms to declare crafts, core workers (if any), safety rules and related

• Final Wage classification form

• Craft Request Submittals

• Monthly Project Administrative Committee

• Dual Benefit reimbursements
Related contract provisions

• B2G and LCP Tracker data input
• Apprenticeship at 15% or greater
• Required submittals prior to awards
• Inclusion Plan at time of bid
• Social Equity Plan
  o Workforce Plan
  o Apprenticeship Plan
  o Inclusion Plan update
Why Seattle Public Schools?

Richard Best
Background information

• 105 schools
• 55 schools over 50 years old
• 17 schools over 100 years old
• 35 landmarked buildings
• 285 portable classrooms
• Student enrollment +53,000
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

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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 (SCWA)

- 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
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: April/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: masonry cladding, metal wall panels, fiberglass and storefront windows, 3-ply SBS roofing and miscellaneous architectural metal work
  – Interior finishes: GWB, acoustical ceilings, flooring, and paint
  – 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 — west elevation
Exterior design — south elevation
Interior design — library
Interior design — commons
Floor plan
Lincoln High School Phase 2 Seismic Improvements 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
Eight 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
Exterior Design
Interior Design
Floor Plan
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: 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
Exterior Design
Interior Design
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
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: 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: 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
Interior Design

Improved visibility and daylight at the main entrance addition and new library
Floor 1 Plan
Systems projects <$5M 2021

Bid Spring 2021 | Work Summer 2021

• Seismic improvements
• Roof replacements
• HVAC improvements
• Fire suppression
• Electrical systems
• Masonry restoration

• Door/window replacements
• Synthetic turf
• Athletic field lights
• Playground equipment
• Portable moves
Upcoming Design Projects 2021
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
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
Projects Coming Up for Bid
www.seattleschools.org/upcoming-projects

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Thank you!