



# **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 III/BEX IV: Award Architectural & Engineering Contract P1650 to Rolluda Architects for the Seismic, Fire Sprinkler, and HVAC Upgrades at Lafayette Elementary School 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 \$391,689.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute A/E contract P1650 with Rolluda Architects in the amount of \$391,689, plus reimbursable expenses of \$3,000 for architectural and engineering services. The total contract amount of \$394,689 is for the Seismic, Fire Sprinkler and HVAC Upgrades at Lafayette Elementary School 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 Seismic, Fire Sprinkler and HVAC Upgrades at Lafayette Elementary School project, located at 2645 California Ave. SW, Seattle, WA 98116, is funded through the BTA III and BEX IV levies passed by the voters in February 2010 (BTA III) and in February 2013 (BEX IV).

The project scope includes seismic improvements, new fire sprinkler system, and heating, ventilation and air conditioning (HVAC) upgrades.

The firm of Rolluda Architects was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Six (6) firms submitted their qualifications and three (3) firms were shortlisted and interviewed: SCR Architects, Hawthorne Hagen Architects, and Rolluda Architects. Rolluda Architects was judged to be the most qualified to provide these design services.

As the schedule is critical to complete schematic design and begin design development, interim contract P1654 was executed with Rolluda Architects with a not-to-exceed amount of \$68,904 which is incorporated into the overall contract, P1650, once executed.

Prior improvements that have been made at Lafayette Elementary School since the year 2000 include installation of Wide Area Network (WAN) in 2001, roof restoration in 2005, waterline replacement in 2005, interior ADA and mechanical upgrades in 2010, and window replacement in 2011.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to complete the design of the Seismic, Fire Sprinkler, and HVAC Upgrades at Lafayette Elementary School project.

b. **Research**

- Seattle Public Schools Technical Building Standards dated December 2012
- 2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions
- 2014 Building Condition and Educational Adequacy Assessment, prepared by MENG Analysis
- 2015 Seattle Building Code
- 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 \$394,689. The revenue source for this motion is from the BTA III and BEX IV Capital Levies. The advertised Maximum Allowable Construction Cost budget is \$2,734,960. The total project budget is \$4,411,225, 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 III and BEX IV programs went through an extensive community vetting process and ultimately received 73% approval from voters in February 2010 (BTA III) and 72% approval from voters in February 2013 (BEX IV).

**7. EQUITY ANALYSIS**

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

Completion of the design will continue upon execution of this contract. Construction will take place in two phases anticipated to begin the summer of 2020 and be completed by the end of the summer of 2021.

**13. ATTACHMENTS**

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