



# **SCHOOL BOARD ACTION REPORT**

**DATE:** August 19, 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**

BEX V Award Architectural & Engineering Contract P1637 to Mahlum Architects for the Viewlands Elementary School Replacement 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 \$5,352,256 for the Viewlands Elementary School Replacement project.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute A/E contract P1637 with Mahlum Architects in the amount of \$5,312,256, plus reimbursable expenses of \$40,000 for architectural and engineering services. The total contract amount of \$5,352,256 is for the Viewlands Elementary School Replacement BEX V 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 Viewlands Elementary School Replacement project, located at 10525 3<sup>rd</sup> Ave. NW Seattle, WA 98177 is funded through the BEX V levy passed by the voters in February 2019.

The existing facility is 34,700 sq. ft. and is located on a 6.5 acre site adjacent to Carkeek Park. The school was built in 1954 and currently has all outdoor circulation and there are 12 portable classrooms utilized on site. The project scope includes replacement of the existing school with a new multi-story school of approximately 95,000 sq. ft. to provide permanent space for up to 650 students, grades PreK-5<sup>th</sup>. The new school will meet the requirements outlined in the District's elementary educational specifications and will create better circulation, a secure point of entry, and learning clusters with learning commons. Students will be located off-site during construction.

The firm of Mahlum Architects was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Eleven (11) firms submitted their qualifications and four (4) firms were shortlisted and interviewed, Mahlum Architects, Bassetti Architects, BLRB Architects, and NAC Architecture were interviewed. Mahlum Architects was judged to be the most qualified to provide these design services.

Prior improvements that have been made at Viewlands Elementary School since the year 2000 include: reroof and replacement of clerestory windows 2005; structural upgrades, restrooms, mechanical and sprinkler improvements 2010; and, the addition of numerous portables from 2011 through 2018.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Viewlands Elementary School project.

b. **Research**

- Viewlands Elementary School BEX V Master Planning, February 2019
- PCS Expanded Analysis of Seismic Building Data: Seattle Public Schools, January 2012
- PCS Structural Calculations for Seattle Public Schools Building Condition Evaluations, Seattle, Washington, April 2009
- Meng Analysis 2014 Building Condition and Educational Adequacy Assessment: Seattle School District No. 1 Final Report, August 2014
- 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 \$5,352,256. The revenue source for this motion is from the BEX V Capital Levy. The advertised Maximum Allowable Construction Cost budget is \$58,729,650. The total project budget is \$88,094,475 of which the AE 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 Levy program went through an extensive community vetting process and ultimately received 72% approval from voters in February 2019.

**7. EQUITY ANALYSIS**

This motion was not put through the process of an equity analysis, however, the selection of projects in the BEX V Capital Levy did go through an equity analysis and was designed to provide equitable access to welcoming, safe and secure 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 begin July 2021.

**13. ATTACHMENTS**

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