



SCHOOL BOARD ACTION REPORT

DATE: June 2, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
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For Introduction: June 28, 2017
For Action: July 5, 2017

1. TITLE

BEX IV: Award Contract P1542, to Rolluda Architects for Architectural Engineering Services for the Eckstein Middle School Seismic Improvements project

2. PURPOSE

This motion would approve contract P1542 for Architectural and Engineering Services for the Eckstein Middle School Seismic Improvements project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute contract P1542 with Rolluda Architects, in the total amount of \$492,633, plus \$6,000 in reimbursable expenses, for Architectural and Engineering Services for the Eckstein Middle School Seismic Improvements project, in the form of the draft agreement attached to the School Board Action Report, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary actions to implement the contract.

4. BACKGROUND INFORMATION

a. Background

In February 2013, Seattle voters approved the Building Excellence (BEX) IV Capital levy. The levy included seismic improvements at various schools including Eckstein Middle School.

The firm of Rolluda Architects was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Five (5) firms submitted their qualifications: DLR Group, Harthorne Hagen Architects, Miller Hayashi Architects, Rolluda Architects and S.M. Stemper Architects. Two (2) firms were shortlisted and interviewed: Rolluda Architects and Harthorne Hagen Architects. Rolluda Architects was judged to be the most qualified to provide design services.

b. Alternatives

Deny Motion. If motion is denied, the contract will not be executed. This is not recommended because if design work is not started immediately, the school opening will be

delayed and the district's significant capacity shortfall will not be addressed at the earliest possible date.

c. Research

The architect will employ the following resources when planning and beginning design of this project:

- 2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions
- 2009 Eckstein Middle School Structural Evaluation, prepared by PCS Structural Solutions
- 2015 Seattle Building Code
- Office of Financial Management Architect/Engineer fee guidelines

5. FISCAL IMPACT/REVENUE SOURCE

The revenue source for this motion is from BEX IV Capital levy funds.
The project budget is \$5,554,117.

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

In February 2013, 72% of Seattle voters approved supported the BEX IV Capital levy that included the Eckstein Middle School seismic improvements project. This levy was the culmination of an eighteen-month long process analyzing the facilities needs of the District and supports the District's long-range plans to upgrade and renovate aging school facilities. The process included countless hours of planning, coordinating efforts throughout the district, community engagement and feedback, extensive Seattle School Board guidance and input that lead to a unanimous Seattle School Board vote in November 2012 that approved the BEX IV projects.

7. EQUITY ANALYSIS

This motion was not put through the process of a full racial equity analysis. The selection of projects in the BEX IV program was designed to provide equitable access to safe school facilities across the city.

8. STUDENT BENEFIT

The project will provide seismic improvements in the summers of 2018 and 2019 at Eckstein Middle School increasing student safety.

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. _____, [TITLE], provides the Board shall approve this item
- Other: _____

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 June 15, 2017. The Committee moved this item forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Design will begin upon execution of this contract. Construction will take place in the summers of 2018 and 2019 due to the amount of work involved and to avoid impacting teaching and learning at the school. This contract will extend through the construction warranty period in 2020.

13. ATTACHMENTS

- Contract P1542