SCHOOL BOARD ACTION REPORT

DATE: September 14, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: October 21, 2020
For Action: November 4, 2020

1. TITLE

BEX V: Approval of the Value Engineering Report for the Viewlands Elementary School Replacement project

2. PURPOSE

The purpose of this action helps to secure approximately $1,769,496 in state funding assistance for the Viewlands Elementary School Replacement project. The Office of Superintendent of Public Instruction (OSPI) Form D-7 Application requires Board acceptance of the Value Engineering Report and the Architect's Response and Recommendation Matrix.

3. RECOMMENDED MOTION

I move that the School Board approve the Value Engineering Report dated June 15, 2020, for the BEX V Viewlands Elementary School Replacement project, as attached to the Board Action Report.

4. BACKGROUND INFORMATION

a. Background

In March 2020 Meng Analysis performed an independent value engineering study of the schematic design drawings for the Viewlands Elementary School Replacement project, as designed by Mahlum Architects.

The study was undertaken by a team of professional architects, engineers, and cost estimators who analyzed the design and developed suggestions for adding value to the project. Value Engineering is defined by the Washington Administrative Code (WAC) 392-343-080 as a cost control technique which is based on the use of a systematic, creative analysis of the functions of the facility with the objective of identifying unnecessary high costs or functions and/or identifying cost savings that may result in high maintenance and operation costs.

The value analysis suggestions were accepted if they added value and/or reduced costs without negatively affecting the educational program and goals or the long-term operation of the building. The study provided the design team and district with information and strategies necessary to keep construction costs within budget.

The Value Engineering consultant made (102) different value recommendations, of which (38) were accepted or partially accepted and had potential cost savings, and (64) were rejected for various reasons, including not meeting district educational and program goals, district maintenance goals, or district sustainability goals. The total anticipated cost savings from the suggested proposals that the design team and district accepted is approximately $434,000.

To date, the following key actions related to this project have been approved by the Board:

- Architecture and Engineering contract to Mahlum Architects, approved October 2, 2019

b. **Alternatives**

Deny Motion. If motion is denied, it would delay the issuance of OSPI Form D-8 which allows the district to open bids and could impact the district's ability to receive state funding assistance. Not having the ability to open bids could potentially have a negative impact on the Viewlands Elementary School Replacement project.

c. **Research**

Per (WAC) 392-343-080, the state requires the Board to accept or reject the proposals as outlined in the value engineering report, prepared by Meng Analysis, for all projects larger than 50,000 square feet. According to the American Institute of Architects (AIA), value analysis is an industry best practice for large construction projects, regardless of state funding assistance requirements.

5. FISCAL IMPACT/REVENUE SOURCE

This action does not represent a specific expenditure.

This action helps to secure up to $1,769,496 million in state funding assistance for the project.

The revenue sources for this project are from the BEX V capital levy fund and a Distressed Schools Grant. This project is budgeted at $88,094,475.

Expenditure: ☐ One-time ☐ Annual ☐ Multi-Year ☒ N/A

Revenue: ☒ One-time ☐ Annual ☐ Multi-Year ☐ N/A

6. COMMUNITY ENGAGEMENT

With guidance from the District's Community Engagement tool, this action was determined to merit the following tier of community engagement:

☐ Not applicable

☐ Tier 1: Inform

☒ Tier 2: Consult/Involve

☐ Tier 3: Collaborate

The selection of projects in the BEX V levy program went through an extensive community vetting process and ultimately received 73 % approval on February 2019.

7. EQUITY ANALYSIS

The district's Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The Board's guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

8. STUDENT BENEFIT

The Viewlands Elementary School Replacement project design will incorporate guidelines and requirements provided in the SPS Educational Specifications and the School Design Advisory Team process. It is the goal of the district to continue the process of implementing the BTA and BEX Capital Levy programs and provide students with safe and secure school buildings.

9. WHY BOARD ACTION IS NECESSARY

☐ Amount of contract initial value or contract amendment exceeds $250,000 (Policy No. 6220)

☐ Amount of grant exceeds $250,000 in a single fiscal year (Policy No. 6114)

☐ Adopting, amending, or repealing a Board policy

☐ Formally accepting the completion of a public works project and closing out the contract

☐ Legal requirement for the School Board to take action on this matter

☒ Board Policy No. 6100, Revenues from Local, State, and Federal Resources provides the Board shall approve this item

☒ Other: Requirement of the OSPI D-Form application process

10. POLICY IMPLICATION

School Board Policy No. 6100, Revenues from Local, State, and Federal Sources, states in part: "It is the policy of the Seattle School Board to pursue systematically those funding

opportunities that are consistent with district priorities from federal, state, and other governmental units, as well as from private and foundation sources." In addition, the policy states: "The Board agrees to comply with all federal and state requirements that may be a condition for the receipt of federal or state funds."

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on October 8, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the Architect can continue with the design.

13. ATTACHMENTS

- Value Engineering Executive Summary Report (for approval)
- Value Engineering Response from Architect (for reference)

Value Engineering Executive Summary Report
Value Engineering Response from Architect

Viewlands Elementary School

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For questions and more information about this document, please contact the following:

Capital Projects
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CLIENT:	Seattle Public Schools						Draft Response: 01 April 2020
PROJECT:	Viewlands Elementary School						SPS Review Meeting: 03 April 2020
DATE:	March 20, 2020						Revised Response: 30 April 2020
Prop. #	COMPONENTS AND SYSTEMS	PROJECTED COST REVISION (Rough Order of Magnitude)	ACCEPT	REJECT	MODIFY	ACCEPTED VALUE OF PROPOSAL	COMMENTS / DISCUSSION
CM1	Construction Schedule	165,000	X			165,000	SPS confirmed approach is feasible. Potential concern for sitework to occur in February / March discussed.
L1	Irrigation System	(39,000)			X	(3,000)	If landscape restoration is pursued in the west parcel , a more cost-effective irrigation plan would be to stub out a hose bib or quick coupler and provide movable sprinklers and hoses. ROM cost for this - $3,000 plus some labor to move and operate sprinklers (could be volunteer or built into landscape contract; also, could be run off of temp water supply using hoses).
S1	Building Massing	317,000		X			Consideration of desired ceiling height and allowed space for MEPF needs to be evaluated. Floor to floor height has already been reduced from the master plan cost model from 15'-0" to 14'-0". Reducing further to 13'-6" would leave less flexibility for item A1. Limiting structure depth will add cost due to increased framing weight.
P1	Plan Circulation	862,000			X	0	Initially Design Team assumed 6000sf @ $90/sf. With revised Schematic Design plan based on SPS input, team believes additional circulation square footage will be required to provide "no trespass" scheme.
A1	Roof Configuration	267,000	X			267,000	
A2	Inclusion & Equity	(230,000)			X		See breakdown below
	1. Ramp at Stage				X	0	Current ramp location is to be used as the main access when used as a classroom, with the front stairs used only when in stage format. Design team will study ramp location as design progresses.
	2. Integrate Special Ed more into clusters				X	0	Special Ed classrooms are located adjacent to learning clusters which have specific requirements for adjaceny in the Educational Specifications. Item to be reviewed as part of the follow-up from the Operations Committee discussion, SPS is planning to connect with Ilene Schwartz. Design team to study coming out of that conversation.
	3. Meditation or Quiet Room			X			Program is not in the Ed Specs and is not desired by SPS.
	4. Adjustable Furniture			X			Furniture is purchased directly by SPS based on district-wide furniture standards
	5. Braille at all locations (not just signage)				X	0	Braille can be implemented on permanent text features, but not on those intended to be changeable such as cubby labels. Permanent braille would be limiting for future flexibility.

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	6. Indicate public facilities are for use for all people			X			All toilet rooms have been designed to be single occupant. Signage will be appropriate based on City of Seattle standards and SPS requirements.
	7. Make all toilets fully accessible (not just code required ones)				X	0	A larger proportion of toilet stalls than code minimum are being provided in the current toilet layout. (17/51 of total toilets not including child care toilets)
	8. Provide family resource center	(37,500)	X			(37,500)	Schematic Design documents are currently showing a family room, but not a "Family Resource Center" as suggested by the VA team. Per SPS direction, will incorporate Family Resource Center programming into the program of the Flex Classroom. We are not currently assuming additional square footage for program. Design team to use square footage of a Flex Classroom for program.
	9. Provide lactation rooms	(20,000)	X			(20,000)	Will include in admin area Assuming 80sf @ $250/sf
	10. Provide restrooms for larger people				X		Design team will explore accommodating as design progresses.
	11. Provide full height locking doors on toilet rooms			X			Included in SD plans
	12. Design for visual impairment (high contrast)	0	X				Design team will work to incorporate into building and signage design as appropriate for legibility as the design progresses.
	13. Provide hearing augmentation for all spaces (classrooms, offices and other small spaces)				X		Already included in plans at assembly spaces and classrooms.
	14. Incorporate principles of Universal Design	0	X				Included in design strategies
	15. Provide different spaces for different personalities.	0	X				Included in design strategies
	16. Provide large exhibit board focused on cultural equity and diversity.				X	0	Design team will work with school community to develop the most appropriate way to represent diversity in the school community.

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M1	Mechanical System	3,119,000		X			source has been noted as an owner priority. Design team defers to the Owner as to whether this is a viable option. Pricing for this does not appear accurate. Design Team estimates a total cost reduction of $710,000 ~$13,500 per well is much more then regional contractors are charging for this scope, and this scope does not appear to compensate for a larger boiler. Design team believes this ROM savings would be as follows: Well Field vs. Fluid Cooler: ~$600,000 Displacement DOAS system vs. Distributed GSHP DOAS system: ~$250,000 Electrical Increase: + $140,000 a.Ground loop: None. b.Central Plant: Boiler and Fluid cooler. c.Admin/Gym/Commons: Dedicated outside air handler with water to air heat pumps (3 offices/spaces per zone). Overhead supply/ventilation air distribution. d.Daycare: Dedicated outside air handler with water to air heat pumps. Overhead supply/ventilation air distribution. e.Classrooms: Dedicated outside air handler with water to air heat pumps. Overhead supply/ventilation air distribution. f.Mechanical system would require ~14,000 SF of penthouse. Net impact of this change: •Remove water to water heat pumps. •Remove ground loop. •Add ~60 single zone water to air heat pumps. •Remove heating/cooling loop and increase condenser water loop. •Mechanical system would require ~14,000 SF of penthouse/mech room.
M2	Mechanical Energy	1,178,000		X			Ground source has been noted as an owner priority. Design team defers to the Owner as to whether this is a viable option.
E1	Energy Storage	(11,000)		X			Battery solutions are provided for emergency egress lighting only per the SPS standards. Additionally, providing backup power for devices beyond emergency egress or IT infrastructure by OFOI UPSs is not in alignment with District standards.
E2	Electrical Locations	57,000		X			While the proposed solution reduces square footage requirement for electrical and low-votlage infrastructure, we understand this recommendation to be a cost increase as there is significant cost increases to providing longer branch circuits to the second floor from either the first or third floors.

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R1	Abandon utilities in place	15,000		x			We will abandon where appropriate.
R2	Reduce number of catch basins in parking	12,000			X	6,000	Plans are very conservative due to schematic nature of design. Design team will review and reduce as appropriate.
R3	Reduce number of catch basins in play	6,000			X	3,000	Plans are very conservative due to schematic nature of design. Design team will review and reduce as appropriate.
R4	Thickened edge on the west side of paved play to collect stormwater	6,000	X			6,000	Design team to study with landscape design.
R5	Underground water quality treatment ILO bioretention on south side	25,000		X			Enhanced Water Quality is required and Onsite Stormwater Management to the maximum extent feasible. Baseline meets the City's requirements.
R6	Use compost filter system ILO bioswales	50,000		X			This will not meet the City's requirement for Onsite Stormwater Management to the maximum extent feasible. The new code and modeling software yeilds ~24-inches of compost amended soil for the compost amended filter systems, thus not necessarily a cost savings.
R7	Use imported fill for building fill to reduce dependence on dry weather for earthwork.	(185,000)			X		Possibly. Recommend Unit Bid Prices in lieu of requiring contractor to export existing fill and import structural fill.
R8	Salvage and sell portables	20,000			X	20,000	District will remove (3) double portables and (1) single portable. This leaves (1) double portable and (4) single portables to be demolished by Contractor. Total cost in RLB estimate was $50,000. Cost to salvage will not be included in MACC per 4/21 meeting with Richard Best. $20,000 is cost savings for not demolishing portables identified above.
R9	Change wall type to reinforced earth wall along service drive.	10,000		X			May not be feasible while maintaining existing tree. Will review as design progresses. Baseline includes a basement wall that extends out. Maybe simpler construction process to extend the stem wall out.
R10	Route new water loop to tie into existing water at west end of 105th	25,000		X			In order to tie back into the water line at the west end of 105th we would need to go around to the west the SEA Street drainage feature to the south of the property. The SEA Street drainage feature is not to be impacted during construction. This area is very tight with utilities, including utilties not shown by survey, and heavy existing vegetation and steep slopes.
R11	Connect sewer from service area to learning commons sewer line ILO connecting directly to sewer in 105th.	8,000	X			8,000	Design team to review as design progresses

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R12	Asphalt pathways ILO concrete	35,000		X			These are ADA routes, which are challenging to construct with asphalt
R13	Standard weight paving at parent drop-off	18,000		X			This is part of the fire loop and possible bus pickup/dropoff for future proofing
R14	Heavy paving only at entrance and south/drop off curves	20,000		X			This is part of the fire loop and possible bus pickup/dropoff for future proofing
R15	Keep existing sidewalk at south property	6,000		X			Team is discussing with SDOT/SPU/Urban Forestry to keep existing. SW supports this option at the west portion of 105th St. Design team to discuss keeping existing path adjacent to south swale with SDOT engineers and urban forestry. Low value high cost to widen by 1' to meet SDOT standards, but this may require a variance. The east half of the block has no sidewalk and SW SDOT will require it be added.
R16	Move tree pits out of sidewalk area towards building (at SE end of 3rd Ave Frontage)	5,000		X			To be confirmed with SDOT
R17	Use thickened edge ILO concrete curb/gutter in parking and play areas	5,000		X			For minor cost savings, would provide a less durable and aesthetic product. Parents dropping off kids may be more prone to driving up on the sidwalk, thus requiring wheel stops. Design tem has found it very unusual to propose thickened edge next to concrete walk.
R18	Provide canopy over sidewalk drop-off area (assumed 1,000 sf)	(75,000)			X	(37,500)	Design team will explore adjusting covered areas shown in SD documents to meet drop off needs. Accepted VA Strategy proposes approximately 500sf.
R19	Provide a greater variety of native plant species with name tags for educational opportunities.	(5,000)	X			(5,000)	Design team is considering plant ID in addition to other eco-literacy approaches.
R20	Site education and environment amenities (Animal footprints in concrete, bird and other feeders and houses, weather stations, sundial, composting, little greenhouse, etc..)	(25,000)	X			(25,000)	SW agrees with the integration of these ideas. Many of them have been discussed already (and identified by Tilth) through SDAT and will be developed as the design progresses, budget permitting.
R21	Rockeries / earth wall ILO of concrete site walls	12,000		X			Any wall over 4' would need to be structurally engineered. School district generally does not prefer rockeries due to climbing hazard and maintenance issue. SPS to confirm direction.
R22	Reduce landscape by 15%	100,000		X			Consider cost of alternate material. Asphalt? Concrete? This may not be a net savings, particularly as it relates to stormwater infrastructure. Also, consider secondary impacts to reducing landscape like shade, buffering, and SDAT goals of bringing immersion in nature. Design team will continue to study as design progresses.

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R23	Retain, prep and paint existing fence ILO new perimeter fence	7,000		X			Viable option if existing fence is in reasonable condition (appears to be fair) and if fence location doesn't move and grades don't change. Further evaluation required.
R24	Widen seat plinth near covered play for group instruction	5,000		X			This strategy may improve the function of the space by adding seating but hdoes not appear to reduce cost.
R25	Review floor, reduce steel weight to ~7psf (ILO 8), and 25% reduction at roof.	400,000		X			The steel floors/roof is designed to support loads defined by the building code and meet acceptable vibration perfomance requirements. The resultant steel weight is a result of span lengths required to meet building programming/arch'l requirements. It is too early at Schematic Design to rely on a 1 psf reduction in steel weight cost savings for the project without making sizable arch'l revisions to limit the span length of the framing. We do expect however, to see the overall steel tonnage to reduce once the formal engineering can be completed throughout design.
R26	Prefab covered play	30,000		X			SPS did not accept. It would likely need to be separated from the building on the site.
R27	Fine tune footing design ILO overdesign	20,000		X			We interpret that this comment is in reference to using the exact sized footings based upon the design bearing pressure. While less material could be used, it is not likely worth the engineering, constructabiliy and formwork costs of doing so. Grouping footing sizes to the nearest 6-in to 1-ft generally yields efficient designs while minimizing material overuse.
R28	Prefab mechanical screen ILO structural frame at penthouse	300,000		X			Does not meet SPS standards
R29	Single ply membrane roofing ILO Modified Bitumen Roofing (per OPR)	30,000		X			Does not meet SPS standards
R30	Exposed soffits ILO metal siding	100,000		X			Will not prevent bird/pest nesting. Where building is above, will need insulation and cladding assembly. Materials will be evaluated as design progresses. Reducing to exterior gpysum board provides only limited savings
R31	Storefront with steel support structure ILO curtainwall	75,000		X			Creates additional detailing complexity with higher potential for water infiltration, and reduced energy efficiency
R32	Add door at west end of classroom penthouse for roof maintenance	3,000			X	(3,000)	Will add door facing North (per district standard) at the west end of penthouse.
R33	Gravel stop roof edge ILO parapets	540,000		X			Technical Standard calls for 4' parapet
R34	Unit skylights ILO large skylight (indicated in estimate)	5,000			X		Will evaluate in design development if unt skylights can provide the same light quality, experience and aesthetic value.

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R35	More type 1 metal siding, less type 2 (40% swap assumed)	100,000			X		Concealed fastener preferred by SPS, and type 1 will need approval from SPS. Design team will evaluate metal panel types as the design progresses.
R36	Reduce height of brick veneer to eliminate angles	125,000			X	50,000	Will only reduce some cost as there will still be angles over large windows. Brick is preferred material for longterm maintenance and longevity. Design team will coordinate loose lintel size limits to reduce need for angles.
R37	Reduce gym glazing, eliminate curtain wall, minimal punched openings	30,000			X	10,000	Will evaluate and refine in design development to achieve acceptable lighting, transparency and aesthetics.
R38	Provide exterior access roll up door at commons (reduce curtain wall glazing)	(25,000)		X			Commons is not at ground level.
R39	Add a small canopy at childcare area	(8,000)	X			(8,000)	
R40	Provide more daylighting via solatubes	(20,000)		X			Would not provide good cost/benefit ratio.
R41	Rubber flooring at Gym ILO hardwood flooring	50,000		X			Does not meet district standards
R42	Reduce interior relites and glazing by 50%	80,000		X			Design team would like to expand amount of interior glazing to promote collaboration and supervision of shared spaces.
R43	Prefabricated casework ILO custom casework	150,000		X			Would be diversion from SPS standards and provide a lower quality of casework.
R44	Reduce quantity of tack board, limit to 7' above floor (+/- 30% reduction)	30,000		X			Shown in SD drawings to match SPS cost model amounts. Would prefer to relocate tack above 7' to other locations rather than reduce quantity.
R45	Stained concrete ILO polished concrete	50,000		X			SPS standard is for polished.
R46	Wood-look ceiling ILO natural wood ceiling	30,000			X	5,000	SDAT team has indicated a strong preference for natural materials like wood. Design team will reduce amount rather than replace product.
R47	Impact resistant gyp board ILO p-lam wainscot	45,000		X			Does not perform as well over the long term as PLAM wainscot.
R48	Provide learning kiosk and digital dashboard showing environmental and active building systems (energy and water use/savings).	(25,000)	X			(25,000)	
R49	Provide hand sanitizing stations at entry doors & key internal locations	(5,000)			X		Would likely be FOIC and implemented district-wide

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R50	Provide no-touch toilet accessories (lav, soap, towel, etc.)	(10,000)		X			Lavatories: SPS to review with Maintenance & Operations to determine if they should be implemented district-wide. Soap and paper towel dispensers are FOIC.
R51	Right Size Electrical Service (assume 10% spare capacity)	12,000		X			Electrical service is right-sized based on proposed building size, all-electrical mechanical equipment, and historical data.
R52	Series instead of Fully Rated Electrical Distribution.	8,000		X			Does not comply with District standards.
R53	Aluminum ILO Copper Feeders >100A.	15,000		X			Does not comply with District standards.
R54	Metal Clad (MC) Cable for Feeders and Branch Circuits.	30,000		X		30,000	Does not comply with District standards. To be considered as an Exception Request if deemed necessary. Recommend branch circuits only.
R55	Reduce lighting power density to light level required in SPS OPR.	15,000		X			Luminiare quantities are in alignment with Distrcit standards and align with the lighting power densities outlined in the OPR.
R56	Electric Vehicle charging station ILO future provision	(7,000)	X			(7,000)	SPS to provide input if desired.
R57	Taller 30ft ILO 25ft poles, double ILO single head site lighting.	10,000		X			Double head poles will not provide the needed light distribution on site, particularly for pedestrian walkways around perimeter of drive circle.
R58	Steel ILO aluminum site light poles.	10,000		X			Neither steel nor aluminum poles have been specified at this point.
R59	More Wire Access Points, Fewer Data Outlets.	65,000		X			District standard port quantities applied. We would defer to district IT before changing approach for telecommunications port quanties.
R60	Plug-Tail ILO Side-Wired Devices.	15,000		X			Does not comply with District standards.
R61	More J-Hooks ILO No Cable Tray (Except Communication Rooms).	8,000		X			District preference to utilize cable tray for distribution for managing future updates. We would defer to district IT before chaning approach for telecommunications distribution of cabling. Cost proposed VE option seems to be low and would be closer to $15,000.
R62	Add Portable Genset Connection.	(2,000)			X		Will review with Facilities if desired.
R63	Increase electrical outlets/circuits for laptop charging.	(1,000)		X			Device quantities and locations align with typical SPS projects.
R64	Reduce quantity of receptacles.	8,000		X			Device quantities and locations align with typical SPS projects.

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R65	Add color temperature controls for lighting (at Child care, lower grades and Special Ed)	(16,000)		X			Does not comply with District standards.
R66	Add electronic noise masking in rooms adjacent to gym & commons.	(15,000)		X			Does not comply with District standards.
R67	Remove (1) data rack in each IDF room.	3,000			X	3,000	Telecommunications racks will be reduced as required to server the port quanties and associated patch panels.
R68	Tempering in central equipment ILO VAV boxes	60,000		X			Compromises zone level economizer controls by only having ventilation air tempering at central air handlers serving classroom wing which significantly reduces system function. Defer to owner for acceptance. Cost appears appropriate. Will include as deductive alternate for future pricng.
R69	Hydronic (radiant) floor heating system (commons and low grade CRs)	(142,000)		X			Based on district standard operating practices, building warm up does not typically start until 2 hours before occupancy. Radiant floors cannot be relied upon to provided adequate warmup in this time period without signficant infrastructure/oversizing of system which can also create issues with over heating spaces with the the heat capacity/retention of the concrete. Would recommend a "light" weight radiant system using radiant ceiling panels in the classrooms for this application which would be close to neutral cost delta, and feel is work discussing with the owner if system remains as is.
R70	Active chilled/heated beams	(90,000)		X			Similar to radiant ceiling panels, active chilled/heated beams in the ceiling free up floor space. There are also displacement active chilled/heated beams which would take the place of perimeter finned tube and wall displacement grilles. Offers some benefit if opting for full mechanical cooling, as system layout and thermal comfort can be compromised if heating only.
R71	In-duct UV sanitation	(14,000)		X			Recommend reviewing with maintenance. With a Displacement DOAS system, we will be using 100% outside air and not recirculating large amounts of return air. UV-C can be applied to the cooling coils to kill microbes on the coils, but may have limited effectiveness for the space with limited air recirculation.
R72	Increase MERV filtration to 18	(11,000)		X			Recommend reviewing with maintenance. With a Displacement DOAS system, we will be using 100% outside air and not recirculating large amounts of return air. MERV 18 or HEPA filters can be applied to filter microbes, but may have limited effectiveness for the space with limited air recirculation.
R73	Increase heat recovery to 85%	(90,000)			X		Recommend as an alternate.
R74	PEX domestic water systems	28,000		X			This is not consistent with district standards.
R75	PVC Sanitary waste and vent piping systems - above/underground	32,000			X	32,000	Allowed by District for vent, but not waste piping. Review again with maintenance at DD. Savings noted may be conservative. Including full reduction amount for vent piping only.

CLIENT:	Seattle Public Schools						Draft Response: 01 April 2020
PROJECT:	Viewlands Elementary School						SPS Review Meeting: 03 April 2020
DATE:	March 20, 2020						Revised Response: 30 April 2020
Prop. #	COMPONENTS AND SYSTEMS	PROJECTED COST REVISION (Rough Order of Magnitude)	ACCEPT	REJECT	MODIFY	ACCEPTED VALUE OF PROPOSAL	COMMENTS / DISCUSSION
R76	Plumbing fixture quantity reduction	113,000			X		Design team will evaluate as design progresses.
R77	Eliminate roof drains and internal rain leader piping (add external scuppers and rain leaders)	125,000		X			already assuming external scuppers and rain leaders (not shown in plans yet)
R78	Reduce classroom sinks with bubbler	108,000		X			This is not consistent with district standards.
R79	Sinks in breakout area ILO classrooms	90,000		X			This is not consistent with district standards.
R80	Point-of-use grease trap ILO vault	5,000		X			This is not consistent with district standards.
R81	Add point-of-use water filtration	(10,000)		X			Water quality is already good, and with new building construction, this will not be needed.

CLIENT:	Seattle Public Schools						Draft Response: 01 April 2020
PROJECT:	Viewlands Elementary School						SPS Review Meeting: 03 April 2020
DATE:	March 20, 2020						Revised Response: 30 April 2020
Prop. #	COMPONENTS AND SYSTEMS	PROJECTED COST REVISION (Rough Order of Magnitude)	ACCEPT	REJECT	MODIFY	ACCEPTED VALUE OF PROPOSAL	COMMENTS / DISCUSSION
Technical Reports							
T1	Site Work				X		Need to review if feasible with the permitting process. Recommend it not be a separate bid package, unless it goes GCCM.
T2	Unit Costs		X				Agreed; we typically show anticipated limits of excavation and frequently use unit bid prices.
T3	Bidding Strategies		X				
T4	Storm Location		X				We were planning on a impervmeable liner around the storm chambers and bioretention cells, since they are non-infiltrating and should be due to steep slopes to the west and close proximity to the building.
T5	Portable Location		X				Will be located clearly as site design progresses.
T6	Site Safety		X				Now that the project team has identified trees that we would like to preserve, such tree safety measures are worth considering. SW recommends involving the arborist who provided the initial report for recommendations. "Seam w/ good response growth" noted but more examination would be prudent given proximity to building. // Regarding the snag, decomposition features, including snags were discussed at site walk with Meng Analysis. Any features proposed will be designed to minimize risk and will be reviewed by team and client representatives for safety.
T7	Retaining Wall			X			The structual design intent is to include a retaining wall footing sized only for the temporary condition allowing the contractor to backfill behind the wall without need for temporary shoring braces and associated deadmans to resist the brace forces. The upper slab-on-grade would restrain the wall in the permanent condition to resist both soil and earthquake loads. In our experience with these conditions, designing as we've described is the preferred direction of contractors and yelds the least risk from the owners standpoint. Delegating the bracing design to the contractor can result in inflated design/material costs as well as potental schedule delays depending on the selected contractor. Accounting additional material cost now will likely offset the change order risk during construction. Additionally, the quantities of the excavated soil may not be accurate as described. The building is likely not nestled fully into the existing soil requiring the excavation quantity shown. There will more likely be a balance of cut and fill to control excavation costs.

CLIENT:	Seattle Public Schools						Draft Response: 01 April 2020
PROJECT:	Viewlands Elementary School						SPS Review Meeting: 03 April 2020
DATE:	March 20, 2020						Revised Response: 30 April 2020
Prop. #	COMPONENTS AND SYSTEMS	PROJECTED COST REVISION (Rough Order of Magnitude)	ACCEPT	REJECT	MODIFY	ACCEPTED VALUE OF PROPOSAL	COMMENTS / DISCUSSION
T8	Gymnasium Base		X				
T9	Seismic Separation			X			Preference is to maintain seismic joint location as shown and adjust the rooms accordingly. The diaphragm is reduced to the corridor width at level 2 requiring need to detach floor plates as well at ensuring lateral force resisting system compatability to limit increased forces that would otherwise impact cost and possibly architecture (wall thicknesses to coneal increased structural sizes)
T10	Future Adaptability / Flexibility				X		Design team will study as design progresses.
T11	Heating			X			Heating system described in SD documents represents a system SPS is familiar with and have had positive results from. Alternatives discussed in Revision Proposal
	GRAND TOTAL ALL PROPOSALS					434,000	
The owner has reviewed each of the Value Analysis proposals and recommends the responses contained herein.			GENERAL COMMENTS REGARDING THIS VALUE ANALYSIS STUDY:				
by							
title							
date							

May 30, 2020

David Mount, AIA LEED AP, Partner
71 Columbia, Floor 4
Seattle, WA 98104

RE: Viewlands Elementary School Replacement Project

Dear David,

This letter is to inform you that the district is authorizing Mahlum Architects Inc. to proceed to the design development phase of design.

The MACC for the project is to remain at $58,729,650. The Schematic Design estimate had been reconciled. Design alternates have been identified by the design team and agreed upon by the district. The design team is to continue design of the project with the listed Add/Deduct Alternates noted below.

Alternates the Team Will Pursue

- Alt. No. 1: Controls
- Alt. No. 2: Covered play structure
- Alt. No. 3: Theatrical Lighting and Performance AV

Additional Alternates if Student Community Workforce Agreement is Enacted

- Alt. No. 4: Rockeries / earth wall ILO of concrete site walls
- Alt. No. 5: Gravel stops ILO parapets
- Alt. No. 6: Prefabricated Casework ILO Custom Casework
- Alt. No. 7: Eliminate Childcare Square Footage (Absorb Childcare program within Core Academic Spaces)
- Alt. No. 8: Shell & Core at lowest level (reduce initial school capacity by 8-10 classrooms)
- Alt. No. 9: Reduce Entry Overhang

Other Possible Cost Saving Options

- Mechanical System Revisions to Remove Ground Loop
- Prefabricated Covered Play
- Reduced General Conditions

The district requires the architectural team meet the requirements of the Educational Specifications and Technical Standards unless otherwise noted below:

Approved or Proposed Exceptions to Educational Specifications

- Exception No. 1 (Dated May 11) - Proposed but needs to be signed off by Project Manager, Sr. Project Manager, K-12 Planning Coordinator to finalize approval. Action – SPS to review submitted Exception Request No.1 to approve/denial.

Design team must submit exception requests for Educational Specifications prior to the start of Design Development unless otherwise agreed upon by the project managers.

Approved or Proposed Exceptions to Technical Standards

- Exception No. 1 – Request the use of MC Cable in specific locations and applications
- Exception No. 2 – Wall Wainscot (Proposed deviation is for material and height.)
- Exception No. 3 – Sliding Glass Doors (SPS to determine if Exception Request is required.)
- Exception No. 4 – Acoustic Ceilings (Proposed deviation is for perforated washable acoustic ceiling panels)
- Exception No. 5 – Resilient Flooring (Technical Building Standards indicates VCT. SPS to confirm BEX V Conceptual Project Description supersedes.)
- Exception No. 6 – Carpeting (TBS indicates Broadloom. SPS to confirm carpet tiles are acceptable)
- Exception No. 7 – Acoustic Panels (SPS to determine if Exception Request is required.)
- Exception No. 8 – Markerboards (Proposed deviation is for sizes.)
- Exception No. 9 – Corner Guards (Proposed deviation is for height.)
- ACTION – Mahlum to submit all above Exception Requests to SPS for review prior to approve/denial.

Proposed Exceptions must be approved prior to proceeding to Construction Documents unless otherwise agreed upon by the project managers.

If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

DocuSigned by:
Brian Fabella
08C2BB4100AB4D1...

6/9/2020

Brian Fabella, Project Manager

CC:

Attachements:

- Viewlands ES Schematic Design Summary Package dated May 8, 2020

mahlum

M E M O R A N D U M

08 May 2020

To: Eric Becker | Brian Fabella, Seattle Public Schools
From: Corrie Rosen, Mahlum

RE: Viewlands Elementary School
Request to Proceed from Schematic Design to Design Development

Eric | Brian,

Mahlum is inspired by our work together with Seattle Public Schools in the design of Viewlands Elementary School. We see this project as an important step to support the Strategic Plan of the District, the Viewlands community, and many future generations of Seattle students. We have completed the Schematic Design phase of the project and are ready to proceed to the next design phase, Design Development. This letter summarizes our key findings and decisions during the Schematic Design phase and requests authorization to proceed into Design Development.

During the SD phase we worked with the School Design Advisory Team (SDAT) to evaluate conceptual design options and arrive at a desired conceptual design. Subsequent to that we have continued to refine the design and incorporate engineering aspects into the design. This also included a variety of input sessions with different District staff including Facilities and Capital Projects.

The design is in compliance with the District Educational Specifications and a Site-Specific adaptation has been submitted. The Educational Specification Exception Request and a graphic comparison of the educational specification is attached to this letter.

The project has been estimated by the design team's estimating consultant (RLB/Robinson). The project is estimated to be below (AKA: under budget) the design MACC. See the cost comparison summary below:

Project MACC:	$58,729,650
Estimated MACC:	$58,489,171
Difference:	$ 240,479

The Value Analysis process performed by MENG has been completed and we have incorporated approximately $434,000 of cost reductions into the project. In addition, the design team identified an additional $832,000 in savings. The SD estimate after cost reductions is $57,223,171, approximately $1.5 million under budget.

We understand that it is possible that the School Board will implement a Community Workforce Agreement. This Agreement is estimated to increase the cost of the construction by 10%. In case this agreement is put in place and the budget remains unchanged, we would need to reduce the construction cost by approximately $4.2 million.

SD ESTIMATE (AFTER VE)	57,223,171
CWA ALLOWANCE 10%	5,722,317
REVISED SD ESTIMATE (WITH CWA ALLOWANCE)	62,945,488
ORIGINAL MACC	58,729,650
REDUCTION TO GET TO ORIGINAL MACC	4,215,838

We have created a list of possible cost saving options and/or alternates that could be implemented to address the cost premium associated with the CWA. The team agreed that these 7 cost savings options would be tracked through the Design Development phase and after the design development estimating is completed the team will make a decision about which alternates, if any, are detailed through the Construction Document phase.

	ITEMS FROM VE LIST IDENTIFIED AS POSSIBLY ACCEPTABLE ONLY IF CWA REDUCTIONS REQUIRED	**PROJECTED COST REVISION (Includes additional CWA 10% mark-up)**
R21	Rockeries / earth wall ILO of concrete site walls	13,200
R33	Gravel stops ILO parapets	594,000
R43	Prefabricated Casework ILO Custom Casework	165,000
ADDITIONAL VE ITEMS FOR CWA REDUCTIONS		
CWA 1	Eliminate Childcare Square Footage (Absorb Childcare program within Core Academic Spaces)	1,909,600
CWA 2	Shell & Core at lowest level (Reduce initial school capacity by 8-10 classrooms: Assumes 14,000sf x $85/sf)	1,309,000
CWA 3	Covered Play	360,348
CWA 4	Reduce Entry Overhang by 500sf	60,058
	TOTAL CWA REDUCTIONS	**4,411,206**
	CWA TARGET (from above)	4,215,838
	DIFFERENCE	**195,368**

The following additive Bid Alternates have been identified for the project:

- Alternate No. 1: Controls
- Alternate No. 2: Covered play structure
- Alternate No. 3: Theatrical Lighting and Performance A/V

If the Student & Community Workforce Agreement is Enacted, we anticipate the following additional additive alternates (estimated savings noted above):

- Alternate No. 4: Rockeries / earth wall ILO of concrete site walls
- Alternate No. 5: Gravel stops ILO parapets
- Alternate No. 6: Prefabricated Casework ILO Custom Casework
- Alternate No. 7: Eliminate Childcare Square Footage (Absorb Childcare program within Core Academic Spaces)

- Alternate No. 8: Shell & Core at lowest level (reduce initial school capacity by 8-10 classrooms)
- Alternate No. 9: Reduce Entry Overhang

Other possible cost savings options:

- Mechanical System Revisions to Remove Ground Loop
- Prefabricated Covered Play
- Reduced General Conditions

Upon resolution of the preferred bus loading / unloading and vehicular drop-off strategy, signalization at 3rd Ave NW and NW 107th Street may be required as well as the relocation of light poles along 3rd Ave NW. The costs for this scope are not currently reflected in the Cost Estimate.

During the SD Phase we have been reviewing the District's Technical Building Standards (TBS). We anticipate that during the Design Development phase we will be submitting a few exception requests including:

- Requesting the use of MC Cable in specific locations and applications
- Wall Wainscot (Proposed deviation is for material and height.)
- Sliding Glass Doors (We could not locate a TBS.)
- Acoustic Ceilings (Proposed deviation is for perforated washable acoustic ceiling panels)
- Resilient Flooring (TBS indicates VCT. SPS to confirm BEX V Conceptual Project Description supersedes.)
- Carpeting (TBS indicates Broadloom. SPS to confirm carpet tiles are acceptable.)
- Acoustic Panels (We could not locate a TBS.)
- Markerboards (Proposed deviation is for sizes.)
- Corner Guards (Proposed deviation is for height.)

In summary, we consider the Schematic Design Phase of the Viewlands Elementary School to be complete and we request that you provide written authorization to proceed with the Design Development Phase.

Best regards,

Corrie Rosen AIA
Principal

cc David Mount, Mahlum
JoAnn Hindmarsh Wilcox, Mahlum
Stacey Crumbaker, Mahlum
David Dahl, Mahlum

encl Schematic Design Site Plan
Schematic Design (Revised) Floor Plans
Graphic Program Comparison
Educational Specific Exception Summary
Cost Estimate Summary

Site Plan

FUNCTION LEGEND

- ADMINISTRATION
- CHILDCARE
- CIRCULATION
- CLASSROOM
- KITCHEN
- LIBRARY
- SPECIAL ED
- SPECIALTIES
- SUPPORT

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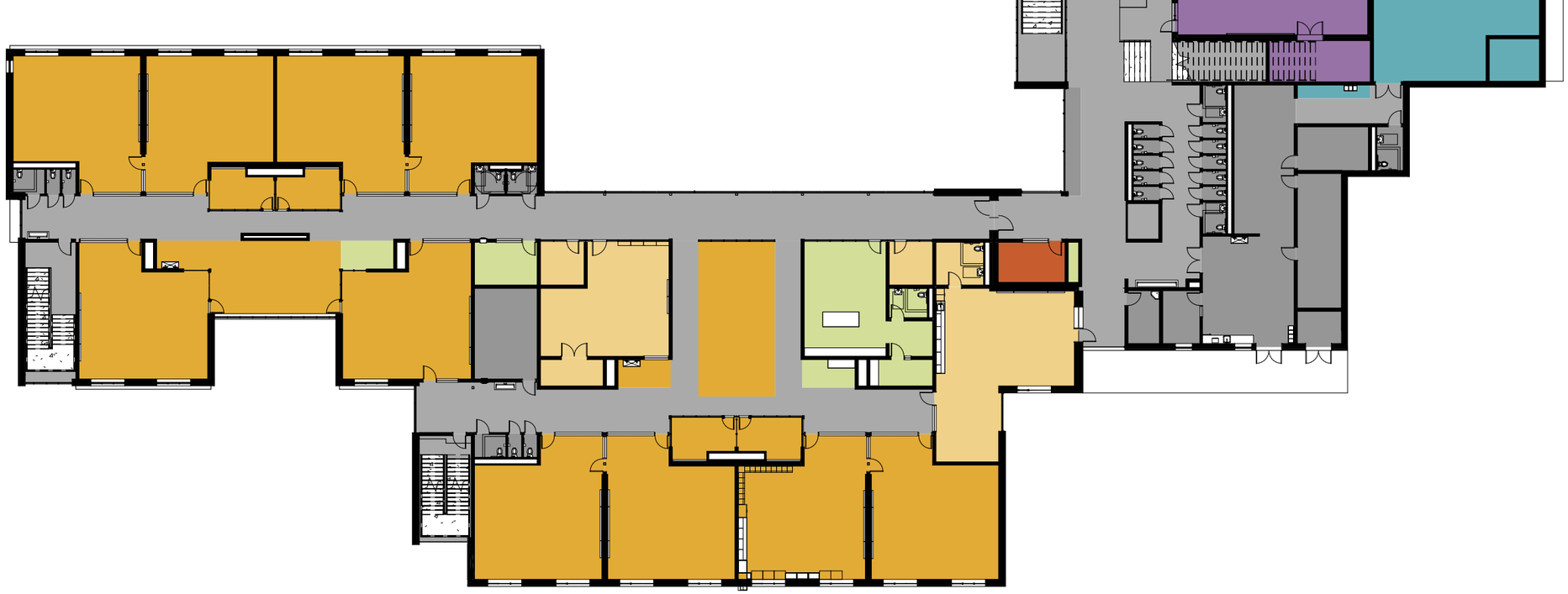
L03 FLOOR PLAN - ENTRY
VIEWLANDS ELEMENTARY SCHOOL
SEATTLE PUBLIC SCHOOLS

FUNCTION LEGEND

- ADMINISTRATION
- CAFETERIA/COMMONS
- CHILDCARE
- CIRCULATION
- CLASSROOM
- GYM
- KITCHEN
- SPECIAL ED
- SPECIALTIES
- SUPPORT



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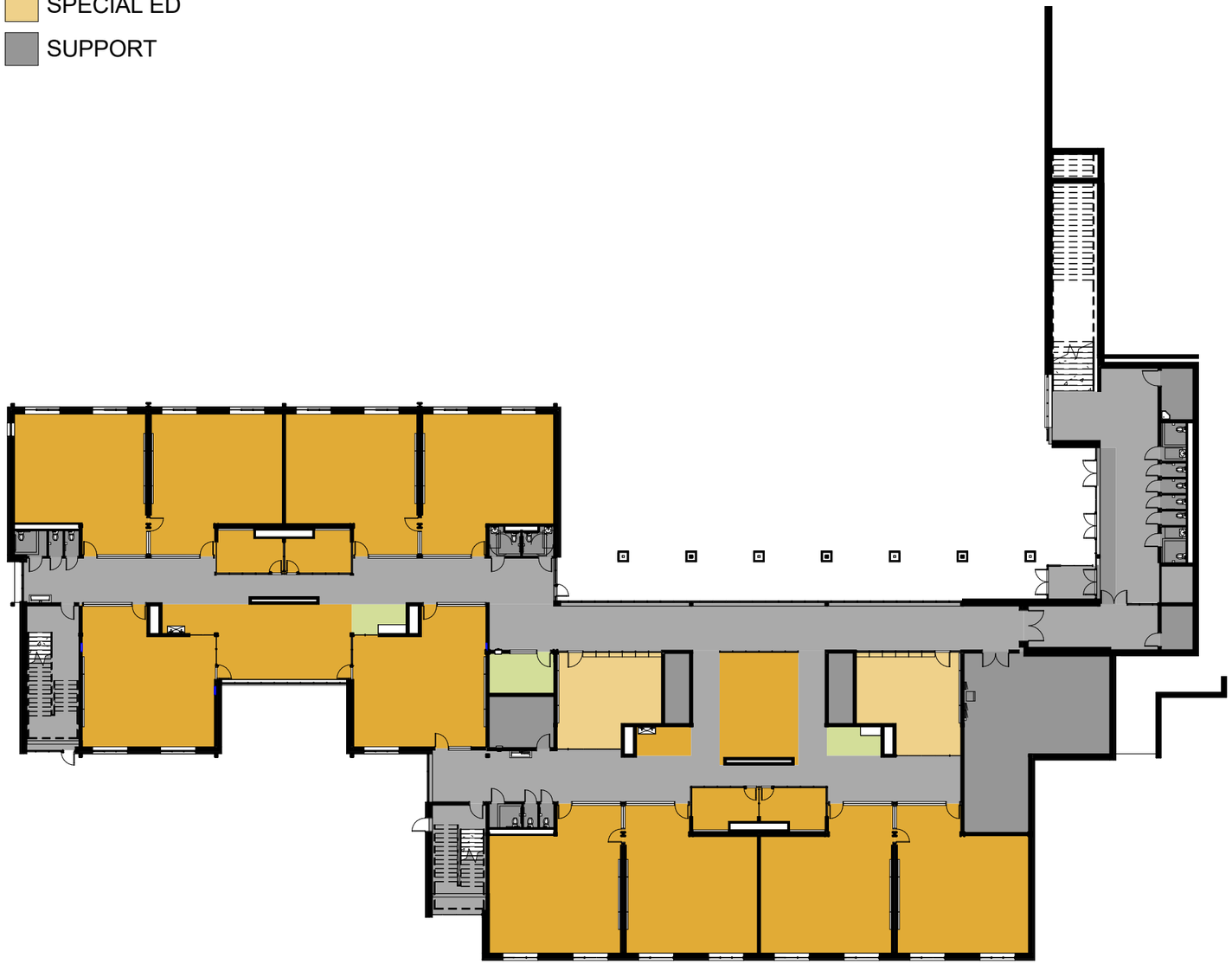
L02 FLOOR PLAN - PLAYGROUND
VIEWLANDS ELEMENTARY SCHOOL
SEATTLE PUBLIC SCHOOLS

FUNCTION LEGEND

- ADMINISTRATION
- CIRCULATION
- CLASSROOM
- SPECIAL ED
- SUPPORT



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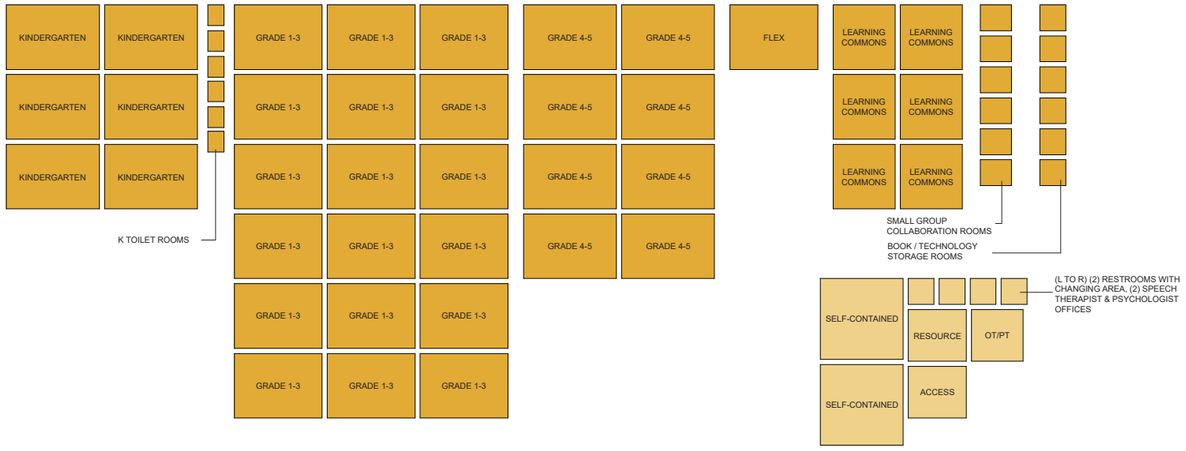
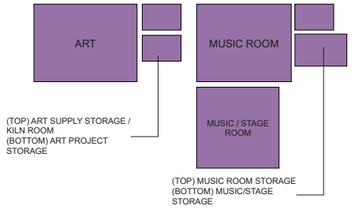
L01 FLOOR PLAN - PARK
VIEWLANDS ELEMENTARY SCHOOL
SEATTLE PUBLIC SCHOOLS

PROGRAM :: SPS ED SPEC FOR 650 STUDENTS

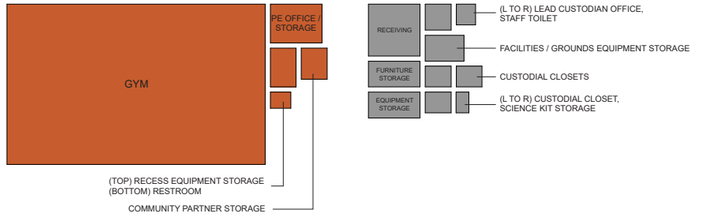
A-3 Core Academic



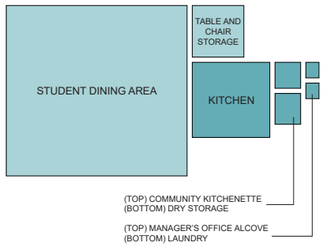
A-8 Specialties



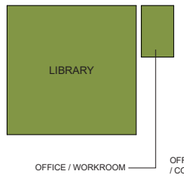
A-6 Maintenance and Custodial Services



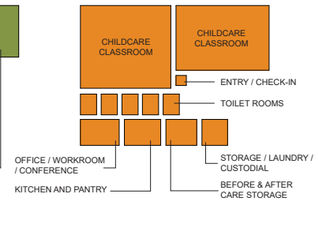
A-4 Student Dining / Food Service



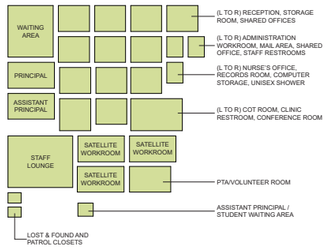
A-5 Library / Media Service



A-2 Childcare



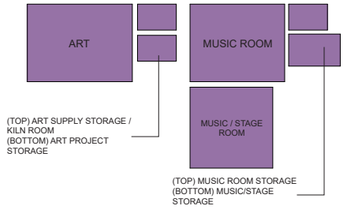
A-1 Administration



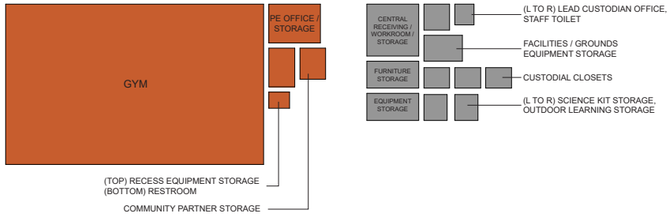
PROGRAM :: VIEWLANDS PROPOSED SITE ED SPEC

A-3 Core Academic

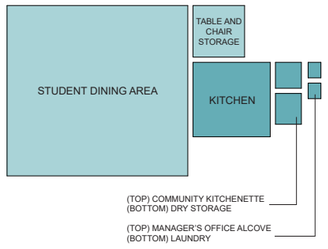
A-8 Specialties



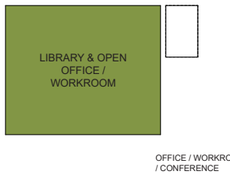
A-6 Maintenance and Custodial Services



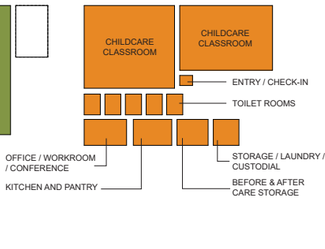
A-4 Student Dining / Food Service



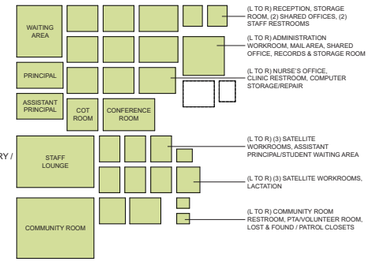
A-5 Library / Media Service



A-2 Childcare



A-1 Administration



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GRAPHIC PROGRAM
VIEWLANDS ELEMENTARY SCHOOL
SEATTLE PUBLIC SCHOOLS
MAHLUM ARCHITECTS INC

EXCEPTION REQUEST
SEATTLE SCHOOL DISTRICT
EDUCATIONAL SPECIFICATIONS

SITE SPECIFIC TO VIEWLANDS ELEMENTARY SCHOOL

Current requirement (refer to the existing specification or standard):

2016 SPS Elementary Schools Education Specification – 650 Student Capacity Area Model

Recommended change to the existing specification or standard:

ADD spaces as follows:

A-1 ADMINISTRATION
- (1) Community Resource Room at 750 SF
- (1) Community Room Restroom with Shower and Washer/Dryer at 100 SF
- (1) Lactation Room at 90 SF (per VA Equity & Inclusion value add recommendation)

A-3 CORE ACADEMIC
- (6) Small Group Collaboration Rooms at 120 SF (to create secondary small group, intervention teaching area with acoustic isolation in each learning community)

A-6 MAINTENANCE & CUSTODIAL SERVICES
- (1) Outdoor Learning Storage Room at 90 SF (to support site-based learning programs and allow for structural alignment)

A-7 SPECIAL EDUCATION
- (1) ELL Room at 100 SF (to provide area for specialist equipment and improve intervention support to students)
- (1) OT/PT Storage Room at 90 SF (to provide area for specialist equipment and allow for structural alignment)

CHANGE space sizes as follows:

A-1 ADMINISTRATION
- Change (3) Shared Offices from 120 SF to 150 SF (to allow for structural alignment and improve intervention and conferencing area within the offices in the learning community)Change (1) Staff Lounge from 500 SF to 600 SF (to allow for structural alignment)
- Change (3) Satellite Staff Workroom/Break Room at 120 SF to (6) Satellite Staff Work Areas at 80 SF

A-6 MAINTENANCE & CUSTODIAL SERVICES
- Change Science Kit storage from 40 SF to 90 SF (to support site-based learning programs and allow for structural alignment)

A-7 SPECIAL EDUCATION
- Change (1) OT/PT at 400 SF to 690 SF (to infill for program area being stacked above and below)

DELETE spaces as follows:
- (1) Flex Classroom at 850 SF (to allow for Community Resource Room)
- (1) Unisex Shower at 50 SF (to allow for Community Restroom w/ Shower & W/D)
- (6) Book/Technology Rooms at 100 SF (storage function is dispersed into Small Group Collaboration Rooms)

Reason for request (Example: site specific, cost or technical):

*Attach additional documents if needed

The requested changes represent site specific adaptations to the Educational Specifications. The adaptations attempt to address and accommodate the unique needs of the students and educational programs at Viewlands Elementary.

Proposed changes will have the following benefits:

1. To meet SDAT project specific goals to improve wrap-around support for students and their families, the design team is proposing to re-assign the square footage dedicated to the Flex Classroom as a family-support, Community Resource Room with adjacent program amenities (shared office, community kitchenette, community restroom). It will be located near administration and the front-door, with access from within the school and the main vestibule for after-hours support and community events. The need and desire for this space has come up in conversations around the Strategic Plan to support systems for students and families experiencing homelessness, English-language learner programs and family outreach, as well as, increased opportunities for volunteer participation from school families that have other small children, an on-site food and clothing pantry, miscellaneous counseling and support services, etc.
2. To accommodate a design scheme minimizing trespass, the stacked academic communities and bi-passing hallway result in an enlarged Shared Learning area for both an Intermediate and Primary academic community. While an increase in square footage overall, this allows a clear pathway to minimize students moving through an academic community they are not part of.
3. Providing (2) Small Group Collaboration Rooms doubling as book and technology resources areas will distribute student resources throughout the learning community and allow for acoustically isolated intervention spaces supporting Viewlands instructional models. To further distribution of resources, each academic community will have a secure staff resource area allowing direct access and minimizing staff transitions to remote support work rooms.
4. Leveraging their site relationship with Carkeek Park, Viewlands has a robust outdoor learning and science-based curriculum resulting in an increased need for shared instructional storage adjacent to their outdoor learning space. To accommodate these needs, the scheme enlarges the storage available Science Kit curriculum, as well as including a storage closet specifically for Outdoor Learning curriculum. Both of these areas are accessible from the learning cluster on the lowest level, adjacent to the outdoor learning access point.
5. Driven by structural alignment and classroom efficiencies with the floors above and below, the OT/PT room is oversized and includes an enclosed equipment storage room.
6. Driven by structural alignment and classroom efficiencies with the floors above and below, the Staff Lounge is oversized and includes both an enclosed Staff Toilet and Lactation Room. Recommended as a value-add supporting equity and inclusion, a Lactation Room will provide a private nursing area for lactating mothers, accessed within the staff lounge.

Date change is requested: 11 May 2020

Recommendations:

_____		☐ Approve	☐ Deny
Project Manager	Date		
_____		☐ Approve	☐ Deny
Sr. Project Manager	Date		
_____		☐ Approve	☐ Deny
K-12 Planning Coordinator	Date		

DESIGN TEAM SHALL SUBMIT COMPLETED FORM TO CAPTIAL DEPARTMENT FOR FINAL APPROVAL

☐ **Exception Denied. Follow original intent of specification**

☐ **Exception Approved**

Signed_____ Date_____

Richard Best, Director of Capital Projects & Planning

RLB Robinson

VIEWLANDS ELEMENTARY
SCHEMATIC DESIGN ESTIMATE
VERSION 2
March 13, 2020

BUILDING ESTIMATE TOTAL	**$**	**49,965,019**
COVERED PLAY	**$**	**331,431**
SITE DEVELOPMENT	**$**	**7,949,762**
ROW IMPROVEMENTS	**$**	**242,959**
ESTIMATED MACC TOTAL	**$**	**58,489,171**

ALTERNATES:

1. LANDSCAPE RESTORATION @ WEST PARCEL	$	51,248
2. PATH TO WEST PARCEL	$	12,479
3. CLT AND GLULAM STRUCTURE @ CLASSROOM AREA	$	513,573
4. DLT AND GLULAM STRUCTURE @ COMMONS	$	189,867
5. SHOP FABRICATED MECHANICAL PENTHOUSE	$	1,530,912
6. SOLAR HOT WATER HEATER	$	128,120
7. THEATRICAL LIGHTING AND PERFORMANCE A/V	$	180,934
8A. PV ARRAY 100KW	$	480,450
8B. PV ARRAY 550KW	$	2,536,776

EXCLUSIONS:

STATE SALES TAX
TESTING AND INSPECTIONS
CONSTRUCTION CONTINGENCY
ARCHITECT/ENGINEERING FEES
PERMITS
IMPACT DUE TO COMMUNITY WORKFORCE AGREEMENT
MOVING/RELOCATION
FURNISHINGS/EQUIPMENT NOT LISTED
WORK AT WEST SIDE OF SITE
UTILITY COMPANY CHANGES

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