



SCHOOL BOARD ACTION REPORT

DATE: February 3, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent of Facilities and Operations
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1. TITLE

BEX IV: Award Contract P1515, for Architectural and Engineering Services, to NAC Architecture for the Wing Luke Elementary School project

For Introduction: March 1, 2017
For Action: March 15, 2017

2. PURPOSE

This motion would approve contract P1515 for Architectural and Engineering Services for the Wing Luke Elementary School project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute an agreement with NAC Architecture, in the amount of Three Million Sixty Thousand Seven Hundred Fifteen Dollars (\$3,060,715), plus reimbursable expenses of Thirty Thousand Dollars (\$30,000) for Architectural and Engineering Services for the Wing Luke Elementary School project, in the form of the draft contract 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 agreement.

4. BACKGROUND INFORMATION

a. Background

In February 2013, Seattle voters approved the BEX IV Capital levy. The levy included the construction of a new elementary school at the existing Wing Luke site to be opened in time for the 2020-21 school year.

The firm, NAC Architecture, was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Thirteen (13) firms submitted their qualifications: Bassetti Architects, BCRA Design, DLR Group, DOWA-IBI, Harthorne Hagen Architects, Hutteball & Oremus Architecture, Integrus Architecture, Mahlum Architects, McGranahan Architects, Miller Hayashi Architects, NAC Architecture, Studio Meng Strazarra and TCF Architecture. Three (3) firms were shortlisted and interviewed: Bassetti Architects, DLR Group and NAC Architecture. NAC Architecture was judged to be the most qualified to provide design services.

In the fall of 2016, an interim contract was executed with NAC Architecture to begin pre-design services in the amount not to exceed \$92,784. The scope under this contract has been completed.

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 school opening will be delayed and the District’s significant capacity shortfall will not be addressed at the earliest possible date.

c. Research

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

- Meng Facilities Condition Assessment Report, 2014
- Seattle Public Schools Facilities Technical Building Standards
- Elementary School Educational Specifications
- BEX IV Robinson Order of Magnitude Estimate, October 2012
- Office of Financial Management Architect/Engineer fee guidelines

5. FISCAL IMPACT/REVENUE SOURCE

The revenue source for this motion is from BEX IV Capital Levy funds. The project budget is \$ 47,513,684.

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

In February 2013, 72% of Seattle voters approved supported the BEX IV Capital levy that included the Wing Luke Elementary School project. This levy was the culmination of an eighteen-month long process analyzing the facilities needs of the District and supports the District’s long-range plans to upgrade and renovate aging school facilities. The process included countless hours of planning, coordinating efforts throughout the district, community engagement and feedback, extensive Seattle School Board guidance and input that lead to a unanimous Seattle School Board vote in November 2012 that approved the BEX IV projects list.

7. EQUITY ANALYSIS

The selection of projects in the BEX IV program was designed to provide equitable access to safe school facilities across the city. As the District planned for the BEX IV program, it looked at needs through an equity lens to determine which projects should be prioritized.

8. STUDENT BENEFIT

The new Wing Luke Elementary School will further address the student capacity needs of the District. The design will incorporate guidelines and requirements provided in the SPS Educational Specifications and School Design Advisory Team Process (SDAT) where the attention is on learner centered environment, personalizing the environment, program adaptability, community connections, safety, and collaboration.

The Wing Luke Elementary School project will further address the student capacity needs in the South region of the District and is designed to accommodate up to 650 students. The project will create an exceptional high performing educational facility meeting the District Educational and Technical Specifications in which the current facility falls significantly short.

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. _____, 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 16, 2017. The Committee moved this item forward as amended to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Upon Board approval, continued planning and design, including engagement with the School Design Advisory Team, District central administrative staff and the surrounding Wing Luke neighborhood, will progress through to the completion of the project.

Design and Permitting:	Fall 2016 – Fall 2017
Bidding and Construction:	Winter 2018 – Spring 2020
School Opening:	September 2020

The Wing Luke Elementary School project design will continue to be developed in conjunction with teachers, staff, administrators, parents, community members, District staff and other stakeholders. The Wing Luke Elementary School project will support the District’s current educational goals as well as providing flexibility and parity.

13. ATTACHMENTS

- Contract P1515 (draft)