



SCHOOL BOARD ACTION REPORT

DATE: January 23, 2017
FROM: Dr. Larry Nyland, Superintendent
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1. TITLE

BEX IV: Approval of Program Contingency transfer to the proposed 4th phase Jane Addams Middle School Repurposing and Seismic Improvements Project Budget

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

2. PURPOSE

This Board Action Report provides for a transfer of BEX IV Program Contingency funds to the Jane Addams Middle School Repurposing and Seismic Improvements Project budget. Additional funding is required to complete the school repurposing and complete the remaining seismic improvements throughout the school building.

3. RECOMMENDED MOTION

I move that the School Board increase the original project budget for the Jane Addams Middle School Repurposing and Seismic Improvements Project from \$11,412,082 to \$13,587,082 and approve the transfer of \$2,175,000 from the BEX IV Program Contingency to the Jane Addams Middle School Repurposing and Seismic Improvements Project budget.

4. BACKGROUND INFORMATION

a. Background

The District continues to experience significant enrollment growth. With enrollment at its highest point in the last decade, many areas of the District do not have sufficient capacity to accommodate current and projected enrollment. Options to meet the enrollment increase were reviewed by the Facility and Capacity Management Advisory Committee, Board Committees and the full Board of Directors. Repurposing of the existing space at Jane Addams to add middle school classroom capacity was identified as a solution to help address the need for middle school capacity in the Northeast region. Proceeds from the BEX IV capital levy are being utilized to fund this work.

The project consists of renovations to repurpose the Jane Addams K-8 school as a comprehensive middle school, and earthquake safety improvements to the building. It will also address some of the items identified in the Meng Building Conditions Reports completed in May, 2009, and updated in August 2014.

The project was planned to be implemented in three phases, with construction scheduled for the summers of 2014, 2015, and 2016. During the planning for the third phase of construction, it was determined that too much work remained to successfully complete the project in one more summer. As a result, a fourth phase of construction was added, and is

planned to be completed during the summer of 2017. Closing the school building for a year to complete the work in a single phase was not recommended, due to the District’s capacity needs and the Board’s decision to open a middle school at Jane Addams in September 2014.

There are several cost issues that were not anticipated at the time this project was originally planned and budgeted. They include: additional infrastructure improvements related to electrical and low voltage systems, card access and security camera systems, the need to modernize the existing passenger elevator, expansion of the cafeteria to enable the program to have only two lunch periods, increases in furniture, fixtures and equipment needs, additional library and curriculum materials, musical instruments, and additional staffing costs. Additional budget authority is sought for these cost increases being experienced for a total project budget adjustment of \$2,175,000.

b. Alternatives

The alternative would be to forego the fourth phase of construction and close out the project without adding additional funding. This alternative is not recommended, as it would leave areas of the building as-is with regard to earthquake safety. It would further result in inequities for students and teaching staff within the school, resulting in a number of classroom spaces not receiving improvements typical of middle schools within the district.

c. Research

- Meng Analysis Facility Assessment Reports dated May 2009 and August 2014
- Structural/Seismic Evaluation for Jane Addams dated January 2009
- Seattle Public Schools Technical Building Standards dated December 2012
- Seattle Public Schools Educational Specifications for Middle Schools dated December 2011

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact to this action will be the transfer of funds from the BEX IV Program Contingency of \$2,175,000 to the Jane Addams Middle School Repurposing and Seismic Improvements Project budget.

The funding source for the Jane Addams Middle School Repurposing and Seismic Improvements Project is BEX IV at 100%, as listed below. The original project budget for this project was \$11,412,082.

<u>Project Budget:</u>	
BEX IV	<u>\$11,412,082</u>
Total Original Project Budget:	\$11,412,082
BEX IV Program Proposed Project Contingency Transfer	<u>\$ 2,175,000</u>
Adjusted Total Proposed Project Budget	\$13,587,082

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 planning and design of the Jane Addams Middle School project has included a significant amount of community engagement. Initially, there was community engagement in selecting the Jane Addams building as a site for a future capacity driven comprehensive middle school. Followed by community engagement in the selection of the future Jane Addams Middle School program and building to be included in the BEX IV Capital Levy, which Seattle voters approved in February of 2013. Once an Architect was selected for the project, and a Principal was hired to develop the new school program, local community members were sought from the area to collaborate with school staff and the design team as members of a School Design Advisory Team (SDAT). A total of five SDAT meetings were held between July and October, 2013. The final meeting on October 24, 2013 was open to the community and was well attended. The final design concept for the new middle school was presented, discussed, and those present at the meeting heartily approved of the proposed plan as developed by the SDAT.

Approval of the motion to provide additional funding for the Jane Addams Middle School project will enable the school district to fulfill the promises made to Seattle voters in the passage of the BEX IV Capital Levy, and to the community at the conclusion of the SDAT process.

7. EQUITY ANALYSIS

In February 2013, the \$694.9M, six-year capital levy, Building Excellence IV, (BEX IV), was approved by over 72 percent of Seattle voters. It was renewal of the Building Excellence III (BEX III) levy, passed by Seattle voters in February 2007. The selection of projects in the BEX program was designed to provide equitable access to schools across the District.

8. STUDENT BENEFIT

This action will benefit students by providing an equitable learning environment throughout the Jane Addams Middle School building and across all of the District's middle schools. It will also provide an additional measure of building safety to students and staff in the event of a major seismic event.

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. 6000, Program Planning, Budget Preparation, Adoption and Implementation, provides the Board shall approve this item
- Other: _____

10. POLICY IMPLICATION

This action is in compliance with Board Policy No. 6000, Program Planning, Budget Preparation, Adoption and Implementation, which in part states: “Funds may be transferred from one budget classification to another subject to such restrictions as may be imposed by the Board.” This action will increase the original project budget by \$2,175,000, and is considered a major change to the budget requiring Board Action.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on January 19, 2017. The Committee moved this item forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the budget transfer outlined herein will be made. The Capital Projects Financial Control Manager will take the necessary steps to accomplish the transfer of funds. The 4th phase project will go out for bid in March 2nd 2017.

13. ATTACHMENTS

- Exhibit A – Detail of Additional Budget Requested for Jane Addams Middle School Repurposing and Seismic Improvements Project