



SCHOOL BOARD ACTION REPORT

DATE: September 11, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: September 18, 2019
For Action: October 2, 2019

1. TITLE

BEX IV: Award Architectural & Engineering Contract P1646 to Rolluda Architects, Inc., for the Washington Middle School Seismic Improvement project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into an Architectural & Engineering (A/E) contract in the amount of \$436,784 for the Washington Middle School Seismic Improvement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1646 with Rolluda Architects, Inc., in the amount of \$436,784, for architectural and engineering services for the Washington Middle School Seismic Improvement project, 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

The Washington Middle School Seismic Improvement project, located at 2101 South Jackson Street, Seattle, WA, 98144, is funded through the BEX IV Capital Levy passed by the voters in February 2013.

The project scope includes seismic improvements at various parts of the school. The improvements will provide a safer more resilient building during future seismic events. The improvements will incorporate Priority 1 level recommendations noted in the 2012 PCS Structural Analysis. The recommendation calls for improvements to roof and floor to wall anchorage, shear wall to roof and floor diaphragm shear connection, additional concrete masonry units (CMU) and concrete shear walls, and pre-cast diaphragm upgrade connections.

The firm of Rolluda Architects, Inc., was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Six (6) firms submitted their qualifications and interviewed. Rolluda Architects, Inc., was judged to be the most qualified to provide the design services for this project.

As the schedule is critical to complete schematic design and begin design development, interim contract P1653 was executed with Rolluda Architects with a not-to-exceed amount of \$70,372, which is incorporated into the overall contract, P1646, once executed.

Prior improvements made at Washington Middle School since the year 2000, include: a library upgrade in 2005; interior upgrade in 2008; exterior renovations in 2010; mechanical, Americans with Disabilities Act upgrades, fire alarm, and science room upgrades in 2001 and 2005; and lastly, reroofing and roof replacement work in 2016.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Washington Middle School Seismic Improvement project.

b. **Research**

- 2009 Washington School Structural Evaluation, prepared by PCS Structural Solutions
- 2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code and Seattle Existing Building Code
- 2017 (updated) Recommendation from the Unreinforced Masonry Policy Committee to the City of Seattle
- ASCE 41-13: Seismic Evaluation and Retrofit of Existing Buildings
- Coordination meetings with district facilities and other stakeholders throughout the design process

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact to this motion will be \$436,784. The revenue source for this motion is from the BEX IV Capital Levy. The advertised Maximum Allowable Construction Cost (MACC) budget is \$2,804,803. The total project budget is \$4,523,877, of which the A/E contract is one part.

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

The selection of projects in the BEX IV program went through an extensive community vetting process and ultimately received 72.1% approval from voters in February 12, 2013.

7. EQUITY ANALYSIS

This motion was not put through the process of an 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

It is the goal of the district to continue the process of implementing the BTA and BEX Capital Levy programs and provide students with safe and secure school buildings.

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 act 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 September 5, 2019. The Committee reviewed the item and moved it 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 summer 2020.

13. ATTACHMENTS

- None