



SCHOOL BOARD ACTION REPORT

DATE: February 7, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
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For Introduction: February 13, 2018
For Action: March 7, 2018

1. TITLE

BTA IV: Award Contract K5094 to Bassetti Architects for Architectural and Engineering Services for the Franklin High School Window & Door Replacement and Associated Exterior Cladding Repairs project

2. PURPOSE

This motion would approve contract K5094 in the amount of \$347,355 for Architectural and Engineering Services for the Franklin High School Window & Door Replacement and Associated Exterior Cladding Repairs project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute contract K5094 with Bassetti Architects in the amount of \$347,355 for Architectural and Engineering Services for the Franklin High School Window and Door Replacement and Associated Exterior Cladding Repairs 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

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' long-range plans to upgrade and renovate aging school facilities and address enrollment growth. The project at Franklin High School includes replacing the existing windows & doors and repairing/restoring the associated exterior wall cladding.

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

An interim contract (Contract K1290) was executed on September 17, 2017. Interim Contract K1290 of \$75,000.00 for Bassetti Architects A/E Services was established primarily to allow the architects to expedite the background work required to establish a dialogue with the City of Seattle Landmarks Board and begin the review process. Furthermore, Contract Modification #1 was issued for an additional \$68,674.00 to facilitate the architect's work continuation until the school board can approve the full contract.

Through Bassetti Architects' course of research, including an extended survey of existing conditions and more detailed development of the project scope and projected construction cost estimates, it was further determined that the most viable course of action with respect to the windows and doors at Franklin High School is to proceed with complete replacement. To that end, Bassetti Architects has met and will continue to meet with the City of Seattle Landmarks Board.

In summary, the contract total for all A/E services (including projected reimbursable expenses) for the Franklin High School Window & Door Replacement and Associated Exterior Cladding Repairs project, under all the contract documentation as noted above, is for \$491,029.00.

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 necessary upgrades will not be completed and the planned schedule for this project will not be maintained. Additionally, should the upgrades not be completed, the result would most likely lead to continued deterioration and substantial additional related costs while negatively impacting the educational mission of Seattle Public Schools.

c. Research

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
- Seattle Public Schools Facilities Technical Standards, dated 2012
- Office of Financial Management Architect/Engineer fee guidelines

5. FISCAL IMPACT/REVENUE SOURCE

The revenue source for this motion is from BTA IV Capital levy funds. The total project budget is \$8,763,205.

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 BTA IV program went through an extensive community vetting process and ultimately received 72.1% approval on February 9, 2016. Additionally, 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.

7. EQUITY ANALYSIS

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

8. STUDENT BENEFIT

The project will provide necessary upgrades including energy and operating efficiency and increased student comfort and 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 February 1, 2018. The Committee reviewed the motion and moved the item forward to the full Board for consideration.

12. TIMELINE FOR IMPLEMENTATION

Design will begin upon execution of this contract. Construction will take place in two phases, expected to begin in the summer of 2019 with completion by the end of the summer of 2020.

13. ATTACHMENTS

- None

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