



## **SCHOOL BOARD ACTION REPORT**

**DATE:** Aug. 5, 2020  
**FROM:** Ms. Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0102, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

**For Introduction:** Sept. 23, 2020  
**For Action:** Oct. 7, 2020

### **1. TITLE**

BEX V: Award Contract P5152 for General Contractor/Construction Manager (GC/CM) to Cornerstone General Contractors Inc. for the Van Asselt School Addition project

### **2. PURPOSE**

The purpose of this action is to approve Cornerstone General Contractors Inc. as the General Contractor/Construction Manager (GC/CM) for the Van Asselt School Addition project and to approve Resolution 2020/21-1 certifying that the district intends to comply with RCW 39.10. School Board approval of the negotiated total contract cost is required as part of the Superintendent of Public Instruction (OSPI) D-Form process to receive state funding assistance.

### **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to utilize the GC/CM alternative construction delivery method, authorize the GC/CM to immediately provide pre-construction services for an amount not to exceed \$360,000, and approve Resolution 2020/21-1 certifying that the district intends to comply with RCW 39.10. This approval also authorizes the Superintendent to negotiate and execute a contract amendment, with any minor additions, deletions, and modifications deemed necessary, for the Guaranteed Maximum Price (GMP) as defined by the RCW 39.10.370 for an amount not to exceed \$27,000,000 which includes Specified General Conditions, Negotiated Support Services Allowance, the Maximum Allowable Construction Cost (MACC) including subcontractor bonds, the MACC Contingency, and the GC/CM fee, no earlier than completion of 90% Construction Documents unless otherwise agreed to by the parties. The GMP excludes the Pre-Construction Services allowance and Washington State sales tax.

### **4. BACKGROUND INFORMATION**

#### **a. Background**

The Van Asselt School Addition project, located at 7201 Beacon Avenue South, Seattle, WA 98108, is funded through the BEX V levy passed by the voters in February of 2019. The levy timeline includes that this project will be completed for the 2023-24 school year.

The project will construct a new 30-classroom and gymnasium addition on the existing 9.5-acre Van Asselt School site. The District intends to continue using this site as an interim school location as the District modernizes or replaces various school facilities in the

southeast portion of Seattle. By increasing the capacity at the Van Asselt School site, the district will have an interim site large enough to temporarily house a 1,000-student middle school.

The current site configuration has a 1950 elementary school building on the eastern portion of the site, with a 1909 schoolhouse on the southern portion and a synthetic turf athletic field on the west portion of the site. Minimal improvements will be made to the 1950 building, which is anticipated to be occupied by elementary school students and staff during construction of the classroom and gymnasium addition to the 1909 building, which is currently unoccupied. The athletic field is not anticipated to be disturbed. The original 1909 school building has been designated a City of Seattle landmark and needs to be preserved. Subject to Landmarks Preservation Board approval, it is intended the project will modernize the existing 1909 schoolhouse building.

Prior improvements constructed at Van Asselt since the year 2000 include: 2012 BTA upgrades including added brace frames (1950 building), 2011 re-roofing (1950 building), 2008 seismic upgrade and re-roofing (1950 building), 2007 playfield renovation, 2006 window and flooring replacement (1950 building), 2002 technology improvements (1909 and 1950 buildings), 2002 elevator addition (1909 building), 2001 electrical upgrades (1950 building).

### **Background on GC/CM Procurement**

The State of Washington allows public agencies to utilize alternative public works contracting methods including the GC/CM delivery model. Using GC/CM allows the district to select a contractor on factors other than low price such as relevant experience and project specific qualifications. This allows the GC/CM to join the project team during early design to provide expertise in construction phase planning, means and methods, constructability, sequencing, scheduling, site logistics, and cost estimating. These contributions are welcomed by the project team to collectively manage this complex capacity addition project.

SPS has used GC/CM delivery on several complex projects in recent years, including Lincoln High School, Ingraham High School Addition, Loyal Heights Elementary School, Robert Eagle Staff Middle School, Cascadia Elementary and Olympic Hills Elementary Schools, Denny Middle School, Chief Sealth, Nathan Hale, Garfield, Cleveland and Roosevelt High Schools, and currently the Daniel Bagley Elementary School and Webster School projects. This type of procurement has been found to reduce risk to the district by early involvement of the contractor during the design phase where decisions on design are informed by construction methods, materials, coordination, and sequencing.

The likely benefits from using GC/CM on the Van Asselt School Addition project are considerable. Selection of the GC/CM firm was largely based on qualifications and experience relevant to the specific nature and challenges of this project. The criteria included: past performance on completing projects of similar size, scope and complexity; the ability of the GC/CM team to control the project schedule and complete the project within budget and on a tight timeline; and past experience of the GC/CM firm with projects involving complex construction phasing, with construction at a fully-occupied site, with potential historic preservation controls, and in residential neighborhoods. Other benefits include:

- The GC/CM acts as an advocate of the Owner, unlike low-bid delivery.
- Top tier Contractors competed for this project because this will not be a low bid, thus carrying a higher likelihood of quality assurance and timely completion.
- The GC/CM selection was also based on a competitively bid fee and specified general conditions (general contractor's staffing).
- Through pre-construction involvement, the GC/CM will understand the work long before bidding.
- The GC/CM will participate in setting the schedule, packaging the scope to fit the marketplace, and realistically set expectations before work is procured in order to successfully deliver on value.
- The GC/CM participates actively in ongoing constructability reviews throughout the design process, resulting in cost-effective and value-based solutions which the project team welcomes.
- Open book cost accounting of the work brings transparency to actual value of work to be constructed.
- Phasing of bid buy-out and flexibility to adjust bid packages as the work is bought-out allows for cost management by the owner and GC/CM team.

On January 23, 2020, the Van Asselt School Addition project was presented to the State Capital Projects Advisory Review Board (CPARB) Project Review Committee (PRC) which authorizes the use of alternative delivery methods for Public Agencies. A unanimous vote of the PRC approved the use of GC/CM for this project based largely on meeting the following criteria and qualifications:

- Project Complexity, including complex phasing, tight fixed schedule, complex coordination and potential historic landmark controls.
- Complex technical work environment, including site constraints, complex and involved regulatory processes, retrofit and connection to potentially designated landmark structures and surrounding residential neighborhood.
- The Owner has strong history of building capital projects.
- The specific Project team has strong GC/CM experience and successful project records.

The GC/CM procurement process requires three steps: Step 1: Submission of Qualifications and Experience; Step 2: Resumes, References and Interviews of Project Team; and Step 3: Bid on GC/CM fee percentage of estimated construction costs and Bid on Specified General Conditions outlined in the Contract Documents. The project was publicly advertised on February 7, 2020. A total of five GC/CM firms submitted written qualifications on March 5, 2020. A selection committee of seven professionals with members from the Capital Projects Department, Facilities Operations Department, BEX/BTA Oversight Committee, Architect and Construction Project Management firm each evaluated the GC/CM qualifications submittals and ranked the firms. Four firms were selected by the panel to be shortlisted for interviews. Interviews were conducted on May 11 and 12, 2020 via Microsoft Teams videoconference and after evaluation by the selection committee, four finalists were selected to submit priced proposals. Sealed proposals were received May 21, 2020. The scores were totaled from each of the three steps and Cornerstone General Contractors received the highest point total.

Cornerstone General Contractors is aware Seattle Public Schools is considering entering into a Student and Community Workforce Agreement (SCWA). If the Board adopts the policy to implement the SCWA on the Van Asselt School Addition project, Cornerstone General Contractors will incorporate the SCWA into the self-performed and sub-contractor bid packages during the bidding process for the GC/CM project. This will be implemented prior to the final GMP with Cornerstone General Contractors.

**b. Alternatives**

Deny Motion. If motion is denied, the district as a public agency will be required to procure a general contractor for construction via lowest price bidding. The benefits described in section a. above would not be available on this project.

**c. Research**

Capital Projects Advisory Board (CPARB). <http://www.ga.wa.gov/cparb/>

RCW Chapter 39.10.340: Alternative Public Works Contracting Procedures.

<http://apps.leg.wa.gov/RCW.default.aspx?cite=39.10.340>

RCW Chapter 39.10: Under certain circumstances, alternative public works contracting procedures may best serve the public interest if such procedures are implemented in an open and fair process based on objective and equitable criteria.

RCW Chapter 39.10.280: A public body not certified under RCW 39.10.270 must apply for approval from the committee to use the design-build or general contractor/construction manager procedure on a project. A public body seeking approval must submit to the committee an application in a format and manner as prescribed by the committee. The application must include a description of the public body's qualifications, a description of the project, and its intended use of alternative contracting procedures.

RCW 39.10.340: Subject to the process in RCW 39.10.270 or 39.10.280, public bodies may utilize the general contractor/construction manager procedure for public works projects where:

- (1) Implementation of the project involves complex scheduling, phasing, or coordination;
- (2) The involvement of the general contractor/construction manager during the design stage is critical to the success of the project;
- (3) The project encompasses a complex or technical work environment; or the project requires specialized work on a building that has historic significance

**5. FISCAL IMPACT/REVENUE SOURCE**

Fiscal impact to this action will not exceed \$27,360,000, including \$360,000 for Preconstruction Services and \$27,000,000 for the GMP. Board Approval of the GMP is required as part of the

process to receive state funding assistance (Amount To Be Determined once OSPI can access State Archives to confirm Eligibility for this historic building has not previously been utilized.)

The revenue source for this motion is from the BEX V Capital Levy and OSPI State Funding.

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 program went through an extensive community vetting process and ultimately received 73% approval from voters in February 2019.

Moving forward there are several additional steps at which public input will be received including a State Environmental Policy Act (SEPA) checklist process, potentially the City's Master Use Permit (MUP) process, and potentially the City's historic landmarks review certificate of approval process. Each of these processes include public meetings and/or comment periods.

## **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 Van Asselt School Addition project will incorporate guidelines and requirements set forth in the Seattle Public Schools Educational Specifications and the School Design Advisory Team

(SDAT) process and will modernize the 1909 building, add a middle school gym and add classroom capacity.

**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. \_\_\_\_\_,
- ☒ Other: The Office of Superintendent of Public Instruction (OSPI) Form D-5 Application for Preliminary Funding Status requires the applicant School District's board approval to use alternative Public Works contracting for construction of the subject project.

**10. POLICY IMPLICATION**

Per Board Policy No. 6220, Procurement, any contract over \$250,000 must be brought before the Board for approval.

**11. BOARD COMMITTEE RECOMMENDATION**

This motion was discussed at the Operations Committee meeting on September 10, 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, a Notice to Proceed will be issued to the selected GC/CM.

Timeline Summary:

- Start of Preconstruction Services – June 2020 (interim contract)
- Completion of Preconstruction Services – December 2021
- Bidding/Total Contract Cost negotiation period – December 2021 to March 2022
- Start of Construction – January 2022 (early site work)
- Substantial Completion – June 2023
- School Opening – September 2023

**13. ATTACHMENTS**

- Resolution 2020/21-1 (for approval)
- GC/CM Final Scoring (for reference)

- CPARB Approval Letter (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0990)
- GC/CM Selection Results Memo (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0990)

**Seattle School District #1  
Board Resolution**

**Resolution No. 2020/21-1**



**A RESOLUTION** of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington, certifying that the District intends to comply with the RCW 39.10 for the use of the Alternative Public Works Contracting Procedures or General Contractor/Construction Manager (GC/CM) Delivery method on the Van Asselt School Addition project as required by Office of Superintendent of Public Instruction (OSPI) D-5 Application.

**WHEREAS**, it has been determined that the Van Asselt School Addition project meets at least one of the RCW 39.10.270 requirements; and

**WHEREAS**, the Capital Projects Advisory Review Board (CPARB) Project Review Committee has reviewed and approved the use of alternative delivery method; and

**WHEREAS**, this resolution ensures the responsiveness of the District to OSPI, as required on the D-5 application;

**NOW THEREFORE, BE IT RESOLVED**, that the Seattle School Board of Directors approves use of a GC/CM delivery method for the Van Asselt School Addition project in accordance with the OSPI provisions in the D-5 application and certifies that it will comply with the RCW 39.10 requirements.

**RESOLVED**, that duly certified copies of this resolution shall be presented to OSPI.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Zachary DeWolf, President

\_\_\_\_\_  
Chandra N. Hampson, Vice President

\_\_\_\_\_  
Leslie Harris, Member-at-Large

\_\_\_\_\_  
Brandon K. Hersey

\_\_\_\_\_  
Eden Mack

\_\_\_\_\_  
Liza Rankin

\_\_\_\_\_  
Lisa Rivera-Smith

ATTEST: \_\_\_\_\_  
Denise Juneau, Superintendent  
Secretary, Board of Directors  
Seattle School District No. 1  
King County, WA





# GCCM Final Scoring Sheet

Van Asselt School

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

Capital Projects  
[krjones@seattleschools.org](mailto:krjones@seattleschools.org)

## Final Points

Contractor Name	BNBUILDERS	CORNERSTONE	LYDIG	SKANSKA
Step 1 - Proposals (100 points max)	85.64	88.93	85.93	83.96
Step 2 - Interviews (70 points max)	57.43	68.00	63.93	61.14
<b>Total Points Step 1, 2</b>	<b>143.07</b>	<b>156.93</b>	<b>149.86</b>	<b>145.10</b>
Step 3 - Pricing (30 points max)	30.00	18.18	19.74	19.25
<b>Total Points Step 1, 2, 3</b>	<b>173.07</b>	<b>175.11</b>	<b>169.60</b>	<b>164.35</b>