



SCHOOL BOARD ACTION REPORT

DATE: August 16, 2019
FROM: Denise Juneau, Superintendent
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For Introduction: August 28, 2019
For Action: September 4, 2019

1. TITLE

BEX V and Distressed School Grant: Approval of four actions related to the West Woodland Modernization and Addition project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into Architectural & Engineering (A/E) contracts for the following items related to the West Woodland Elementary School Renovation and Addition project:

- a. Authorize the Superintendent to enter into an Architectural & Engineering (A/E) contract with the McGranahan Architects in the amount of \$1,638,228, plus reimbursable expenses not to exceed \$25,000.
- b. Authorize the Superintendent to accept and obligate 2017 Distressed School Grant (DSG) funds in the amount \$6,000,000.
- c. Allow transfer of \$2,500,000 from the K-3 Class Size Reduction Grant to the West Woodland Elementary School Renovation and Addition project to construct two additional Kindergarten classrooms with associated restrooms.
- d. Allow transfer of \$2,600,000 from BEX V Program Contingency to the West Woodland Elementary School Renovation and Addition project to augment construction escalation for the 2017 Distressed School Grant funds for the construction of ten classrooms (four Kindergarten classrooms with associated restrooms and six general education classrooms).

3. RECOMMENDED MOTION

I move that the School Board:

- a. Authorize the Superintendent to execute A/E Contract K1352 with McGranahan Architects in the amount of \$1,613,228, plus reimbursable expenses not to exceed \$25,000 for architectural and engineering services for the West Woodland Elementary School Renovation and Addition project, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary actions to implement the contract; and
- b. Authorize the Superintendent to accept and obligate 2017 Distressed School Grant funds in the amount of \$6,000,000 for the West Woodland Elementary School Renovation and Addition project budget; and

- c. Approve a one-time fund transfer of \$2,500,000 from the K-3 Class Size Reduction Grant to the West Woodland Elementary School Renovation and Addition project; and
- d. Approve a one-time fund transfer of \$2,600,000 from the BEX V Program Contingency to the West Woodland Elementary School Renovation and Addition project.

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4. **BACKGROUND INFORMATION**

a. **Background**

The West Woodland Elementary Renovation and Addition project is located at 5601 4th Ave NW, Seattle WA 98107, and is funded from the 2017 Distressed School Grant and the Building Excellence (BEX) V Capital Levy. West Woodland Elementary School has been significantly over capacity for more than five years. Currently, there are seven portable classrooms on site, with other spaces within the building converted into classroom use. Enrollment projections show this trend continuing, with no significant decrease in student enrollment anticipated. There is a need for additional permanent capacity at this school.

The project scope includes a 12-classroom addition to the existing 1991 building (2017 DSG and K-3 Class-Size Reduction Grant funded), renovations to the existing Commons/Gymnasium to construct a new Commons (BEX V funded), a new Gymnasium addition (BEX V funded), and miscellaneous site improvements (BEX V, 2017 DSG and K-3 Class Size Reduction Grant funded) . Construction is anticipated to begin Summer 2020 and be complete Summer 2021, [with a current construction cost estimate not to exceed \\$13,045,800.](#)

[The initial DSG request was made to the State of Washington during Winter 2016 in the amount of \\$6,685,000. SPS received acknowledgement of State of Washington Distressed School Funding January 2018 in the amount of \\$6,000,000. BEX V Program Contingency dollars are being utilized to augment construction cost escalation for the 2017 Distressed School Grant funds to construct ten classrooms.](#)

The firm of McGranahan Architects was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Eleven (11) firms submitted their qualifications and four (4) firms were shortlisted and interviewed, McGranahan Architects, NAC Architects, Studio Meng Strazzarra, and Rolluda Architects were interviewed. McGranahan Architects was judged to be the most qualified to provide design services for this project.

Prior Capital improvements made at West Woodland Elementary School since the year 2000 include: interior and exterior renovations, ADA upgrades, library and playground improvements 2010; ground source heat pump installation 2013; and a roof replacement project 2014.

The additional funding requested will enable the school district to provide students and staff with an up-to-date teaching and learning facility throughout the facility as defined by the current educational specifications.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to:

- Execute the contract to start the design
- Address the significant over capacity currently existing at the school

b. **Research**

- Seattle Public Schools Technical Building Standards dated December 2012
- Meng Analysis Facility Report
- 2015 Seattle Building Code
- Bassetti Architects Master Plan Analysis
- RFQ10821: A/E Selection for West Woodland Elementary School Addition
- Coordination meetings with district facilities and other stakeholders throughout the design process

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact of this motion will be \$12,738,228 for the Architectural contract and budget increase for the West Woodland Elementary School Renovation and Addition project. The revenue source for this motion, includes: the BEX V Capital Levy; State of Washington - 2017 Distressed School Grant Funds; State of Washington - K-3 Class Size Reduction Grant Funds; and, the BEX V Capital Levy Program Contingency.

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

Community engagement will include community meetings, State Environmental Policy Act (SEPA) compliance, and Landmarks Preservation Board review.

7. EQUITY ANALYSIS

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

8. STUDENT BENEFIT

Students will be afforded the opportunity to learn in smaller class sizes.

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. 6220, Procurement, any contract over \$250,000 must be brought before the Board for approval.

Other: _____

10. POLICY IMPLICATION

- Per Board Policy No. 6000 Program Planning, Budget Preparation, Adoption, and Implementation, item number D, “Funds may be transferred from one budget classification to another subject to such restrictions as may be imposed by the Board.”
- Per Board Policy No. 6220, Procurement, any contract over \$250,000 must be brought before the Board for approval.
- Per Board Policy No. 6114 Gifts, Grants Donations & Fundraising Proceeds, The District will actively pursue and accept grant awards and revenue-producing agreements and contracts that assist the district to meet the academic needs of its students, as well as assist the district to meet its strategic goals and priorities.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on August 15, 2019. The Committee reviewed the item and moved for approval.

12. TIMELINE FOR IMPLEMENTATION

Design will begin upon execution of this contract. Construction will begin in Spring of 2020 and be completed in Summer of 2021.

13. ATTACHMENTS

- Architect Fee Schedule (available upon request in the Capital Projects & Planning Office)