



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 P1635 to Studio Meng Strazzara for the North Queen Anne School Upgrades 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 \$426,915 with Studio Meng Strazzara for the North Queen Anne School Upgrades project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract with Studio Meng Strazzara in the amount of \$421,915, plus reimbursable expenses of \$5,000 for architectural and engineering services. The total contract amount of \$426,915 is for the North Queen Anne School Upgrades 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 North Queen Anne School Upgrades project at the Cascade Parent Partnership Program (at North Queen Anne), located at 2919 1ST Avenue W, Seattle, WA, is funded through the BTA IV and BEX V levies. The BTA IV levy was passed by the voters in February 2016 and the BEX V levy was passed by the voters in February 2019.

The project scope includes replacement of the existing exterior doors and windows, seismic improvements, fire suppression system upgrades, HVAC upgrades, electrical systems upgrades, and upgrades required by the Substantial Alteration designation.

The firm of Studio Meng Strazzara was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Seven (7) firms submitted their qualifications and three (3) firms were shortlisted and interviewed. Rolluda Architects, Studio Meng Strazzara, and Harthorne Hagen were interviewed. Studio Meng Strazzara was judged to be the most qualified to provide these design services.

Prior improvements that have been made at North Queen Anne School since the year 2000 include modernization in 2014 (minimum work necessary to move in the displaced Cascade Parent Partnership Program) and a roof replacement and associated seismic improvements in 2019.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the North Queen Anne School Upgrades project.

b. **Research**

- Seattle Public Schools Technical Building Standards dated December 2012
- 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 \$426,915. The revenue source for this motion is from the BTA IV and BEX V Capital Levies. The advertised Maximum Allowable Construction Cost budget is \$3,464,000. The total project budget is \$5,586,663, 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 programs went through an extensive community vetting process; the BTA IV levy ultimately received 72% approval from voters in February 2016 and the BEX V levy ultimately received 70% approval from voters in February 2019.

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 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

Design will begin upon execution of this contract. Construction will take place beginning in 2021.

13. ATTACHMENTS

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