

# School Board Action Report

*“Every student achieving, everyone accountable”*



**DATE:** June 17, 2009

**FROM:** Dr. Maria Goodloe-Johnson, Superintendent

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**STRATEGIC THEME/ FOCUS AREA: Business and Operational Effectiveness-BEX III  
Capital**

## TITLE AND BRIEF DESCRIPTION

BEX III – Nathan Hale High School: Approval of Architect’s contract modification No. 16      For Introduction: June 17, 2009  
Action: July 1, 2009

Authorize the Superintendent to approve the Mahlum Architects Contract Modification No. 16 on the Nathan Hale High School project for enhanced construction administration services as recommended by the BEX III Oversight Committee.

## TIMELINE FOR IMPLEMENTATION/EVALUATION

- Operations Committee Review: June 4, 2009
- Executive Committee Review: June 10, 2009
- School Board Introduction: June 17, 2009
- School Board Action: July 1, 2009
- Next Step: Start construction of Project 2 July 6, 2009

## RECOMMENDED MOTION

I move that Seattle Public Schools approve Modification No. 16 to the Mahlum Architects Contract P1019 on the Nathan Hale High School project, for an amount not to exceed \$678,994.

## ISSUE

The District accelerated design and construction of the Nathan Hale High School modernization and addition project to start work in 2008, instead of 2010, as originally planned, to minimize the impacts of escalation and avoid significant upgrade costs at the planned interim school. Construction will be preformed while the school remains occupied.

To accommodate this accelerated schedule and occupied school, the first addition and renovation phase of construction at Nathan Hale High School, called *Project 1*, was bid out in two contracts

in summer and fall 2008 using the tradition lump sum low bid delivery methods, and Project 2 is being delivered using the General Contractor / Construction Manager (GCCM) method.

This proposed contract modification is to enhance and expand the construction administration (CA) phase services provided by Mahlum Architects and its design consultants for the Nathan Hale High School – Project 2. The Architect’s base contract construction administration services were originally planned for one (1) full-time Architect for eighteen (18) months at an unoccupied site. Due to the phasing described above, the overall construction duration was increased from eighteen months to approximately thirty-two months in major phases while the campus remains occupied.

Thus, this modification authorizes the Architect to provide two (2) full-time staff for the duration of the Project 2 construction phase instead of one staff, a part-time staff as needed to address project issues, and the Architect’s engineering consultants to provide CA services for the full duration of the construction phase.

### **BEST PRACTICES**

- The impacts of rising costs can be managed and mitigated by employing creative solutions. (Marketing Intelligence CTY Group, 2005)
- Accelerating and phasing construction to mitigate escalation, avoid upgrade costs at the interim site, and maintain the school’s academic program and culture onsite. (BEX staff)
- RCW 39.10.200: *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 39.10.340: *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 project involves construction at an occupied facility which must continue to operate during construction;*
  - (3) *The involvement of the general contractor/construction manager during the design stage is critical to the success of the project;*
  - (4) *The project encompasses a complex or technical work environment.*
- The current individual project scopes reflect available research to create environments for student achievement and should be maintained. Research indicates that the principles adopted in the 2002 Seattle School District School Design booklet address attributes of high achieving schools. (Lackney, 2003)

### **RESEARCH AND DATA SOURCES**

- “An Assessment of General Contractor / Construction Manager Procedures; Report 05-9.” A report produced by the State of Washington Joint Legislative Audit and Review Committee (JLARC), 2005.

<http://www.leg.wa.gov/JLARC/Audit+and+Study+Reports/2005/05-9.htm>

- Capital Projects Advisory Review Board (CPARB). <http://www.ga.wa.gov/cparb/>
- Chapter 39.10 RCW: Alternative Public Works Contracting Procedures, 2007. <http://apps.leg.wa.gov/RCW/default.aspx?cite=39.10&full=true>
- “Primer on Project Delivery.” The American Institute of Architects and The Associated General Contractors of America, 2004. <http://www.aia.org/SiteObjects/files/AIA%20AGC@20Primer.pdf>
- “Project Delivery Processes.” Thomsen, Charles, FAIA and FCMAA, 2006. <http://www.3di.com/rnd/Files/Essays/Project%20Delivery%20Strategy.pdf>

### **POLICY IMPLICATION**

None

### **FISCAL IMPACT/REVENUE SOURCE**

**Fiscal Impact:** Allows project to stay on track within budget and schedule.

**Revenue Source:** Nathan Hale High School project contingency.

**Expenditure:**  One-time  Annual

### **COMMUNITY ENGAGEMENT PROCESS**

The Nathan Hale High School design has been developed in conjunction with teachers and staff, administrators, parents, students, community members and stakeholders. The School Design Team met from 2007 to 2008 to gather and provide information about facility use, academic programs, and educational goals, upon which the Educational Specifications and design is founded. The renovated Nathan Hale High School will support the District’s current educational goals as well as providing the flexibility and parity. As of May 2009, there have been over 80 community and school meetings and more than 45 media reports, flyers, mailers, kiosk, and website updates.

### **CONCLUSION/RECOMMENDATION**

Approving the proposed Architect’s contract modification will result in expanded construction phase services by the Architect and a decrease in risks to the District for cost and schedule delays and less than desirable quality. The Board is recommended to pass this proposed modification.

### **ATTACHMENTS**

001 – Mahlum Architects Contract P1019 Modification No. 16