

March 3, 2008

Project Review Committee
Dept. of General Administration
PO Box 41000
Olympia Washington 98504-1000



Capital Projects Advisory Review Board Project Review Committee

Re: Seattle Public Schools
Application for GCCM for the construction of combined projects:

- Denny Middle School
- Chief Sealth High School

Dear PRC Members:

This letter supplements the Seattle School District's application for GCCM contracting authority for the new Denny Middle School and renovation of Chief Sealth High School Projects. These schools are being completed simultaneously side by side on the same property.

Please find enclosed our application for GCCM dated February 29, 2008. Included as attachments are:

- Exhibit A - CPM Schedule,
- Exhibit B - Organization Chart
- Exhibit C - Project History
- Exhibit D - Phasing Diagram

We appreciate your assistance in this matter. Feel free to contact me (206) 605-4201 or Chuck Clegern (206) 999-0814 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Gillmore", written in a cursive style.

Don Gillmore
Program Manager
Seattle Public Schools
Building Excellence Program

BEX

John Stanford Center for Educational Excellence * 2445 3rd Avenue South * 98134 * www.seattleschools.org
Mailing Address: MS 22-332 * PO BOX 34165 * Seattle, WA * 98124-1165 * Tel.: 206.252.0635 * Tel.: 206.252.0573

State of Washington
Capital Projects Advisory Review Board (CPARB)
Project Review Committee (PRC)

APPLICATION FOR PROJECT APPROVAL
TO USE THE
GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
or DESIGN-BUILD (D-B) ALTERNATIVE CONTRACTING PROCEDURE

The CPARB PRC will only consider complete applications: Incomplete applications may result in delay of action on your application. Responses to Questions 1-8 and 10 should not exceed 20 pages (font size 11 or larger). Provide no more than six sketches, diagrams or drawings under Question 9.

1. Identification of Applicant

- (a) Legal name of Public Body: **Seattle Public Schools**
(b) Address: **2445 Third Avenue South, Seattle, WA 98134**
(c) Contact Person Name: **Don Gillmore BEX Program Mgr**
(d) Phone Number: **Ph: 206-252-0635 Fax: 206-252-0573**
E-mail: **dgillmore@seattleschools.org**

2. Brief Description of Proposed Project

The Denny Middle School was constructed in 1952. The Denny building was rated as the middle school facilities most in need of remodeling in the District. Rather than spend money to remodel the existing building, a decision was made to build a new school. Seattle Public Schools plans to co-locate the new Denny Middle school building across the street on available land existing next to the Chief Sealth High School. By locating Denny and Sealth on one campus, several economies were generated. There would be one kitchen instead of two, one lunchroom/commons, and other shared spaces.

Chief Sealth High School was also constructed in 1957. The main building is 212,500 square feet, plus 11 portable buildings. At 56 years old, the building is no longer well suited for the educational program of the current students and needs a complete overhaul. The renovation plan for Chief Sealth High School consists of, significant modernization of the existing facility including seismic upgrades, mechanical and electrical systems, finishes, improvements to the exterior façade and fenestration, accessibility upgrades, reconfiguration of interior spaces, and landscaping. The plan also demolishes the existing Sealth tennis courts, softball field and portable structures around Sealth to make room for the new Denny Middle School, building a new Commons structure adjoining the existing Sealth building that would connect to the new Denny building.

2. Brief Description of Proposed Project (Cont.)

A decision was made to relocate the Sealth students to an interim site (Boren Middle School) for 2008/2009 and 2009/2010 school years. Denny students would stay at their existing building and move to the new school January 2011. The existing Denny building is planned to be demolished in later phase after construction of the new Denny building next to Chief Sealth is complete.

The approximate areas affected are 149,000 square feet of new building for Denny, 140,000 square feet of demolition, and 200,000 square feet of modernization for Chief Sealth. Denny currently has approximately 650 enrolled students. Sealth's enrollment is 900.

With the unprecedented hyper-escalation the greater Puget Sound region has experienced since late 2003, the District has elected to accelerate the planned construction of facilities to the extent feasible, in order to preserve funds and scope for its projects. Thus we decided to accelerate all of the major projects, including Denny Middle School and Chief Sealth High School.

Construction is currently planned for three phases, each bidding separately. Actual construction will start in summer 2008 and complete in summer 2011. The District will in Phase 1 for a relative small scope use DBB. However Phase 2 which represents 90% of the project budget comprises both schools will use GCCM in lieu of multiple general contractors. The District expects that this would greatly enhance the project for savings in time, enhanced coordination and reduced liabilities.

3. Projected Total Cost for the Project:

A. Project Budget

Project 1 (Lump Sum) - TCC		11.9 million
Project 2 (GCCM)	MACC	73.8 million
	GC Contingencies	5.2 million
	Specified GCs	5.6 million
	Negotiated Supp. Serv.	0.6 million
	Fee	3.7 million
	Pre-construction	0.5 million
	Owner Incentive Cont.	0.3 million
	Owner CO Contingency	11.6 million
	WSST	8.9 million
	TCC	110.2 million
Project 3 (Lump Sum) - TCC		5.2 million
Total Cost of Construction all Phases		127.3 million

B. Funding Status

The project is primarily funded from the six year \$490 million BEX III levy, approved by City of Seattle voters in February 2007. Bonds were issued in June 2007 based on this revenue stream. Together with interest earnings on the bonds, this will provide the bulk of the funds for this project.

4. Anticipated Project Design and Construction Schedule

Please provide:

- *The anticipated project design and construction schedule, including (1) procurement; (2) hiring consultants if not already hired; and (3) employing staff or hiring consultants to manage the project if not already employed or hired.*

SEE EXHIBIT A: Project CPM Schedule

Planning and programming for the project started in Fall 2006. The architect, Bassetti Architects, was retained in August 2007. The District applied for Agency approval to use GCCM contracting, but rejected in November 2007. As a result, in December 2007, the District retained general contractors as consultants to assist in the phasing analysis and enhanced estimating services that would have been performed by a GCCM.

The DKA coordinated phasing and enhanced estimating work will be completed in March 2008. If Project approval is received for use of GCCM on the Denny Sealth project, we intend to proceed as follows:

GC/CM Selection Process

Advertise/Screen/Notify Finalists	April 2008 (5 weeks)
Interviews	May 2008 (1 week)
Review of Proposals and Selections	May 2008 – June 7th 2008

We would then shift the preconstruction services and bid package preparation over to our GC/CM to coordinate the renovation of Sealth’s Main Building “A” & Gym Building “B”, shared Commons Building “C” and the new construction for Denny’s Main Building “D”. See the proposed outline schedule as follows:

Phase 1 (DBB)

• Denny	C&D Demo and Site Prep	July 2008 to Oct 2008
• Sealth	A&B Demo and Abatement	July 2008 to Oct 2008
• Sealth	A&B Seismic Upgrades	Oct 2008 to June 2009
• Sealth/Denny	A,B,C&D Site Utilities	Sept 2008 to June 2009

Phase 2 (GCCM)

• Denny	Early Steel Procurement C&D	Oct 2008 to Jun 2009
• Sealth	A&B Renovation Package	Jun 2009 to July 2010
• Denny	Bldg C Commons & Kitchen	Jun 2009 to July 2010
• Denny	Bldg D Classroom Construction	Jun 2009 to Dec 2010

Phase 3 (DBB)

• Old Denny Site	Demo Existing Denny Building	Mar 2011 to April 2011
• Old Denny Site	Site work	April 2011 to May 2011
• Old Denny Site	New Sports Field Development	May 2011 to July 2011

It is planned to move the Chief Sealth students back to their campus September 2010 and the balance of the construction on Denny from Fall 2010 to December 2010 would occur while the Sealth is occupied.

4. Anticipated Project Design and Construction Schedule (cont.)

- *If your project is already beyond completion of 30% drawings or schematic design, please list compelling reasons for using the GC/CM or D-B contracting procedure.*

It was anticipated that the District would receive agency approval to utilize the GC/CM procedure in fall 2007 prior to completion of Schematic Design in December 2007, but the application was rejected in November 2007.

At this time, even though we are beyond schematic design, we still believe that the GCCM approach is appropriate because the major pieces of the project design are still in development and the design team will put the main building on hold while the first bid package is developed and we wait for MUP comments (June 2008). The District will use DBB on Phase 1 to continue to expedite the project schedule.

The District proposes to advertise and select a GC/CM contractor during early Phase 2 Design Development for the following reasons:

- a) A GC/CM contractor would be involved in critical design and bid phases of Phase 2 and make recommendations for adjusting the design and schedule/phasing to accomplish a better project outcome.
- b) The current phasing plan of this project is still preliminary and would greatly benefit from the expertise of a GC/CM contractor that is also contractually responsible to construct the building.
- c) Definition of bid packages is critical to success, and is best accomplished by the actual constructor.
- d) The project is complex and the Sealth building will be occupied during the end of Phase 2; completion of Schematic Design should not preclude the agency from utilizing GC/CM for the remainder of the design and construction.
- e) Phase 1 (DBB) Bid Package Buildings C&D – Denny site prep, geo-piles for new building and new utility rough-ins at the north and south ends of the campus - Construction Phase IA is being pushed to achieve early site prep for weather.
 - DD Drawings began in February 2008.
 - Phase 1a Construction is scheduled to bid DBB June 2008
 - Phase 1a Construction is scheduled to start August of 2008.
- f) Phase 1 (DBB) Bid Package Buildings A&B – Sealth Building – After removal of portables and abatement of the main building, mechanical demolition would occur and structural demolition of existing walls to prepare for seismic work.
 - DD Drawings began in February 2008.
 - Removal of portables would be done directly by the District.
 - Abatement would be done directly by the District.
 - Phase 1a Construction is scheduled to bid DBB June 2008
 - A&B Demo is scheduled to bid DBB August 2008

- g) Phase 2 (GCCM) Bid Package – Sealth Main “A” & Gym “B” Renovations
- DD Drawings are currently scheduled to start in early May 2008.
 - Early Steel Packages would be let 4 months ahead.
 - Early Mechanical Equipment packages ordered 6 months ahead.
 - A&B Construction is scheduled to start early phases in January 2009 and full construction in Spring 2009.
 - Bidding of Phase 2 bid packages would continue through Spring 2009
 - Buildings A & B Complete by July 2010
- h) Phase 2 (GCCM) Bid Package – New Denny “C” & “D”
- DD Drawings are currently scheduled to start in early May 2008.
 - Early Steel Packages would be let 4 months ahead.
 - Early Mechanical Equipment packages ordered 6 months ahead.
 - Bidding of Phase 2 bid packages would continue through Spring 2009
 - Phase 2 Construction is scheduled start early Summer 2009.
 - Buildings C & D Complete by December 2010
- i) Phase 3 (DBB) Bid Package – Old Denny site – New Sports Fields
- SD Drawings are currently scheduled to start in early May 2009.
 - Bid Packages ready December 2010
 - Construction starts April 2011
 - New Sports Fields work complete by July 2011

5. Why the GC/CM Procedure is Appropriate for this Project

Please provide a detailed explanation of why use of the contracting procedure is appropriate for the proposed project. Please address the following, as appropriate:

For GC/CM projects:

- *If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?*
- *If the project involves construction at an existing facility that must continue to operate during construction, what are the operational impacts on occupants that must be addressed?*
- *If involvement of the GC/CM is critical during the design phase, why is this involvement critical?*
- *If the project encompasses a complex or technical work environment, what is this environment?*
- *If the project requires specialized work on a building that has historical significance, why is the building of historical significance and what is the specialized work that must be done? **N/A***

OVERVIEW

The GC/CM contracting method is appropriate for this proposed project because it ideally meets Denny/Sealth's needs in the following areas: (1) project complexity; (2) maintaining existing school and campus operations during the construction; (3) coordination with the GC/CM during all design phases; (4) existing conditions investigation, verification and coordination; and (5) Complex work environment and environmental sensitive areas. All of these items will help maximize the benefit received under a fixed project budget. These points are described in detail below:

PROJECT COMPLEXITY

The proposed project has a complex schedule that involves multiple phases, multiple bid packages, accelerated summer work, potential accelerated bid packages, and complex logistics and moving of contractor work areas. This is an ideal project for a GC/CM contractor to be involved in the project both during design and construction to help make decisions that will affect the best outcome.

- a) This is two projects being built side by side on an accelerated schedule. The schedule is being accelerated both to minimize escalation costs and to reopen Sealth in the minimum amount of time.
- b) This requires the new Denny construction and the new Commons building designs to be moved up to coincide with the renovation Sealth's 230,000 sf to tie the two structures together.
- c) Seismic improvements to the existing Sealth structure will occur through out the building as well as tie-ins to the new Commons.
- d) The new hot water boiler system will be shared by both schools. Sealth will be brought on line first and the Denny system 6 months later.
- e) New Electrical service must be installed and circuiting transitioned over from the old. Care must be taken during demolition and seismic upgrades to keep existing circuit runs in place for re-use.
- f) All life safety improvements need to be transitioned from old to new. This includes new fire sprinkler and new fire alarm systems.

5. Why the GC/CM Contracting Procedure is Appropriate for this Project (Cont.)

OCCUPIED OPERATIONS OF EXISTING FACILITY AND CAMPUS

- a) The last phase of Denny C&D buildings are proposed to still be under construction while the Sealth school building is occupied Fall of 2010.
- b) Temporary construction access and fencing will need to be maintained for security to keep students out of the construction work zone.

COORDINATION DURING THE DESIGN PHASES

A GC/CM contractor would become a critical member of the project team during design and construction. The key especially pertaining to phasing, temporary mechanical and electrical systems design.

- a) Working through phasing and cost impact alternatives. With GC/CM, best construction practices can be followed allowing for alternative building systems and materials to be evaluated and selected early in the design process.
- b) Defining bid packages to clarify scope and minimize claims. We will need to define temporary facilities, do interim estimates, constructability analysis, plus advanced procurement and/or work packages.
- c) Assisting architects in drawing clarity for bidding. This increases the probability that the budget will be maintained, that the district will receive the greatest value for the money and that the project goals are achieved.

EXISTING CONDITIONS INVESTIGATION, VERIFICATION AND COORDINATION

The GC/CM will be able to perform numerous investigations early in the design phase to solidify actual As-Built information for architectural, mechanical, electrical and plumbing. These investigations will also provide the GC/CM with information for more accurate estimates of the renovation and addition interface in setting the total contract cost.

The GC/CM will also be critical in coordinating the removal demolition of existing steam mechanical systems from the Sealth building. Scheduling and close communication will be imperative in minimizing impacts to the overall project schedule. Air quality control will be vital during the removal period, as well as the entire construction period, to maintain site safety.

5. Why the GC/CM Contracting Procedure is Appropriate for this Project (Cont.)

TECHNICAL AND ENVIRONMENTAL CHALLENGES

There are some technical and environmental logistical challenges that make this project a candidate for a sophisticated GC/CM contractor, including:

- a) Proximity of environmentally-critical Longfellow Creek to Bldg D
- b) All new construction is on geo-piles for Bldgs C & D
- c) Extensive dewatering for excavations Bldgs C & D
- d) Maintain mechanical and electrical systems during construction Bldgs A & B.
- e) Seismic retrofitting of an existing building
- f) Maintaining air quality during construction
- g) Noise abatement procedures
- h) Traffic mitigation with construction traffic with neighborhood
- i) Separating and managing occupied areas from construction zones in Phase 2

THE GC/CM PROCESS

DKA/Heery Program Management Team has been directly involved with many large GC/CM alternative procurement projects including the development of RFP, selection criteria, interviews and final selection evaluations. They have guided the Owners' staff through each stage of selection and also have experience providing management of the Pre-construction Services up through construction.

The roles and responsibilities of the Owner, Architect (Design Consultants), and the GC/CM are well defined and coordinated through a matrix of responsibilities and contractual requirements. The Owner's Project Manager will monitor activities and deliverables by all parties and will also be the liaison between school staff and administration with the Architect and GC/CM.

Adherence to scope, phasing and budget will be paramount in the management and control of the project. Cost estimates by the Architect and GC/CM will be reconciled at the DD level of design. Value engineering and constructability issues will be on-going. Market prices will be constantly monitored as they relate to current estimates and/or the GMP.

Once the GMP has been negotiated at 90% Construction Documents, the GC/CM and the Project Manager will constantly evaluate the construction documents to determine if there are any changes that impact the GMP as set forth in the Agreement. If so, then these changes will be brought back in-line with the budget and the GMP. At intermediate review of the Construction documents, the Architect (and their consultants) will be required to provide a list of changes/further development of design from the previous submittal as a means to control design that is not part of the GMP.

5. Why the GC/CM Contracting Procedure is Appropriate for this Project (Cont.)

At completion of the Construction Documents, the GC/CM will be required to review the specifications and drawings to determine if there are any changes that may have been incorporated and to re-confirm the GMP. As part of the pre-construction services the GC/CM will develop a subcontracting bid plan and schedule for bidding as well as for the phased construction and early procurement as necessary. The Architects design deliverables will be integrated with the GC/CM bidding and construction plan.

Early and often meetings with the building and fire departments and other code officials during the pre-permit submittal period will help ensure that permit comment requirements that may affect the GMP will be mitigated.

6. Public Benefit

In addition to the above information, please provide information on how use of the GC/CM or D-B contracting procedure will serve the public interest. For example, your description must address, but is not limited to:

- *How this contracting method provides a substantial fiscal benefit; or
The anticipated fiscal benefits to the public from using the GC/CM method in lieu of design-bid-build (DBB) are:*
- *How the use of the traditional method of awarding contracts in a lump sum (the "design-bid-build method") is not practical for meeting desired quality standards or delivery schedules.*

Utilizing the GC/CM contracting method will better meet the needs of the Seattle Public Schools at Denny Middle School and Chief Sealth High School in the following areas: (1) significant fiscal benefits to the district; (2) precise scheduling coordination; and (3) public benefit that will be achieved through design coordination, precise and accurate scheduling, and managing the logistical challenges of school operation during construction to maximize the benefit received by GC/CM under a fixed project budget. These points are described in more detail below:

FISCAL BENEFITS

The GC/CM process will facilitate numerous fiscal benefits to SPS and the public through constructability reviews, value analysis, design-team contractor coordination, and use of design phase overlap to accelerate project completion, lowering construction costs. The funding is being provided through tax exempt revenue bond financing. Because the funds for this project are fixed, and with the construction industry of recent being very volatile, having a GC/CM during the preconstruction phase allows for better market information on an ongoing basis.

6. Public Benefit (Cont.)

GCCM will deliver the combined Phase 2 of the project 6 months earlier and allow us to buy out the project months earlier rather than waiting till the entire design is completed to bid all at one time.

The GC/CM can provide a total contract cost and more real time costs based on current market place results. Having the GC/CM provide this information as the design progresses provides better opportunity to be in step with the actual market conditions and to plan for challenges instead of reacting after a traditional bid opening. The GC/CM process assists in making the project more fiscally responsible and viable to the public.

EFFECT OF COMPLEX SCHEDULING

The project construction schedule issued by the GC/CM allows all involved an early glimpse of the project approach and phasing. This schedule will indicate when and where major construction impacts will occur, leading to discussions on how to reduce these impacts early in the design phase rather than during construction. This early detection will assist school staff and administration in the preparation and notification of students, staff, visitors and school neighbors of upcoming construction zones, operational relocations and site and noise disruptions before they become an issue.

PUBLIC BENEFIT

The GC/CM process will allow the public to benefit in important ways: (1) the current facility, of vital importance to the community, will remain open with minimal inconvenience; (2) the expenditure of public funds will be kept within budget and better managed, allowing SPS to better devote its resources to the provision of other school services to its district; and (3) the project can be expedited, bringing the advantages of a much needed modernized, expanded and improved school to both the students and the school staff. The expediting of construction in a shorter time will save potential costs relative to escalation.

7. Public Body Qualifications

Please provide:

7.1. *A description of your organization's qualifications to use the GC/CM or D-B contracting procedure.*

QUALIFICATIONS

Since 1995, Seattle Public Schools has completed 32 major capital projects valued at more than \$750 million. The GC/CM delivery method was used on four pilot projects in the BEX II Program: Nathan Hale High School Performing Arts Addition (2005), Roosevelt High School (2006), Cleveland High School (2007), and Garfield High School (2008). These four projects have a combined budget of \$275 million.

Seattle Public Schools staff that were directly involved in the management of prior and ongoing GC/CM projects include Fred Stephens (Facilities Director), Don Gillmore (Program Manager), Ron English (Deputy General Counsel), as well as Heery/DKA consultants Mike Finnegan (Program Manager), Donald King (Program Manager), Chuck Clegern (Assist. Program Manager) and Robert Evans (Project Manager).

See the other sections of Attachment D for more information. Lorne McConachie AIA, Principal in Charge for Bassetti Architects, also directed the design for the Roosevelt High School Project, one of the District's four pilot GCCM projects. All of these individuals will be directly involved in the Denny Sealth Project.

Seattle Public Schools has developed standardized GC/CM RFP and selection documents and contract specification documents, and refined them through the course of the four pilot projects. We will continue to build on this experience.

7.2. *A Project organizational chart, showing all existing or planned staff and consultant roles.*

SEE EXHIBIT B Org Chart

7.3. *Staff and consultant short biographies (not complete résumés).*

STAFF

- Fred Stephens, Director of Facilities
- Don Gillmore, Program Manager
- Ron English, Deputy General Counsel
- Donald King, Program Manager, DKA/Heery
- Mike Finnegan, Program Manager, DKA/Heery
- Chuck Clegern, Assist. Program Manager, DKA/Heery
- Robert Evans, Project Manger, DKA/Heery
- Loren McConachie AIA, Principal in Charge, Bassetti Architects
- Nancy Callery AIA, LEED AP, Project Manager, Bassetti Architects
- Ralph Rowher, DKA/Heery

7. Public Body Qualifications (Cont.)

- Don Gillmore, Program Manager: BEX I & II District Program Manager, oversaw GCCM Pilot projects N. Hale HS PAA & Garfield HS and currently overseeing Cleveland HS. 34 years in the design and construction industry. Supervised 18 projects in BEX I & II through all phases of the project. Experienced both as Capital Program Manager, designer and Capital Program Director.

Project	Project Value	Tasks Performed	Time Involved
Nathan Hale HS PAA	\$10,137,400	District Program Mgr	Feb 2002 - Nov 2005
Garfield High School	\$102,788,000	District Program Mgr	April 2003 - Sept 2007
Cleveland High School	\$68,276,000	District Program Mgr	April 2003 - Sept 2007

- Ron English, Deputy General Counsel: District Deputy General Counsel, Capital Facilities. Has over thirty years of construction experience. Serving current position for over 10 years. Primary responsibilities are to legal services for the District's capital programs. Prepared the family of contracts, updating as needed, solicitation documents, bid proposal reviews, resolution of all large claims against the District and represents the District in litigation and alternative dispute resolution. Past Chair of the Washington State Bar Association Construction Section and frequent speaker on a broad range of construction topics. As a full time in house attorney, he provides daily advice to District's construction management team on strategy.

Project	Project Value	Tasks Performed	Time Involved
Roosevelt HS	\$93,874,000	District Legal Counsel	Jun 2001 - Dec 2006
Nathan Hale HS PAC	\$10,137,400	District Legal Counsel	Feb 2002 - Nov2005
Cleveland HS	\$68,276,000	District Legal Counsel	Jun 2003 to Present
Garfield High School	\$102,788,000	District Legal Counsel	Apr 2003 to Present

- Donald King, Program Manager, DKA/Heery: DKA – Program Manager BEXIII. Has 40 years in the design and construction industry. Involved in 18 projects in BEX I & II through all phases of the project. Assisted in development of GC/CM process for Seattle Schools. Currently serving as Program Manager on BEX III. Served as Principal Architect GC/CM projects for Seattle Housing Authority and Park 95 Seattle Police Facility.

Project	Project Value	Tasks Performed	Time Involved
Nathan Hale HS PAC	\$10,137,400	DKA Program Mgr	Feb 2002 - Nov 2005
Cleveland HS	\$68,276,000	Public Outreach	June 2003 - Present
Garfield High School	\$102,788,000	Pre-design Services	April 2003 - Present
SHA	\$50,500,000	DKA Principal Arch	2006 - Present
Park 95	\$25,000,000	DKA Principal Arch	2003 - 2005

7. Public Body Qualifications (Cont.)

- Mike Finnegan, Program Manager, DKA/Heery: Heery International Program Manager, over 35 years in the design and construction project management for a variety of project types. Assisted in development of GC/CM process for Seattle Schools. Involved as Program Manager in private sector GC/CM projects prior to working for the District. Currently serving as Program Manager on BEX II and Operations Manager for BEX III. Heery Manager-in-Charge for the Aberdeen High School.

Project	Project Value	Tasks Performed	Time Involved
Roosevelt High School	\$93,874,000	Heery Program Mgr	June 2002 - Dec 2006
Cleveland High School	\$68,276,000	Heery Program Mgr	June 2003 - Present
Garfield High School	\$102,788,000	Heery Program Mgr	April 2006 - Present
Aberdeen High School (GMP could not be reached. Delivered under D/B/B approach)	\$60,000,000	Heery Program Mgr	
Rogers High School		GCCM Consultant	

- Chuck Clegern, Program Manager, DKA/Heery: DKA Operations Manager, 35 years experience in the construction industry. Previously a senior operations manager for general contractor McCarthy Construction – Bellevue, WA. Previously president of Unimark Construction – Seattle, WA. Substantial experience in occupied construction remodels. Currently for DKA overseeing the phasing analysis and enhanced estimating services for Nathan Hale and Denny Sealth projects.

Project	Project Value	Tasks Performed	Time Involved
University of Washington – Tacoma	\$35,000,000	McCarthy Constr. Sr. Mang Team & Bid Room Team	1995 to 1997
Other Public Projects (incls: 3 High Schools and other Univ. Wash. work Seattle Campus)	\$200,000,000 (Lump Sums)	McCarthy Constr. Sr. Mang Team & Bid Room Team	1990 to 1998

7. Public Body Qualifications (Cont.)

- Robert Evans – DKA/Heery – Senior Project Manager: Robert has 20 years in construction industry including Project Manager for Cleveland Municipal School District projects which included: Westside Relief High School (new), East High School Gym Complex (renovation and addition), Success Tech Academy (renovation), and Warm, Safe, and Dry Program Segments 1, 2, and 9 (renovation). Robert has managed major capital programs which included D-B, DBO, DBFO. All of these projects used the multi-prime delivery approach. He has been on Denny Sealth design development since April 2007.

Project	Project Value	Tasks Performed	Time Involved
Westside Relief HS	\$85,000,000	Heery Project Mgr	2003
East High School Gym	\$16,000,000	Heery Project Mgr	2003
Success Tech Academy	\$2,300,000	Heery Project Mgr	2002
Warm, Safe & Dry (Segments 1, 2 & 6)	\$27,000,000	Heery Project Mgr	2003

- Lorne McConachie AIA - Bassetti Architects - Principal-in-Charge: Involved in over 70 different educational projects during his 22 years at Bassetti Architects, Lorne has led two major educational projects through the GC/CM alternative delivery method. Roosevelt High School in Seattle and Stadium High School in Tacoma were both complex renovations of existing historic schools combined with significant new construction additions. Both schools were extensively modernized into state-of-the-art educational facilities. Lorne’s educational resume also includes complete renovations and additions such as Madison Middle School (2005), West Seattle High School (2002), John Stanford International School (2000), Inglemoor High School (1999), Showalter Middle School (1996), Olympic View Junior High School (1994), and Franklin High School (1990).

Lorne has provided national and international leadership in the design of secondary schools. His design for Edmonds-Woodway High School (1998) was awarded the Council of Educational Facilities Planners International James D. MacConnell award in 1999. Todd Beamer High School, also under his direction, was a MacConnell finalist in 2004. Lorne received a Bachelor of Arts in Architecture from the University of Oregon in 1977.

Project	Project Value	Tasks Performed	Time Involved
Guggenheim Hall Renovation – U of W	\$22,600,000	Principal in Charge GCCM	2007
Roosevelt High School	\$70,450,000	Principal in Charge GCCM	2006
Stadium High School	\$82,500,000	Principal in Charge GCCM	2006
Seattle City Hall & Civic Plazas	\$73,000,000	Principal in Charge GCCM	2003

7. Public Body Qualifications (Cont.)

- Nancy Gallery AIA, LEED AP – Bassetti Architects – Project Manager: An Associate at Bassetti Architects, Nancy has practiced architecture for over 16 years, with extensive experience in educational design for the firm. Nancy was a project architect for Seattle’s Roosevelt High School GC/CM project. Nancy’s alternative project delivery experience also includes management of the Quileute Tribal School Gymnasium, winner of the 2003 Design Build Institute of America Award in its category. Nancy’s other major educational project experience includes Seattle’s West Seattle High School.

Nancy has represented Bassetti Architects nationally in the area of educational design, consulting with The Gates Foundation to implement educational reform in over 23 Los Angeles Unified School District high schools. She is a former Board member of AIA Seattle and is currently co-chair of the AIA Committee on the Environment. Nancy received a Master of Architecture Summa Cum Laude from the University of Houston in 1991 and the AIA Medal of Distinction. She is a registered architect in Washington and California.

Project	Project Value	Tasks Performed	Time Involved
Roosevelt High School	\$70,450,000	Project Manager GCCM	2006
Seattle City Hall & Civic Plazas	\$73,000,000	Project Architect GCCM	2003
Quileute Tribal School Gymnasium	\$5,000,000	Project Manager GCCM	2003
West Seattle HS	\$39,000,000	Project Architect DBB	2002

- Ralph Rohwer, Program Manager DKA/Heery: 30 years experience in the construction industry. Program Manager for BEX I 1995 to 2001. Program Manager on BEX II for primarily design phase and Nathan Hale HS PAA. Currently GCCM Advisor for Spokane Public Schools two pilot program high schools.

Project	Project Value	Tasks Performed	Time Involved
Roosevelt High School	\$93,874,000	Heery Program Mgr	Feb 2001 - June 2002
Nathan Hale HS PAA	\$10,173,400	Heery Program Mgr	Feb 2001 - Nov 2005
Garfield High School	\$102,788,000	Heery Program Mgr	Feb 2001 - April 2006
Rogers High School		GCCM Consultant	
Shadle Park HS		GCCM Consultant	

Mr. Gilmore, Mr. Finnegan, Mr. Clegern and Mr. Rowher have all taken the AGC certification course of GCCM.

7. Public Body Qualifications (Cont.)

7.4. Provide the experience and role on previous GC/CM or D-B projects for each staff member or consultant in key positions on the proposed project.

See tables above in 7.3

7.5. The qualifications of existing or planned for project manager and consultants.

See tables above in 7.3

7.6. The qualifications of an interim project manager until your organization has employed staff or hired a consultant as the project manager. Also indicate whether sufficient funds are available for this purpose and how long it is anticipated the interim project manager will serve. Note: This information is required only if your organization has yet to select a project manager at the time of application. **N/A**

7.7. A brief summary of the construction experience of your organization's project management team that is relevant to the project.

See tables above in 7.3

7.8. A description of the controls your organization will have in place to ensure that the project is adequately managed.

CONTROLS

As discussed in the attached letter, over the past 12 years the District has developed a comprehensive management system that has been extremely successful in delivering projects on time and within budget. We have done this despite the fact that a majority of our major buildings are historic renovations, which have unique challenges not faced by many other public agencies. We have also done so in the face of the unprecedented industry wide escalation the last four years.

Each project in the Building Excellence Program (BEX) has been led by District Program Managers and consultant Project Managers from the Heery International / DKA team. Architects were selected based on the best expertise for the project and also with GC/CM delivery experience on pilot projects. The project teams were supported by Heery/DKA Program Managers who have alternative delivery and contracting expertise from private and public sectors. In addition, the District has in-house legal expertise in construction with experience in alternative delivery methods.

The District has established pre-design, design and construction phase procedures manuals that staff and the project teams utilize to provide consistency of practice across the program. In addition project controls include a BEX Program financial management system (contracts, invoices, budgets, and change orders) managed by the project managers that operates in concert with the District Financial system.

7. Public Body Qualifications (Cont.)

7.8 - CONTROLS (Cont)

Templates for master schedules and standardization of construction schedules provide the project schedule management tools. Collaborative communications tools for the pre-construction and construction phase include Microsoft SharePoint Services which allows detailed collaboration and automatic updating of key documentation logs. The management team also employs use of an electronic file storage system to be able to access data and documents quickly.

The Project Managers meet weekly with Don Gillmore, Donald King, Chuck Clegern and Mike Finnegan to discuss project issues, work loads, financial and performance status, and decisions that need to be made. Directives for changes are approved expediently by Don Gillmore, Donald King, Chuck Clegern and Mike Finnegan. This executive management oversight has been a standard practice since the beginning of the BEX Program

The roles and responsibilities of the District, Architect and their design consultants, and the GC/CM have been established in a matrix of responsibilities that is published with the RFP and other GC/CM contract documents (see 7.10 below). The Project Manager monitors the various activities and the deliverables established in the matrix and keeps the appropriate party on point for their respective work through-out the life of the project.

Controls are also exercised through the same signature authority process for changes that is used on other District projects, and has proven effective on GC/CM projects as well. The day to day site Project Manager has a \$25,000 per occurrence signature authority on matters related to the critical path, or \$10,000 for matters not schedule sensitive. This allows most items to be resolved at the site, reserving more expensive matters for further review. Changes and directives above \$25,000 are signed by the District's Program Manager or higher levels of management. This approach balances the need for direct decisions-making by the District with capability at the site to manage emerging issues as they arise, and has proven to work well across both GCCM and Design-Bid-Build projects.

The District utilizes a nine-member District Oversight Committee that meets monthly to review the activities and decisions of the BEX Program. Members include three individuals (John Palowitz, Karin Nyrop and Steve Goldblatt) from the University of Washington's construction program, which has its own extensive experience with GCCM, and Tacoma Public Schools, which has completed several GCCM projects. This oversight committee unanimously recommended that the District utilize GCCM for the Denny Sealth projects.

The Oversight Committee reports to the Board of Directors on a quarterly basis and the Board is represented on the committee by members of the Board of Directors Operations Subcommittee. All activities of the BEX Program are reviewed by the Board Operations Subcommittee prior to being acted on by the full Board of

Directors. This system provides a checks and balance system to the management of the BEX Program.

7. Public Body Qualifications (Cont.)

7.8 - CONTROLS (Cont)

Adherence to the established scope, phasing of the work, and budget will be paramount in the management and control of the project. Construction cost estimates by the Architect, DKA/Heery, and the GC/CM contractor are reconciled at the end of the design development phase. Value engineering and constructability review will be on-going and are an established agenda item in our coordination meetings. Market prices will be constantly monitored for impacts to the current estimates or the established the Total Contract Cost. Once the MACC is negotiated after the 90% construction documents are in place, the contractor, Project Manager and the DKA/Heery estimator will constantly evaluate the construction documents to determine if there are any changes that impact the agreed to MACC. If so, then these changes will be brought back in line with the budget and the established MACC. At intermediate review of the construction documents, the design team will be required to provide a list of changes/further development of design from the previous submittal as a means to identify and control scope that that is not part of the GMP.

At completion of the construction documents, the GC/CM is required to review the specifications and the drawings to determine if there are any changes that may have been incorporated and to re-confirm the MACC and the TCC.

As part of the pre-construction services the GC/CM will develop a subcontracting bid plan and schedule for bidding as well as for phased construction and early procurement as necessary. The Architect's design deliverables will be integrated with the GC/CM bidding and construction plan. Early and frequent meetings with the city permit agencies, fire department, and other code officials prior to permit intakes will help ensure that permit comment requirements that may affect the MACC will be mitigated.

7.9. *A brief description of your planned GC/CM or DB procurement process.*

PROCUREMENT PROCESS

The procurement process we follow has been well-established for the four previous GC/CM projects. We market the project to potential GC/CM candidates, statements of qualifications are submitted, the most qualified firms are advanced to an interview followed by a pricing proposal of the highest ranked firms. The proposal and selection process including scoring are included in the RFP documents. The selection panel includes not just the key District and consultant contributors, but representatives from other owner agencies and the oversight committee. Firms previously bidding our GCCM work include Sellen, Hoffman, Absher, Lease Crutcher Lewis, Turner, Lydig and Strand Hunt.

7. Public Body Qualifications (Cont.)

7.10. Verification that your organization has already developed (or provide your plan to develop) specific GC/CM or D-B contract terms.

CONTRACT DOCUMENTS

The District has used the GC/CM construction procurement method on four previous projects. We have developed a family of coordinated contract documents for GC/CM construction procurement that include the RFP, scoring methodology and selection process, general conditions, special conditions, general requirements, comprehensive pre-construction services scope of work. Change order and claim procedures reflect the latest developments in Washington law. Alternative dispute resolution procedures are included as well.

Key to our success and avoidance of uncertainty over scope of work has been a comprehensive and well thought-out cost responsibility matrix, listing over 84 activities and cost items and defining how they are paid. We also include provisions allocating the risk of various uncertainties and unknowns that frequently occur and may be missed during preconstruction services.

We also utilize an electronic filing system (Portal Server) to enhance communications, tracking and real time access to documents.

These documents will be updated to conform to the current GCCM regulations.

8. Public Body (your organization) Construction History:

Provide a matrix summary of your organization's construction activity for the past six years outlining project data in content and format per the attached sample provided:

- *Project Number, Name, and Description*
- *Contracting method used*
- *Planned start and finish dates*
- *Actual start and finish dates*
- *Planned and actual budget amounts*
- *Reasons for budget or schedule overruns*

SEE EXHIBIT C – Project History

9. Preliminary Concepts, sketches or plans depicting the project

To assist the PRC with understanding your proposed project, please provide a combination of up to six concepts, drawings, sketches, diagrams, or plan/section documents which best depict your project. In electronic submissions these documents must be provided in a PDF or JPEG format for easy distribution. Some examples are included in attachments E1 thru E6. At a minimum, please try to include the following:

- *A overview site plan (indicating existing structure and new structures)*
- *Plan or section views which show existing vs. renovation plans particularly for areas that will remain occupied during construction.*

Note: applicant may utilize photos to further depict project issues during their presentation to the PRC

SEE EXHIBIT D (Bassetti's Phasing Diagram)

10. Resolution of Audit Findings On Previous Public Works Projects

If your organization had audit findings on any project identified in your response to Question 8, please specify the project, briefly state those findings, and describe how your organization resolved them.

There are no audit findings on projects listed on Question 8 above.

Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC, you agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM or D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM or D-B process. You also agree that your organization will complete these surveys within the time required by CPARB.

See attached Signed Application Page

Name (please print) Don Gillmore

Title: BEX Program Manager

Date: _____

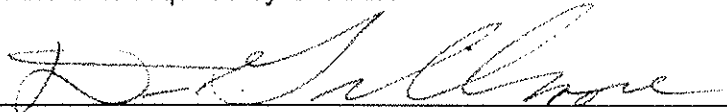
Caution to Applicants

The definition of the project is at the applicant's discretion. The entire project, including all components, must meet the criteria to be approved.

Signature of Authorized Representative

In submitting this application, you, as the authorized representative of your organization, understand that: (1) the PRC may request additional information about your organization, its construction history, and the proposed project; and (2) your organization is required to submit the information requested by the PRC. . You agree to submit this information in a timely manner and understand that failure to do so shall render your application incomplete.

Should the PRC approve your request to use the GC/CM or D-B contracting procedure, you also understand that: (1) your organization is required to participate in brief, state-sponsored surveys at the beginning and the end of your approved project; and (2) the data collected in these surveys will be used in a study by the state to evaluate the effectiveness of the GC/CM or D-B process. You also agree that your organization will complete these surveys within the time required by CPARB.



Name (please print) Don Gillmore

Title: BEX Program Manager

Date: 3-3-08



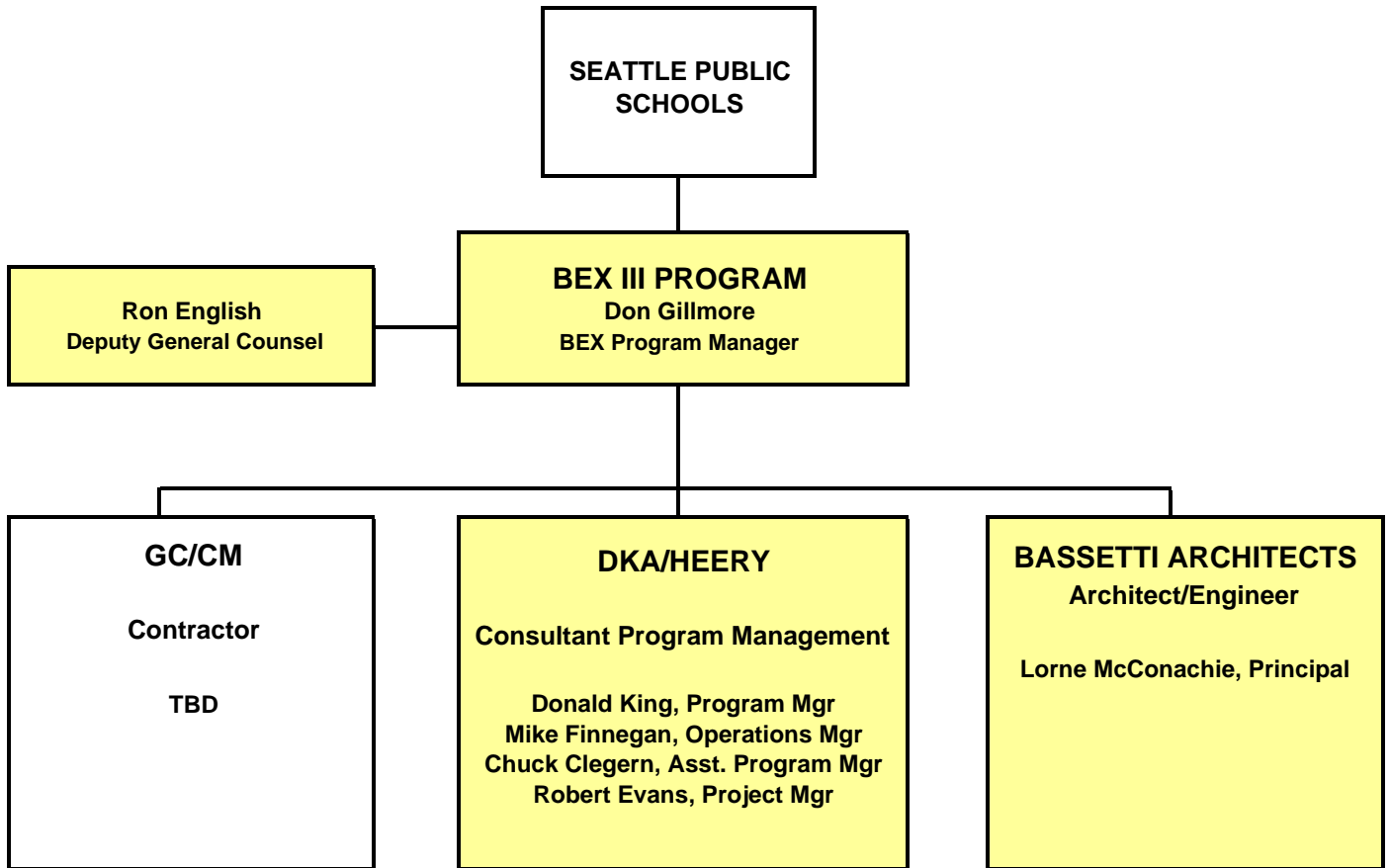
DENNY MS - CHIEF SEALTH HS

GCCM SCHEDULE
PHASE 1, 2 AND 3

SEATTLE PUBLIC SCHOOLS
Mon 3/3/08

ID	Task Name	Start	Finish	2008												2009												2010												2011											
				F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
1	Phase 1 Bid & award	Mon 4/21/08	Wed 6/18/08	Phase 1 Bid & award																																															
5	CSHS move-out	Thu 6/19/08	Fri 7/4/08	CSHS move-out																																															
6	Phase 1 Construction	Mon 7/7/08	Fri 6/5/09	Phase 1 Construction																																															
7	Phase 1A - Demo/Site Work	Mon 7/7/08	Fri 10/24/08	Phase 1A - Demo/Site Work																																															
8	Phase 1B - Site Utilities/Mech Demo	Mon 10/27/08	Fri 2/13/09	Phase 1B - Site Utilities/Mech Demo																																															
9	Phase 1C - Seismic Upgrades	Mon 2/16/09	Fri 6/5/09	Phase 1C - Seismic Upgrades																																															
10	Phase 2 Bid & award	Thu 4/16/09	Wed 6/10/09	Phase 2 Bid & award																																															
13	Phase 2 Construction	Thu 6/11/09	Mon 1/10/11	Phase 2 Construction																																															
14	Phase 2A - Bldg A&B Renovation/ Bldg C Commons	Thu 6/11/09	Wed 7/21/10	Phase 2A - Bldg A&B Renovation/ Bldg C Commons																																															
15	CSHS move-in: Bldg A, B,C	Thu 7/22/10	Wed 9/1/10	CSHS move-in: Bldg A, B,C																																															
16	CSHS classes start	Wed 9/1/10	Wed 9/1/10	CSHS classes start																																															
17	Phase 2B - Bldg C&D Interior Finishes	Mon 8/2/10	Fri 12/24/10	Phase 2B - Bldg C&D Interior Finishes																																															
18	DMS move-in: Bldg C & D	Mon 12/27/10	Fri 1/7/11	DMS move-in: Bldg C & D																																															
19	DMS classes start	Mon 1/10/11	Mon 1/10/11	DMS classes start																																															
20	Phase 3 Bid & award	Fri 12/10/10	Thu 2/3/11	Phase 3 Bid & award																																															
23	Phase 3 Construction	Fri 2/4/11	Thu 7/7/11	Phase 3 Construction																																															
24	Phase 3A - Demo Denny	Fri 2/4/11	Thu 3/31/11	Phase 3A - Demo Denny																																															
25	Phase 3B - New Sports Fields	Fri 4/1/11	Thu 7/7/11	Phase 3B - New Sports Fields																																															

Denny Middle School / Chief Sealth High School Projects



**Seattle Public Schools
Project List Last 5 to 10 years**

EXHIBIT C

1/31/08

Project Name	Project Description	Contracting Method	Planned Start - Pre-design	Planned Finish - Substantial Completion	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule Overrun
BEX Phase I									
African American Academy K - 8	New 101,000 sf on new site	D - B - B	Spring 1996	Summer 1999	Spring 1996	Summer 2000	\$23.3M	\$24.3M	Property acquisition, delay & cost increase
Ballard HS	240,000 sf replacement on same site	D - B - B	Fall 1995	Summer 1999	Fall 1995	Summer 1999	\$48.2M	\$49.9M	Right of way acquisition & interim facility costs
Bryant Elementary	71,000 sf historic renovation & addition	D - B - B	Spring 1998	Summer 2001	Spring 1998	Summer 2001	\$15.1M	\$15.1M	
Coe Elementary	53,000 sf historic renovation & addition	D - B - B	Spring 1998	Summer 2001	Spring 1998	Winter 2002			Fire during construction demolished the historic renovation; building replaced
Concord Elementary	65,500 sf historic renovation & addition	D - B - B	Spring 1997	Summer 2000	Spring 1997	Summer 2000	\$14.9M	\$14.3M	
Cooper Elementary	New 71,000 sf on new site	D - B - B	Spring 1996	Summer 1999	Spring 1996	Summer 1999	\$16.9M	\$16.4M	
Dunlap Elementary	72,700 sf historic renovation & addition	D - B - B	Fall 1997	Summer 2000	Fall 1997	Summer 2000	\$16.2M	\$16.1M	
Emerson Elementary	71,000 sf historic renovation & addition	D - B - B	Summer 1998	Summer 2001	Summer 1998	Summer 2001	\$17M	\$17M	
Greenwood Elementary	60,000 sf historic renovation & addition	D - B - B	Summer 1999	Summer 2002	Summer 1999	Summer 2002	\$15.7M	\$15.7M	
Highland Park ES	New 71,000 sf replacement on same site	D - B - B	Spring 1996	Summer 1999	Spring 1996	Summer 1999	\$14.7M	\$13.8M	
Latona Elementary	59,000 sf historic renovation & addition	D - B - B	Spring 1997	Summer 2000	Spring 1997	Summer 2000	\$13.2M	\$15.2M	Severe existing unforeseen structural defects & UST leak clean up
Madrona Elementary	68,000 sf renovation & addition	D - B - B	Spring 1999	Summer 2002	Spring 1999	Summer 2002	\$13.7M	\$14.6M	Scope increase, UST leak clean up
Seward K - 8	95,000 sf historic renovation & addition	D - B - B	Spring 1996	Summer 1999	Spring 1996	Fall 1999	\$20.4M	\$21.2M	Scope increase, unforeseen conditions
West Seattle HS	223,400 sf historic renovation & addition	D - B - B	Winter 1997	Summer 2002	Winter 1997	Fall 2002	\$53.2M	\$55.4M	Nisqually Earthquake destroyed portion of historic renovation, rebuilt as historic renovation
Whittier Elementary	New 66,000 sf replacement on same site	D - B - B	Spring 1996	Fall 1999	Spring 1996	Fall 1999	\$13.6M	\$13.3M	

**Seattle Public Schools
Project List Last 5 to 10 years**

EXHIBIT C

1/31/08

Project Name	Project Description	Contracting Method	Planned Start - Pre-design	Planned Finish - Substantial Completion	Actual Start	Actual Finish	Planned Budget	Actual Budget	Reason for Budget or Schedule overrun
BEX Phase II									
Beacon Hill Elementary	Elementary modernization & 18,400 sf addition	D - B - B	Summer 2002	Summer 2005	Summer 2002	Winter 2005	\$6.5M	\$8.4M	Hazmat removal, scope increase
Brighton Elementary	66,000 sf replacement on same site	D - B - B	Spring 2001	Summer 2004	Spring 2001	Summer 2004	\$18.1M	\$17.1M	
Cleveland HS	172,000 sf historic renovation & addition	GC/CM	Summer 2002	Summer 2007	Summer 2002	Summer 2007	\$60.4M	\$68.3M	Construction escalation, unforeseen soils conditions
Dearborn Park ES	Elementary modernization & 20,000 sf addition	D - B - B	Fall 2003	Summer 2006	Fall 2003	Summer 2006	\$6.7M	\$7.4M	Scope increase, deteriorated utility replaced
Garfield HS	244,000 sf historic renovation & addition	GC/CM	Spring 2003	Summer 2008	Spring 2003		\$78.8M	\$105M	Construction escalation
Madison Middle School	120,000 sf historic renovation & addition	D - B - B	Spring 2001	Summer 2005	Spring 2001	Summer 2005	\$38.4M	\$37.6M	
Maple Elementary	Elementary modernization & 22,000 sf addition	D - B - B	Summer 2003	Summer 2006	Summer 2003	Summer 2006	\$6.7M	\$7.4M	Scope increase
Nathan Hale HS PAA	14,200 sf performing arts auditorium addition (PAA)	GC/CM	Spring 2002	Summer 2005	Spring 2002	Summer 2005	\$9.4M	\$10.1M	Utilities replacements and extensions
Roosevelt HS	254,000 sf historic renovation & addition	GC/CM	Spring 2001	Summer 2006	Spring 2001	Summer 2006	\$84.5M	\$93.9M	Construction escalation & scope increases
Wing Luke Elementary	Elementary modernization & 17,000 sf addition	D - B - B	Spring 2002	Summer 2005	Spring 2002	Summer 2005	\$6.4M	\$6.4M	
South Lake Alt School	New 50,000 sf Alternative School	D - B - B	Spring 2004	Summer 2007	Spring 2007	Summer 2008	\$12M	\$14M	Delayed start due to escalation and acquired new funding



PROJECT OVERVIEW: CONTEXT



DENNY MIDDLE SCHOOL

- ❖ Demolish Existing School
- ❖ Convert site to park with sports facilities
- ❖ Build new 145,000sf Denny MS on Chief Sealth HS Site
- ❖ 900 Student enrollment

CHIEF SEALTH HS

- ❖ Renovate 1957 200,000sf existing school & gym
- ❖ 1200 students move into renovated building during construction for Denny MS

Urban site in single family neighborhood

Environmentally critical Longfellow Creek adjacent to site

SEATTLE PUBLIC SCHOOLS

DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION



PROJECT OVERVIEW: CONTEXT



DENNY MIDDLE SCHOOL

- ❖ Demolish Existing School
- ❖ Convert site to park with sports facilities
- ❖ Build new 145,000sf Denny MS on Chief Sealth HS Site
- ❖ 900 Student enrollment

CHIEF SEALTH HS

- ❖ Renovate 1957 200,000sf existing school & gym
- ❖ 1200 students move into renovated building during construction for Denny MS

Urban site in single family neighborhood

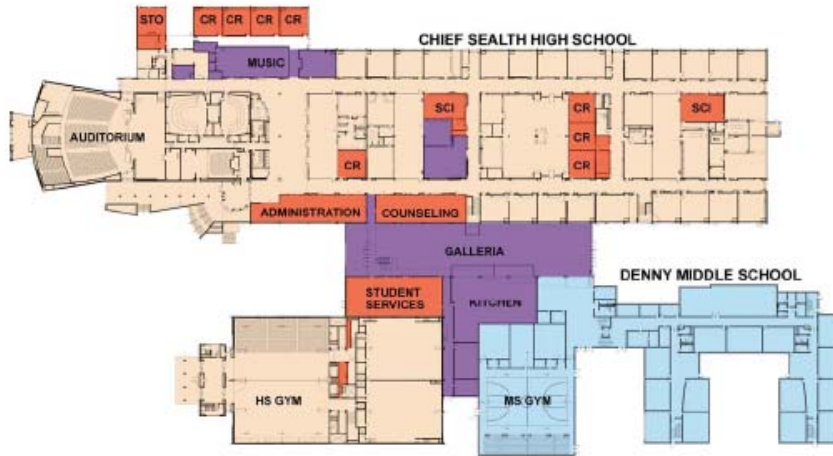
Environmentally critical Longfellow Creek adjacent to site

SEATTLE PUBLIC SCHOOLS

DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION



PROJECT OVERVIEW: IMPROVEMENTS



CSHS MODERNIZATION

- ❖ Life Safety
- ❖ Infrastructure
- ❖ New program areas
- ❖ Classrooms
- ❖ Exterior

NEW SHARED AREAS

- ❖ Galleria Commons
- ❖ Kitchen & Servery
- ❖ Custodial

NEW DENNY MS

- ❖ Classroom Clusters
- ❖ Library & Art
- ❖ Gymnasium

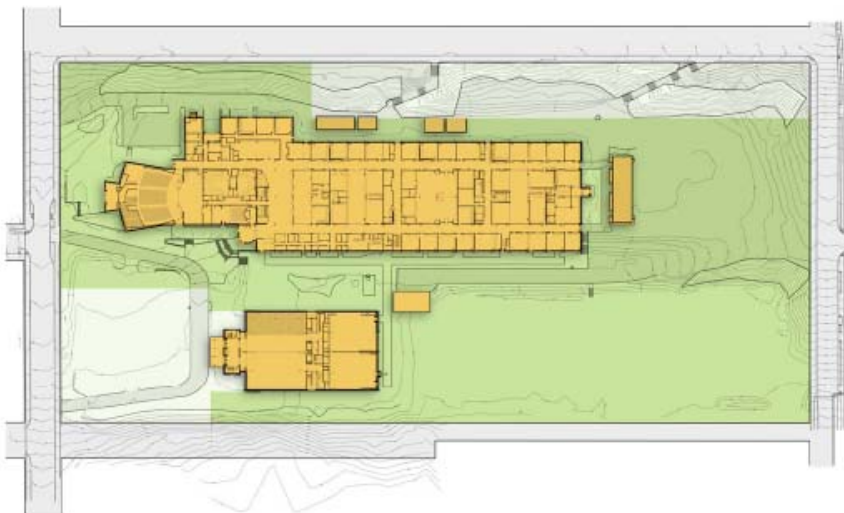
DEMOLITION

- ❖ Existing Portables

SEATTLE PUBLIC SCHOOLS
DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION



PROJECT OVERVIEW: PHASING DIAGRAM 1A (Summer 2008)



OVERVIEW

- ❖ Remove Portables
- ❖ Site Demo
- ❖ TESC
- ❖ Hazardous Abatement
- ❖ Degrading / Site Stabilization
- ❖ New Temp Data Hubs
- ❖ Mechanical Equipment Procurement

SEATTLE PUBLIC SCHOOLS
DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION



PROJECT OVERVIEW: PHASING DIAGRAM 1B (Fall 2008)



OVERVIEW

- ❖ **New Building Excavation**
- ❖ **Site Utilities**
- ❖ **New Electric Service**
- ❖ **Selective Interior Demo**
- ❖ **Mechanical System Removal**

SEATTLE PUBLIC SCHOOLS

DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION



PROJECT OVERVIEW: PHASING DIAGRAM 1C (Winter 2008-Spring 2009)



OVERVIEW

- ❖ **Seismic Upgrades**
- ❖ **Selective Interior Construction**
- ❖ **Auditorium Roof Construction**

SEATTLE PUBLIC SCHOOLS

DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION



PROJECT OVERVIEW: PHASING DIAGRAM 2A (Summer 2008-Summer 2010)



CHIEF SEALTH HS

Building:

- ❖ Existing HS Building Renovation
- ❖ Existing HS Gym Renovation
- ❖ Kitchen & Sery
- ❖ HS Commons & Support Spaces
- ❖ Custodial & Loading Areas

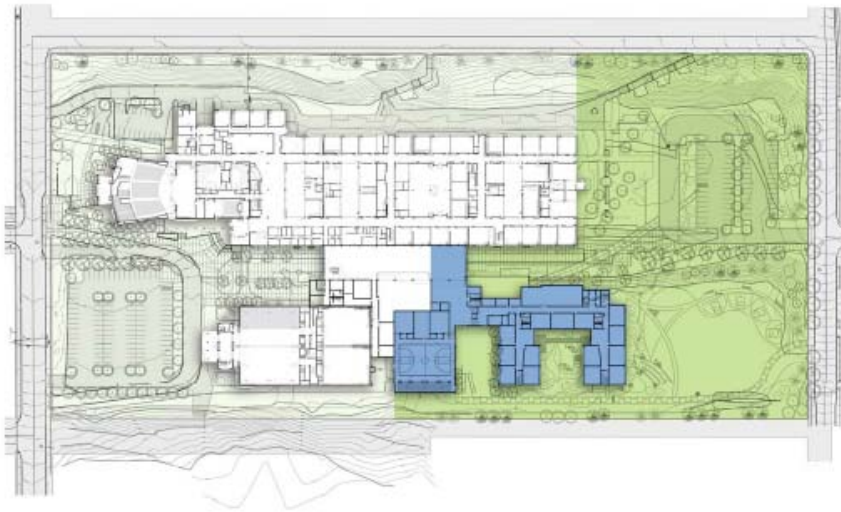
Site:

- ❖ HS Drives, Service Drives & Parking
- ❖ HS Entry Courtyard

SEATTLE PUBLIC SCHOOLS
DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION



PROJECT OVERVIEW: PHASING DIAGRAM 2B (Summer 2009-Summer 2011)



DENNY MIDDLE SCHOOL

Building:

- ❖ New MS Building
- ❖ New MS Gymnasium
- ❖ MS Student Center Commons

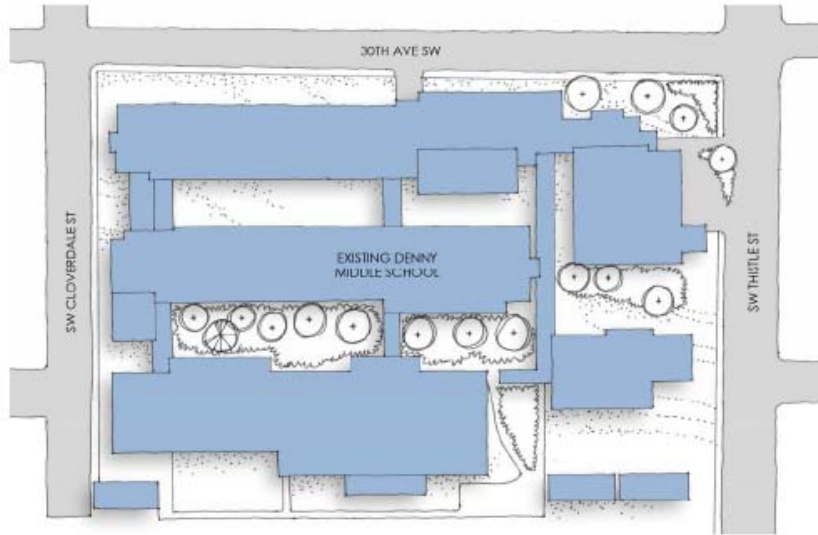
Site:

- ❖ MS Entry Courtyard
- ❖ MS Play Area
- ❖ MS Drives, Bus Drive, & Parking

SEATTLE PUBLIC SCHOOLS
DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION



PROJECT OVERVIEW: PHASING DIAGRAM 3A (Summer 2011)



SEATTLE PUBLIC SCHOOLS
DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION

OVERVIEW

- ❖ Demolish old Denny Middle School



PROJECT OVERVIEW: PHASING DIAGRAM 3B (Fall 2011)



SEATTLE PUBLIC SCHOOLS
DENNY MIDDLE SCHOOL / CHIEF SEALTH HIGH SCHOOL GC/CM APPLICATION

OVERVIEW

- ❖ New Sports & Park Facilities