



Welcome

Nancy Locke, Consultant,

nmlocke@seattleschools.org

Nancy.m.locke@gmail.com

Richard Best, Director of Capital Design & Planning, rbest@seattleschools.org

WMBE@seattleschools.org



Agenda

Construction Contracting

- SPS and WMBE opportunity
- Why SPS?
- Upcoming 2021 projects



SPS has lots of construction work. For you.

Steady support and funding through levy work

About \$200 to \$300m/year on facility-only work

Facility work for City of Seattle is about \$26 million a year (2020)

Facility Trades

- Demo – abatement
- Roofing
- Carpentry
- Plumbing
- Drywall
- Landscaping
- Safety and security
- Restroom additions
- Windows
- AV systems

Large and small projects

- 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



Familiar construction bid environment

Primes/Generals who know how to recruit WMBE firms. You may already be on their bench.

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



WMBE construction program.

The first bites

1. WMBE website
2. Implementing B2G to track WMBE
3. Acceptable Worksites
4. City OBD registration
5. JOC
6. WMBE inclusion plan



Why Seattle Public Schools?

**Richard Best, Director
Capital Design and Planning**



\$4 Billion+ in Voter Investment

Levy Election Year	Capital Levy Amount
2019	\$1.4 B
2016	\$475.3 M
2013	\$694.9 M
2010	\$270 M
2007	\$490 M
2004	\$178 M
2001	\$398 M
1998	\$150 M
1995	\$330 M



25 Years of Capital Levy Funding

Skilled program management

- 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



SPS has experienced, supportive Project Leaders

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



Our values drive our construction.

Women and minority business

Safety regulations

Well-being of construction personnel

Environmental care

Our construction is your community.

- workers should look like the community

- design reflects the community

- construction thoughtful of the neighbors

Can-do team spirit

Remember the students and using community dollars wisely:

- finish on budget and on schedule



Upcoming Construction Projects: 2021



2021 Projects

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:	Design-Bid-Build
Project size:	about 97,000 SF
Construction estimate:	\$51.2M
Projected bid date:	May 2021
Completion date:	June 2023



Kimball: Scope of Work

Demolition and abatement of an existing 42,000 SF elementary school & eleven on-site portable classrooms

Construct new 3-story (~97,000 SF) elementary school and preschool with outdoor play areas

Exterior finish: masonry cladding, metal wall panels, fiberglass and storefront windows, 3-ply SBS roofing, architectural metal work

Interior finish: GWB, acoustical ceilings, flooring, and paint

- Mechanical (HVAC, plumbing, fire protection)
- Electrical (Standard & low voltage, technology infrastructure A/V)
- Landscape, earthwork, paving, site fencing, and elevator



Kimball Exterior Design — West Elevation



Kimball Exterior Design — South Elevation



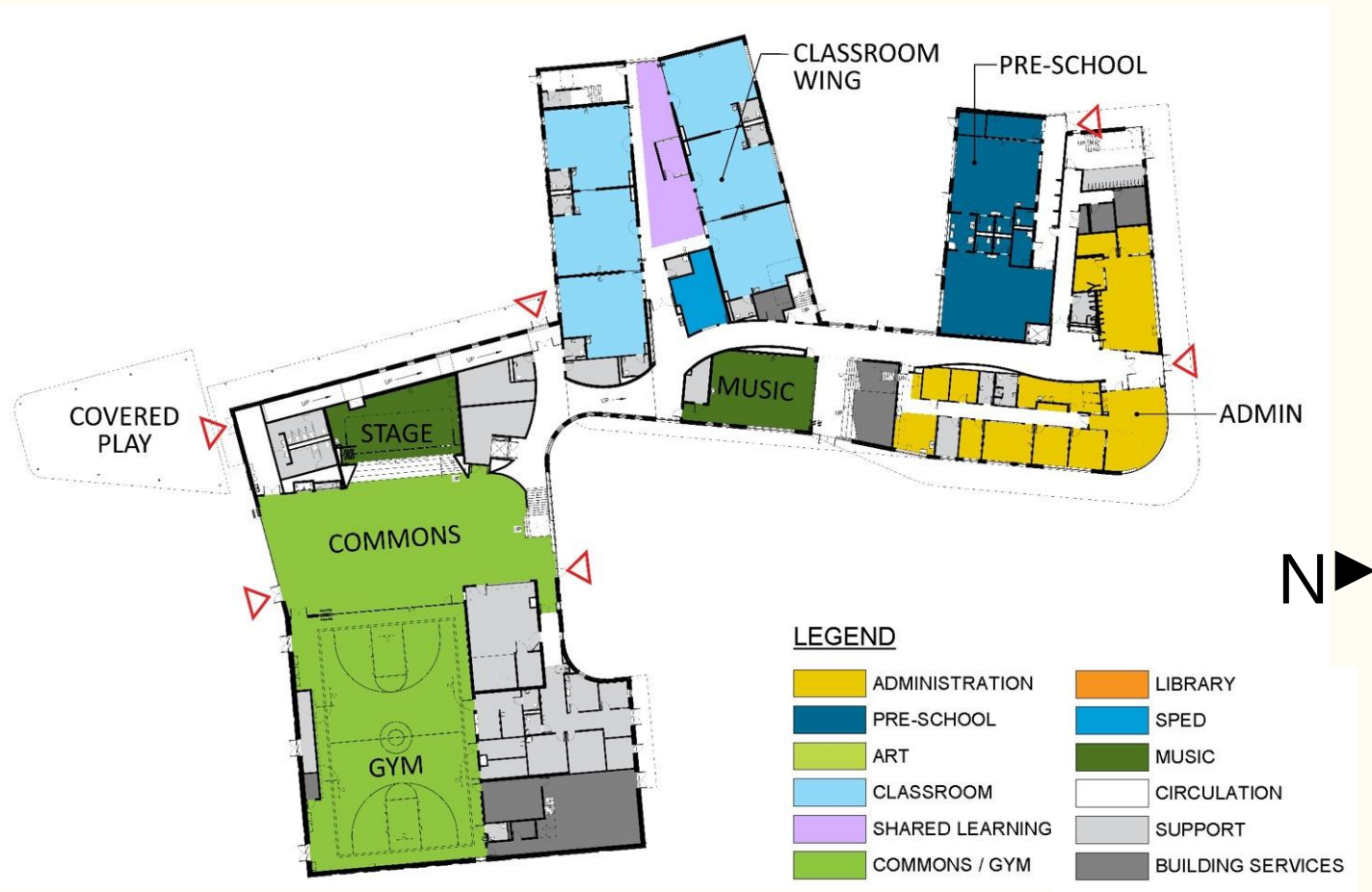
Kimball Interior Design — Library



Kimball Interior Design — Commons



Kimball Floor Plan



Upcoming Design Projects 2021



Major Modernizations and Replacements

Advertise Spring 2021

Design Fall 2021

Construction 2023

- *Alki Elementary School replacement*

- Construction budget: \$41.4M

- *Montlake Elementary School modernization*

- Construction budget: \$40.2M

- *Rogers Elementary School replacement*

- 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

Workshops.

Repeat Workshops for detail about our WMBE and SCWA program.

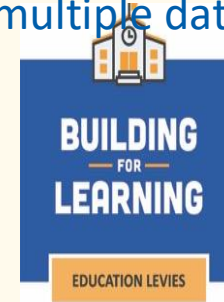
See links at Tabor 100

This presentation will be repeated as a ZOOM presentation:

Jan. 14, 1:30 to 3:30

Jan. 26, 1:30 to 3:30

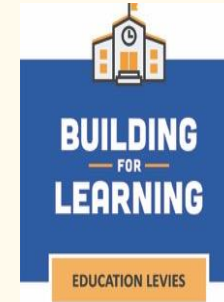
Technical Workshops will be offered in 2021 and repeated on multiple dates.
Data entry for B2G, LCP Tracker, SCWA requirements, Q&A



Meet our Primes.

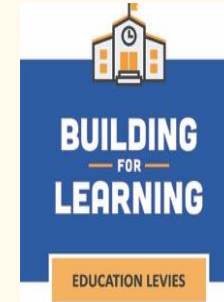
To be announced.

Meet & Greet with:
awarded GC/CM generals
Commonly used primes



Projects Coming Up for Bid

www.seattleschools.org/construction





SEATTLE
PUBLIC
SCHOOLS

Our students
THANK YOU