



# **SCHOOL BOARD ACTION REPORT**

**DATE:** January 20, 2021  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
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**For Introduction:** January 27, 2021  
**For Action:** February 10, 2021

## **1. TITLE**

BEX V: Award Architectural & Engineering Contract P1756 to Miller Hayashi Architects LLC for the Franklin High School Gym Roof Replacement and Seismic 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 \$312,290.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute A/E contract P1756 with Miller Hayashi Architects, LLC in the amount of \$312,290 for the Franklin High School Gym Roof Replacement and Seismic Upgrades project, with any minor additions, deletions, modifications and actions deemed necessary by the Superintendent to implement the contract.

## **4. BACKGROUND INFORMATION**

### **a. Background**

The Franklin High School Gym Roof Replacement and Seismic Upgrades project, located at 2800 Rainier Avenue S, Seattle, WA 98144, is funded through the BEX V levy passed by the voters in February 2019. The levy timeline includes that this project is anticipated to be completed for the 2021-2022 school year.

The project scope includes roof replacement and associated earthquake (seismic) safety improvements at the gymnasium building.

The firm of Miller Hayashi Architects LLC was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure [6220SP.C](#). Eleven firms submitted their qualifications and three firms were shortlisted and interviewed. Those firms were Miller Hayashi Architects LLC, Stemper AC, and Anjali /Grant Design LLC. Miller Hayashi Architects LLC was judged to be the most qualified to provide these design services.

Interim-Contract P1807 with Miller Hiyashi Architects LLC in the amount of \$75,000 was approved on November 23, 2020, resulting in an A/E Notice to Proceed. The interim contract was established to allow the architects to expedite the background design work, in order to maintain the bid schedule which will facilitate the construction phase during summer 2021 as planned. Furthermore, contract modifications will be issued as necessary to facilitate continuation of the architect's work until the school board can approve the full contract.

Prior improvements that have been made at Franklin High School Gymnasium since 2000 include Athletic Fields Upgrades (2006), Track Resurfacing (2015), Synthetic Turf Replacement and Infrastructure for future Field Lighting (2017) and Field Lighting (2020).

**b. Alternatives**

Deny Motion. If the motion is denied, the district will not be able to execute the full contract for the design of the Franklin HS Gym Roof Replacement and Seismic Upgrades project.

**c. Research**

- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code
- Coordination meetings with district facilities and other stakeholders and site visits/assessments throughout the design process

**5. FISCAL IMPACT/REVENUE SOURCE**

The fiscal impact of this motion will be \$312,290. The revenue source for this motion is from the BEX V Capital Levy. The advertised maximum allowable construction cost (MACC) budget is \$2,166,678, with a total project budget of \$3,439,171 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 BEX V program went through an extensive community vetting process and ultimately received 73% approval from voters in February 2019.

**7. EQUITY ANALYSIS**

The district’s Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board’s guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning efforts in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

**8. STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the Buildings, Technology, and Academics/Athletics (BTA) and Building Excellence (BEX) Capital Levy programs to 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 January 14, 2021. The committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

**12. TIMELINE FOR IMPLEMENTATION**

Design will begin upon execution of the contract. Construction will take place during the summer of 2021.

**13. ATTACHMENTS**

- Contract P1756 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0877)
- Architect Fee Schedule (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0877)
- AE Scoring Sheet (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0877)