



School Board Briefing/Proposed Action Report

Informational (no action required by Board) **Action Report** (Board will be required to take action)

DATE: August 25, 2016
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent of Facilities & Operations,
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I. TITLE

BEX IV and BTA IV: Award Contract P1454, for Architectural and Engineering Services, to Integrus Architecture, for the Classroom Addition at Ingraham High School project

For Introduction: September 7, 2016
For Action: September 21, 2016

II. WHY BOARD ACTION IS NECESSARY

Per Board Policy No. 6220, Procurement, all contracts exceeding \$250,000 must be approved by the Board. The contract for the full scope of Architectural and Engineering Services for the Ingraham High School project exceeds \$250,000.

III. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact to this action will be \$2,900,000, plus reimbursable expenses.

The revenue sources for this motion are BEX IV and BTA IV capital levy funds.

Expenditure: One-time Annual Other Source

IV. POLICY IMPLICATION

Per Board Policy No. 6220, Procurement, any contract over \$250,000 must be brought before the Board for approval.

V. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute Contract P1454, for Architectural and Engineering Services with Integrus Architecture, for the Classroom Addition at Ingraham High School, in the amount of \$2,900,000, plus reimbursable expenses, in the form of the draft agreement attached to the 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.

VI. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee on August 16, 2016. The Committee moved this item forward to the full Board for consideration.

VII. BACKGROUND INFORMATION

On February 9, 2016, voters approved the \$475.3 million, Building, Technology and Academics/Athletics (BTA) IV Capital Levy, which will support Seattle Public Schools (District) long-range plans to upgrade and renovate aging school facilities and address enrollment growth. Currently, the District is experiencing a surge in student enrollment growth. BTA IV includes a classroom addition project at Ingraham High School which will further address the student capacity needs of the District by adding up to 500 seats to the facility.

The scope of this project will include but is not limited to:

- A two or three story classroom addition
- Remodeling of the existing single story West portion of Building 200 if required by Code
- Adding an enclosed connection to the main school building
- Including sustainability and green initiatives
- Including on-site as well as off-site development work, if required
- Seismic upgrades based upon the Structural Evaluation by PCS Structural
- Replace roofing at a portion of the main building and auxiliary gym

The firm of Integrus Architecture was selected through the Architectural and Engineering selection procedures established in Superintendent Procedure 6220SP.C. Six (6) firms submitted their qualifications: BLRB Architects, DLR Group, DOWA-IBI, Integrus Architecture, Studio Meng Strazarra and Rolluda Architects. Four (4) firms were shortlisted: BLRB Architects, DLR Group, Integrus Architecture and Studio Meng Strazarra. Due to client workload, BLRB Architects declined to interview. Of the three (3) firms interviewed, Integrus Architecture was judged to be the most qualified to provide design services for this project.

An interim contract P1473, not to exceed \$93,838, has been executed to allow the design team to perform selected activities prior to the time that a full agreement can be executed. These activities include: conducting a master planning study to provide for selection of the optimum location for the classroom addition; assessing existing building systems to determine the extent of upgrades or replacements necessary to support the classroom addition; and to participate in the School Design Advisory Team (SDAT) and community outreach process.

VIII. STATEMENT OF ISSUE

Whether to execute the Architectural and Engineering Services contract with Integrus Architecture for the work associated with this project.

IX. ALTERNATIVES

Do not execute the contract. This is not recommended. If the contract is not executed, the planned schedule for this capital construction project identified in the BTA IV Capital Levy will not be maintained and the District's capacity shortfall will not be addressed at the earliest possible date.

X. RESEARCH AND DATA SOURCES / BENCHMARKS

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

- Meng Facilities Condition Assessment Report, 2014
- Structural Evaluation by PCS Structural, dated May 15, 2009
- Educational Specifications for High Schools currently being produced
- Site specific educational specifications to be developed during the SDAT process
- Seattle Public Schools Facilities Technical Standards, dated 2012
- BEX IV & BTA IV Robinson Order of Magnitude Estimate, June 2015
- Office of Financial Management Architect/Engineer fee guidelines

XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT

Upon Board approval, the Superintendent will execute an agreement and planning and design will begin.

XII. ATTACHMENTS

- Contract P1454 (Draft)
- Interim Contract P1473 for Pre-Design Services