

Seattle Parks and Recreation CAPITAL PROJECT DELIVERY



Parks, Seattle Center, Libraries and Waterfront Committee
March 16, 2017

funded by
**SEATTLE
PARK DISTRICT**
INVESTING IN PEOPLE & PARKS



seattle.gov/parks

Presentation Overview



- Current Focus
- Organizational Chart
- Early Project Development
- Overview of the Project and Design Process
- Project Development and Planning
- Project Design Process
- Project Delivery
- Risk Management Strategies
- Work Management Systems
- Ongoing Public Engagement

Current Focus

- **Transition from Levies to Seattle Park District Fix-it-First** means our focus is on asset preservation versus building new parks.
- Implementation of Asset Management Plan/Fix-it-First relies on REET, Park District, grants, and partnerships.

Organizational Chart

PARKS PLANNING & DEVELOPMENT DIVISION

Org Chart – 2017

DIRECTOR OF PLANNING & DEVELOPMENT

Michael Shiosaki

K2010

684-0750

PROJECT DEVELOPMENT

Kim Baldwin

K2033

615-0810

MAJOR MAINTENANCE

Vacant

K2031

684-7041

PROPERTY & ACQUISITION

Max Jacobs

K2040

684-8018

PLANNING SERVICES

Kathleen Conner

K2013

615-1299

ENGINEERING, DESIGN & TECH SERVICES

Becky Rufin

K2021

SEATTLE CONSERVATION CORPS

Ruth Blaw

K1976, K1977 & K1978

684-0190

Early Project Development

Identification of Asset Management Projects

- Condition Assessments
- Architectural and Preliminary Engineering Studies
- Life Cycle Analysis
- Scoping and Planning Level Cost Estimates

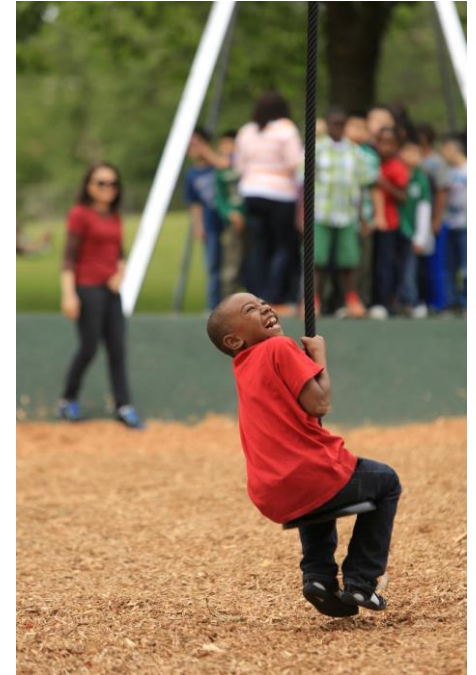
Development of 6-year Asset Management Plan

- What is an Asset Management Plan? (Fix-it-First)
- Project Ranking Criteria

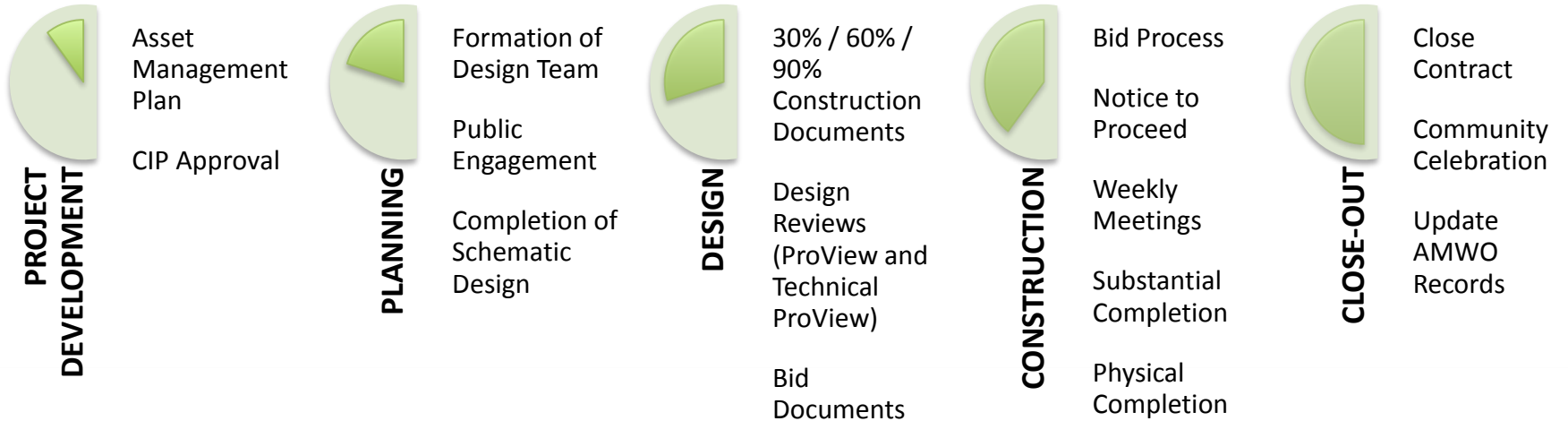
Funding and Approval

- Park District and REET funding work together
- Ongoing Programs are a major means of maintaining our facilities

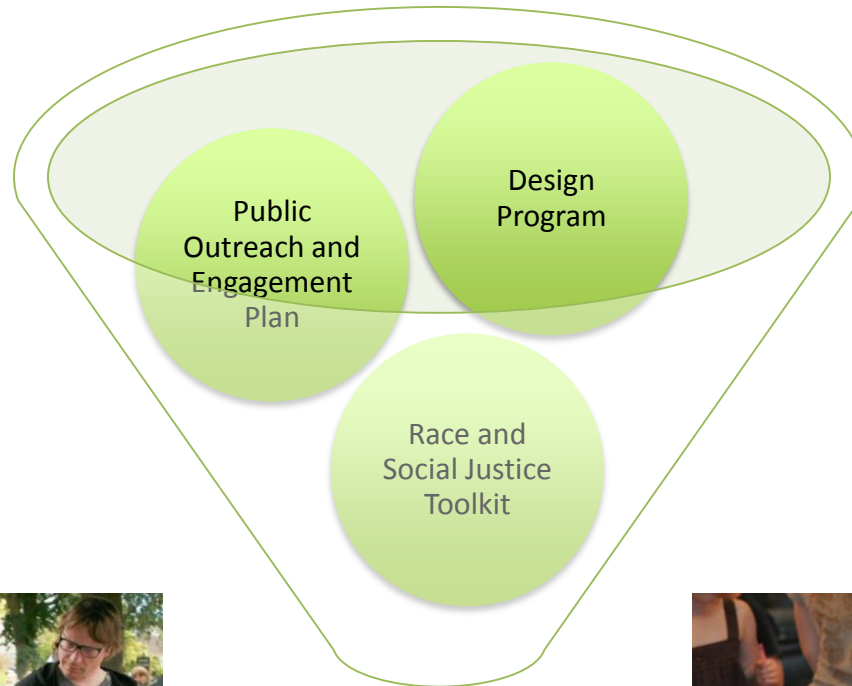
Once a project is funded, the planning and design process can begin.



Overview of the Planning and Design Process



Project Development and Planning



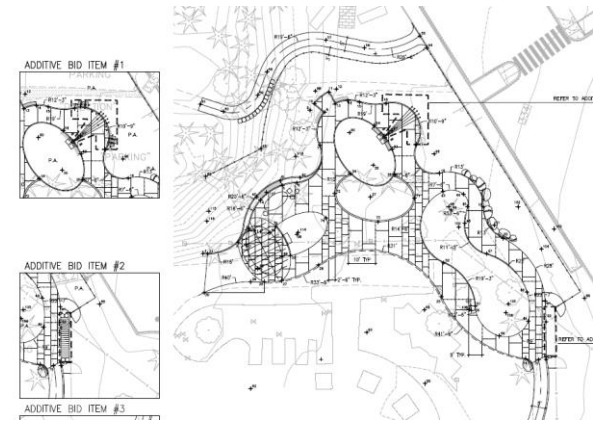
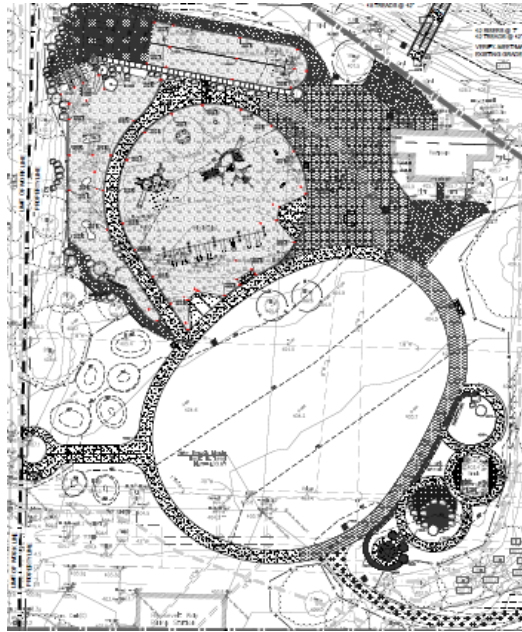
Schematic Design
Approval



Project Design Process

When Does Design Review Occur?

- Proview
 - Schematic Design
 - Design Development
- Proview Tech
 - 65% CD's
 - 95% CD's
 - 100% CD's



Once this phase is complete the project can be bid.

Construction and Close-out

- ✓ Bidding Process and Notice to Proceed
- ✓ Pre-Construction and Weekly Progress Meetings
- ✓ Quality Control (inspections, adherence to plans and specifications, permits)
- ✓ Project Contingency (built into budget) and Change Order Process
- ✓ Substantial and Physical Completion
- ✓ Close Out
- ✓ Community Updates and Involvement

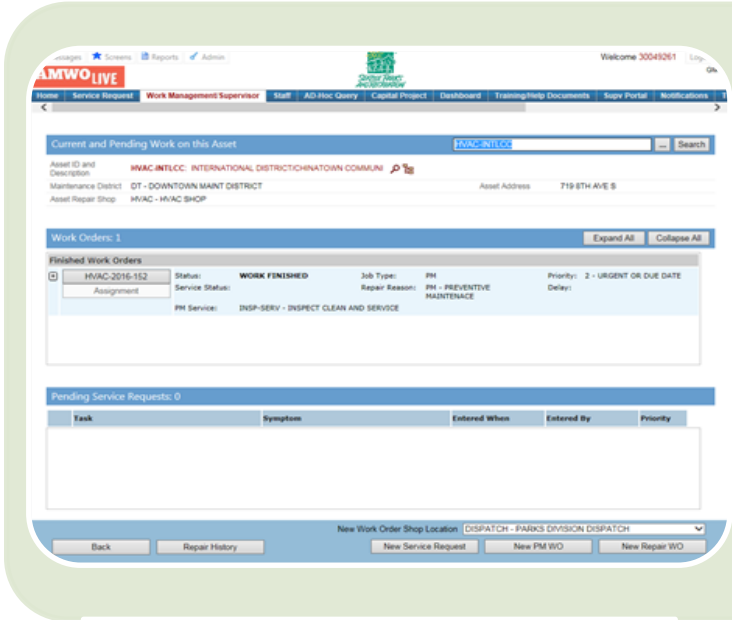


Risk Management Strategies

- ✓ Packaging Projects by Site or Asset Type
- ✓ Cost Estimating at Initial Project Development and Refined through Construction Documents
- ✓ Budget Approvals (required at critical stages)
- ✓ Contingencies utilized
- ✓ Projects Bid with Additive/Deductive/Alternate Bid Items
- ✓ Quarterly Monitoring to CBO and Council
- ✓ Project Steering Committee



Work Management Systems



AssetWorks
Asset Management
and Work Order
System (AMWO)



Ebuilder
Project Control Center
(PCC)

Ongoing Public Engagement

- Website Updates
- Reports (Park Board, Park District Oversight Committee)
- Emails, Social Media, Mailings, Press Releases, etc.

FIX IT FIRST

SOUTH PARK COMMUNITY CENTER PLAY AREA RENOVATION PROJECT

Project Goal
The Seattle Park District funded project will replace playground equipment providing new play elements and access for children of all ages and abilities.

Budget
Seattle Park District provides \$750,000 for planning, design and construction.

Project Schedule
Planning: Quarter 2 2016 – Quarter 3 2016
Design: Quarter 3 2016 – Quarter 4 2016
Construction: 2017

Anticipated Impact
Play area will be closed during construction.

Objetivo del proyecto
Este proyecto financiado por el distrito de parques de Seattle reemplazará el equipo de juegos y proporcionará nuevos elementos de juego y acceso para niños de todas las edades y capacidades.

Presupuesto
El distrito de parques de Seattle proporciona \$750,000 para la planificación, el diseño y la construcción.

Cronograma del Proyecto
Planificación: 3do trimestre de 2016 a 3er trimestre de 2016
Diseño: 3er trimestre de 2016 a 4to trimestre de 2016
Construcción: 2017

Impacto previsto
El área de juego estará cerrada durante la construcción.

Dự Án Lâm Mối Lại Sân Chơi Trung Tâm Cộng Đồng South Park

Mục Tiêu Dự Án
Ngành giải của Seattle Park District cho dự án này sẽ thay thế dụng cụ sân chơi bằng những vật dụng mới cho trẻ em ở mọi khả năng và mọi lứa tuổi sử dụng.

Ngân Sách
Seattle Park District cấp \$750,000 cho việc lập kế hoạch, thiết kế và thi công.

Lịch Trình Dự Án
Lập kế hoạch: Quý 2 2016 – Quý 3 2016
Thiết kế: Quý 3 2016 – Quý 4 2016
Thi công: 2017

Dự Đoán Về Ảnh Hưởng
Sân chơi sẽ đóng trong lúc thi công.

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Questions?

