



SCHOOL BOARD ACTION REPORT

DATE: September 9, 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

BTA IV/ BEX V: Award Architectural & Engineering Contract P1643 to DA Hogan & Associates, Inc., for Athletic Field and Lighting Improvements at Six Schools 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 \$636,098 for the Athletic Field and Lighting Improvements at Six Schools project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1643 with DA Hogan & Associates, Inc., in the amount of \$631,598, plus reimbursable expenses of \$4,500 for architectural and engineering services. The total contract amount of \$636,098 is for the Athletic Field and Lighting Improvements at Six Schools 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 Athletic Field and Lighting Projects at Six Schools project, is located at:

Ballard High School at 1418 NW 65th Street, Seattle, WA 98117
Jane Addams Middle School at 11051 34th Avenue NE, Seattle, WA 98125
Madison Middle School at 3429 45th Avenue SW, Seattle, WA 98116
Nathan Hale High School at 10750 30th Avenue NE, Seattle, WA 98125
West Seattle High School at 3000 California Avenue SW, Seattle, WA 98116
and Whitman Middle School at 9201 15th Avenue NW, Seattle, WA 98117

and is funded through the BTA IV and BEX V levies passed by the voters in February of 2016 and February of 2019.

The general project scope is as follows:

- Ballard HS: Replace synthetic turf at the athletic field.
- Jane Addams MS: Replace synthetic turf at the athletic field & new field lighting.
- Madison MS: New synthetic turf field, track re-surfacing & new field lighting.
- Nathan Hale HS: Replace synthetic turf at the athletic field & track re-surfacing.
- West Seattle HS: New synthetic turf at playfield & new covered batting cages.
- Whitman MS: New athletic field lighting.

The new synthetic turf that will be installed is the District standard. It is manufactured with 100% polyethylene fibers, has a cork and sand infill mix, and is installed over an elastic, impact, pad layer.

The athletic field and lighting improvements are scheduled to be completed in the summer of 2020.

The firm of DA Hogan & Associates, Inc., was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Four (4) firms submitted their qualifications and three (3) firms were shortlisted and interviewed: DA Hogan & Associates, Inc., SH Architecture, and Weisman Design Group, Inc. DA Hogan & Associates, Inc. was judged to be the most qualified to provide design services and construction observation services.

As the schedule is critical for schematic design and associated State Environmental Policy Act (SEPA) permitting processes to begin, interim contract P1644 in the amount of \$66,310 was executed with DA Hogan & Associates, Inc. which is incorporated into contract P1643 contract once executed.

Prior athletic field improvements that have been made since 2000 at each school include the following:

- Ballard HS: New synthetic turf field and rubberized track in 2008, new field lights in 2017 and track re-surfacing in 2018.
- Jane Addams MS: New synthetic turf field improvements in 2000, and new field lights in 2003.
- Nathan Hale HS: New synthetic turf field, track, restroom building and improvements in 2000.
- West Seattle HS: New grass playfield as part of building renovation in 2002.
- Whitman MS: New synthetic baseball field, soccer field and rubberized track in 2007, and synthetic turf replacement in 2018.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Athletic Field and Lighting Improvements at Six Schools project.

b. Research

- Natural and Synthetic Turf, A Comparative Analysis, San Francisco Recreation & Parks
- Complete Guide to Sports & Recreation Surfaces. Recreation Management Magazine, July 2007
- Seattle Public Schools Technical Building Standards dated December 2012
- Joint Use Agreement Between Seattle Parks & Recreation and Seattle School District 2016-2019

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact to this motion will be \$636,098. The revenue source for this motion is from the BTA IV and BEX V Capital Levies. The advertised Maximum Allowable Construction Cost budget is \$7,543,922. The total project budget is \$11,548,901, 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 BTA IV and BEX V program went through an extensive community vetting process and ultimately received over 70% approval from voters in February 2019 for the BEX V Capital Levy and 72% in February 2016 for the BTA IV Capital Levy.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BTA IV and BEX V 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 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 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

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