



SCHOOL BOARD ACTION REPORT

DATE: April 21, 2017
FROM: Dr. Larry Nyland, Superintendent
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For Introduction: May 3, 2017
For Action: June 7, 2017 ~~May 17, 2017~~

1. TITLE

BEX IV and BTA IV: Approval of the Site Specific Educational Specifications for the Modernization at Lincoln High School Project

2. PURPOSE

The purpose of this action is to provide the design teams with information about the program space required to support the education program of Lincoln High School, which is scheduled to open in September 2019.

3. RECOMMENDED MOTION

I move that the School Board approve the Site Specific Educational Specifications dates ~~March 13, 2017~~ May 26, 2017 for the Building Excellence IV (BEX IV) and Building Technology Academics and Athletics IV (BTA IV) Modernization at Lincoln High School Project, as attached to the Board Action Report.

4. BACKGROUND INFORMATION

- a. **Background** - The Site Specific Educational Specifications provide the design teams with information about the program spaces required to support the school's educational program. They also include the specific area requirements that give the type, number and size of spaces. The three sections in the attached document are:

1. Introduction
2. Program Analysis Narrative by Type of Space
3. Tabular Comparison by Room Area

Educational Specifications are the written medium through which educators and other stakeholders identify the program factors that are necessary for teaching and learning and shared with architects and engineers during the design process. This process has focused on the development of district-wide standards to standardize the building and furnishing process and provide parity throughout Seattle Public Schools. The SPS Strategic Plan has been the source of the vision that informs the design processes.

The Educational Specification document should be used as a guiding document that encourages design professionals to explore creative solutions. It should not be used as a document that limits the design professional.

Seattle Public Schools has engaged a variety of stakeholders to develop the information to be included in district-wide Educational Specifications, plus additional stakeholders for the Site Specific Educational Specifications. Each stakeholder contributed to the process from his or her area of expertise. There have been multiple levels of engagement to gain necessary input from a comprehensive list of stakeholders. The process included Nutrition Services, Security, Risk Management, Student Health, Transportation, Functional Capacity Planning, and various other Seattle Public Schools (SPS) staff members. For the Site Specific Educational Specifications the stakeholders included the staff noted above, a thirty (30) member School Design Advisory Team (SDAT) which included staff from Ballard, Roosevelt, and Nathan Hale High School, the Wallingford Community Council, Solid Ground and other community members. They spent many hours providing valuable information for this document. Without their considerable time and effort, this project would not have been possible.

Once approved by the Board, the Education Specifications will provide the basis of design for the Lincoln High School Project.

- b. **Alternatives - Deny Motion.** If motion is denied, the district will delay the design of the project until such time as an acceptable site specific education specification is acceptable.
- c. **Research -** The district-wide High School Education Specification dated May 31, 2016: This document represents the Educational Program needs for a new high school facility and is used as a benchmark and resource guide for major modernization projects similar to the Lincoln High School Project.

5. FISCAL IMPACT/REVENUE SOURCE

This action does not represent a specific expenditure.

The revenue source for this project is from both BEX IV and BTA IV Capital Levy funds. This project is budgeted at \$93,316,928. Funding will also be provided by the Office of Superintendent of Public Instruction (OSPI). Funding of \$8,295,926 will also be provided by the Office of Superintendent of Public Instruction.

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 the BEX IV Capital Levy that included the Lincoln High School Modernization. This levy was the culmination of an eighteen-month long process analyzing the facility 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, coordination 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 list.

Additionally, projects in the BTA IV program, which also funds the Lincoln High School Modernization, went through an extensive community vetting process and ultimately received 72.1% approval on February 9, 2016. The Preliminary Environmental Impact Statement (PEIS) for the BTA IV program included a public comment period from May 19, 2016 to June 24, 2016. A total of two comments were received and were addressed in Chapter 7 of the Final PEIS.

The design of the Lincoln High School Modernization project was developed by the School Design Advisory Team (SDAT) that included a planning principal, staff from other district high schools (Ballard, Roosevelt and Nathan Hale), administrators, the Wallingford Community Council and community members. This group met throughout 2016 to gather and provide information about facility use, district and school programs, and educational goals upon which the design was based. The Lincoln High School Modernization project will support the district's current educational goals as well as providing the flexibility to accommodate emerging educational programs.

There were several additional steps at which public input has been received, including meetings with Solid Ground, a Community Design Review meeting, Director Burke's Lincoln Community Meeting, the State Environmental Policy Act (SEPA) checklist process, and the City's Department of Neighborhoods Landmarks process. Many of these processes include public meetings or public comment periods. To date there has been four (4) additional community meetings to discuss the Lincoln project.

To date, the following key actions related to this project have been approved by the Board:

- A/E Contract P1436 to Bassetti Architects, May 18, 2016
- Contract P1438 for CM Services Heery International, March 16, 2016
- Resolution 2015/16-18, GC/CM Delivery Method, June 15, 2016
- GC/CM Contract P5084 to Lydig, June 15, 2016

7. EQUITY ANALYSIS

The selection of projects in both the BEX IV and BTA IV levies was designed to provide equitable access to schools across the city. As the district planned for the BEX IV and BTA IV

program, it looked at needs through an equity lens to determine which projects should be prioritized.

8. STUDENT BENEFIT

The modernization of Lincoln High School will further address the student capacity needs in the Northwest region of the district. The design will incorporate guidelines and requirements provided in the SPS Educational Specifications and School Design Advisory Team Process where the attention is on a learner-centered environment, by personalizing the environment, program adaptability, community connections, safety, and collaboration.

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: Board approval of Educational Specifications is required for state funding assistance.

10. POLICY IMPLICATION

This action is consistent with School Board Policy No. 6100, Revenues from Local, State, and Federal Sources, which states that it is the policy of the Seattle School Board to pursue systematically those funding opportunities that are consistent with district priorities from federal, state, and other governmental units, as well as from private and foundation sources, and that the Board agrees to comply with all federal and state requirements that may be a condition for the receipt of federal or state funds.

Policy No. 6901, Capital Levy Planning, discusses the need for capital projects to fit the educational needs of the district.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on April 20, 2017. The Committee moved this item forward to the full Board for approval.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the Architect can continue with the design.

Timeline:

Schematic Design: May – October 2016

Pre-Construction Engagement of GC/CM: July 2016

Design Development: October-January 2017

Construction Documents: February-July 2017

Negotiation of Maximum Allowable Construction Cost (MACC): July-August 2017

School Board Action to approve GC/CM GMP Amendment: September 2017

Construction Commencement: October 2017

Lincoln High School Opens: September 2019

13. ATTACHMENTS

- Site Specific Educational Specifications for Lincoln High School [updated](#)