



SCHOOL BOARD ACTION REPORT

DATE: November 3, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0636, fhpodesta@seattleschools.org

For Introduction: December 16, 2020
For Action: January 13, 2021

1. TITLE

BEX V: Award Contract K1395 to perform master planning services for BTA V Capital Levy Planning

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a contract in an amount not to exceed \$355,310 for performing master planning services for the Building, Technology, Academics/Athletics (BTA) V Capital Levy planning.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute consultant contract K1395 with Mahlum Architects Inc., in an amount that will not exceed \$355,310 to complete master planning services associated with the planning of the BTA V Capital Levy at four sites.

4. BACKGROUND INFORMATION

a. Background

This motion supports the continued effort of the district to enhance and maintain all school facilities to support the learning environment. The BTA V Capital Levy is scheduled to be presented to the voters in early February 2022. Proposed projects must be identified with sufficient time to complete a Programmatic Environmental Impact Statement (PEIS). Capital Projects and Planning desires to begin the planning process to identify potential projects to be included in the capital levy measure. A master planning consultant is needed to review existing school sites and develop conceptual master plans from which cost estimates can be developed. Mahlum Architects' efforts will include collecting geotechnical information regarding the existing soils condition, performing a preliminary environmental assessment, developing project specific site and master plans, and identifying whether an interim school location will be required during construction of the proposed projects. The district has a separate cost consultant under contract to work with Mahlum Architects to develop construction and project estimates based upon the proposed master plans. Capital Planning staff will assemble the required scopes of work and estimated construction and project costs to develop an implementation/sequence plan for future review with the Board of Directors. This level of effort is needed to develop accurate project budget estimates to be included in the BTA V capital levy.

The schools chosen for this study will be based upon their existing facility conditions and forecasted enrollment growth to meet capacity needs. As the schedule is critical for this work to begin, and certain planning services were required in the month of October 2020, an interim contract K1392 for \$201,945 has been executed with Mahlum Architects Inc. The total value of the two contracts awarded for this project is \$557,255.

The firm of Mahlum Architects was selected through the Architectural and Engineering (A/E) Services selection procedures established in Superintendent Procedure 6220SP.C. Nine firms submitted their qualifications: Anjali Grant Design, Bassetti Architects, BLRB Architects, IBI Group Architects (USA), Integrus Architecture, Mahlum Architects, McGranahan Architects, McLennan Design and Studio Meng Strazzara. Mahlum Architects Inc. was judged to be the most qualified to provide master plan services.

b. Alternatives

Do not execute the contract. If a contract is not executed to begin BTA V Levy Planning, the schedule to complete a Programmatic Environmental Impact Statement and meet the schedule for final levy approval will not be maintained. This course of action is not recommended.

c. Research

- Current SPS Educational Specifications for High School, Middle School and Elementary Schools
- SPS District Technical Standards dated December 2012
- SPS Green Resolution dated May 2013
- City of Seattle Land Use Regulations

5. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact to this action will be \$355,310, and the revenue source for this motion is BEX V.

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 development of the future BTA V capital levy package will include community engagement. This action supports the task of planning specific projects for future capital levy proposals which will serve to inform all stakeholders. This information will be available to be shared in future levy planning efforts.

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. In addition, funds were included in the BEX V Capital Levy for the planning efforts and levy costs for BTA V.

8. STUDENT BENEFIT

It is the goal of the district to continue the process of implementing the BTA and 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 December 3, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the contract will be executed with Mahlum Architects and services will process shortly thereafter.

13. ATTACHMENTS

- Contract K1395 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0641)
- Interim Contract K1392 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0641)



Board Action Report

Master Planning Services Contract

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For questions and more information about this document, please contact the following:

Nitica Simons / Paul Cathcart
Project Assistant Capital Planning
ngsimons@seattleschools.org

The district's Capital Projects and Planning Department is undertaking planning for BTA V. The proposed contract would hire Mahlum Architect Inc. for master planning services.

**CONTRACT
FOR
CONSULTING SERVICES**

Owner: **Seattle School District No. 1,**

and

Consultant: Mahlum Architects

Tax I.D. #: (91-0939210)

**Master Planning for
BTA V Levy Planning**

Contract No. (K1395)

CONSULTING SERVICES CONTRACT

This Agreement, Contract No.K1395 made by and between Seattle School District No. 1, a Washington municipal corporation ("District" or "Owner"), and Mahlum Architects Inc. ("Consultant"). District and Consultant agree as follows:

1. SCOPE OF WORK AND SCHEDULE

- a. Consultant shall provide professional and related services as described in Exhibit A hereto, on the schedule set forth therein ("Services"). Consultant is authorized to proceed (check one):

☒
☐

Upon receipt of this signed Agreement;
On _____ 20__.

- b. Unless modified by a change order, this contract shall be completed by February 28, 2022 and the contract shall terminate upon such completion.

2. CONTRACT PRICE [CHECK ONE ONLY]

- a. ☒ District agrees to pay Consultant, on a time and expenses basis, a sum not to exceed: Three Hundred Fifty Five Thousand Three Hundred Ten Dollars (\$355,310) (the "Maximum Authorized Compensation") payable according to Consultant's schedule of fees and reimbursable expenses specified in Exhibit B hereto. Compensation will be paid only to the extent that Consultant presents documented evidence of fees earned and expenses incurred during the period for which payment is requested, and in no case shall the total compensation exceed the Maximum Authorized Compensation.
or

- b. ☐ District agrees to pay Consultant a lump sum of \$ as full and complete compensation for all services hereto, exclusive of reimbursable expenses described in Exhibit B, if any. Compensation for reimbursables will be paid only to the extent that Consultant presents documented evidence of expenses incurred during the period for which payment is requested.

Consultant shall submit its invoices in the form and according to the schedule prescribed in the General Conditions, Exhibit C, to the address listed in paragraph 3. The amount paid shall constitute complete compensation for all costs and fees incurred, including any expenses for meals, travel, lodging and Washington State sales tax, if applicable. Additional services must be authorized in writing by District prior to performance. A W-9 form must be attached if Consultant is an individual.

3. COMMUNICATIONS

The District's representative for this contract is **Paul Cathcart**. All correspondence, requests, notices and other communications to District, in relation to this Agreement, shall be in writing and shall be delivered to:

To the District: Mailing Address
Paul Cathcart
Senior Facilities Planner
Seattle School District No. 1
Mail Stop: 22-331
PO Box 34165
Seattle, WA 98124-1165

To the Consultant:
David Mount
Partner
Mahlum Architects Inc.
71 Columbia
Floor 4
Seattle, WA, 98104

Physical Location:
2445 Third Avenue South
Seattle, WA 98134

Either party may from time to time change such address by giving the other party notice of such change in accordance with the provisions of this Paragraph 3.

4. CONSULTANT'S REPORTS

Consultant shall provide reports as requested by District in a format proposed by Consultant and approved by District.

5. PERSONNEL

Consultant shall assign the personnel listed below to the performance of the Work and shall not (for so long as they remain in Consultant's employ) reassign or remove any of them without the prior written consent of District.

Name	Firm	Role
David Mount	Mahlum Architects Inc.	Principal-in-Charge
Corrie Rosen	Mahlum Architects Inc.	Project Manager
LeRoy Landers	Mahlum Architects Inc.	Planner/Programmer
Jennifer Lubin	Mahlum Architects Inc.	Planner/Programmer
Jesse Walton	Mahlum Architects Inc.	Project Architect
Laura Poulin	Mahlum Architects Inc.	Project Architect
David Sarti	Mahlum Architects Inc.	Project Designer
Stacey Crumbaker	Mahlum Architects Inc.	Interior Designer
Craig Stauffer, SE	PCS Structural Solutions	Structural Engineer
Josh Robischon, PE	Metrix Engineers, LLC	Mechanical Engineer
Brendon Inman, PE	Hargis Engineers, Inc.	Electrical Engineer
Charlie Palmer, PE	AHBL	Civil Engineer
Bruce Guenzler	AESI	Geotechnical Engineer

6. THIS AGREEMENT INCLUDES THE FOLLOWING ATTACHMENTS:

Exhibit	Topic
A	Scope of Services and Schedule
B	Fees and Reimbursable Costs
C	General Conditions of Personal Services Contract (Short Form) revision date of April 18, 2016
D	Architect's Proposal dated July 23, 2020
E	Architect's Proposal dated October 30, 2020

Modifications and revisions, if any, to the General Conditions are made by the parties in Exhibit D, if included.

CONSULTANT:

DISTRICT:

Signature

Signature

Typed Name (Above)

JoLynn Berge

Typed Name (Above)

(ie; Principal, Director, etc.)
Title

CFO, Superintendent 's Designee

(Signing Authority)
Title

Date Signed

Date Signed

Company Name

Employer I.D. No. or Social Security No.

SCOPE OF SERVICES AND SCHEDULE

Following is the understanding of the current scope of work for the Seattle Public Schools Master Planning Services for BTA V Capital Levy project. The Scope of Work includes services required to provide consulting services for of the scope of work as identified in RFP 042080 and Mahlum Architects Inc. proposals dated July 23, 2020 and October 30, 2020 which constitutes Phases 2 and 3 of the overall project. Phase I of the project is contracted separately (contract K1392). General scope of Phases 2 and 3 of this project includes (parenthetic numbers indicate number of meetings):

Preliminary Concepts - Analyze sites and create multiple conceptual design options for each site and conceptual building layouts for each facility. Coordinate high-level cost estimates to compare conceptual approaches.

- Management Team meetings (4)
- District Core Team meetings (2)

Concept Refinement - Refine preferred building and site concepts and develop systems options, construction concepts, and scope narratives for each facility. Coordinate development of detailed cost estimates that reflect project scope.

- Management Team meetings (4)
- District Core Team meetings (2)

Community Outreach - Facilitate community outreach meetings at each school site to share concept development and gather community input and support.

- Management Team meetings (1)
- Community Outreach meetings (4)

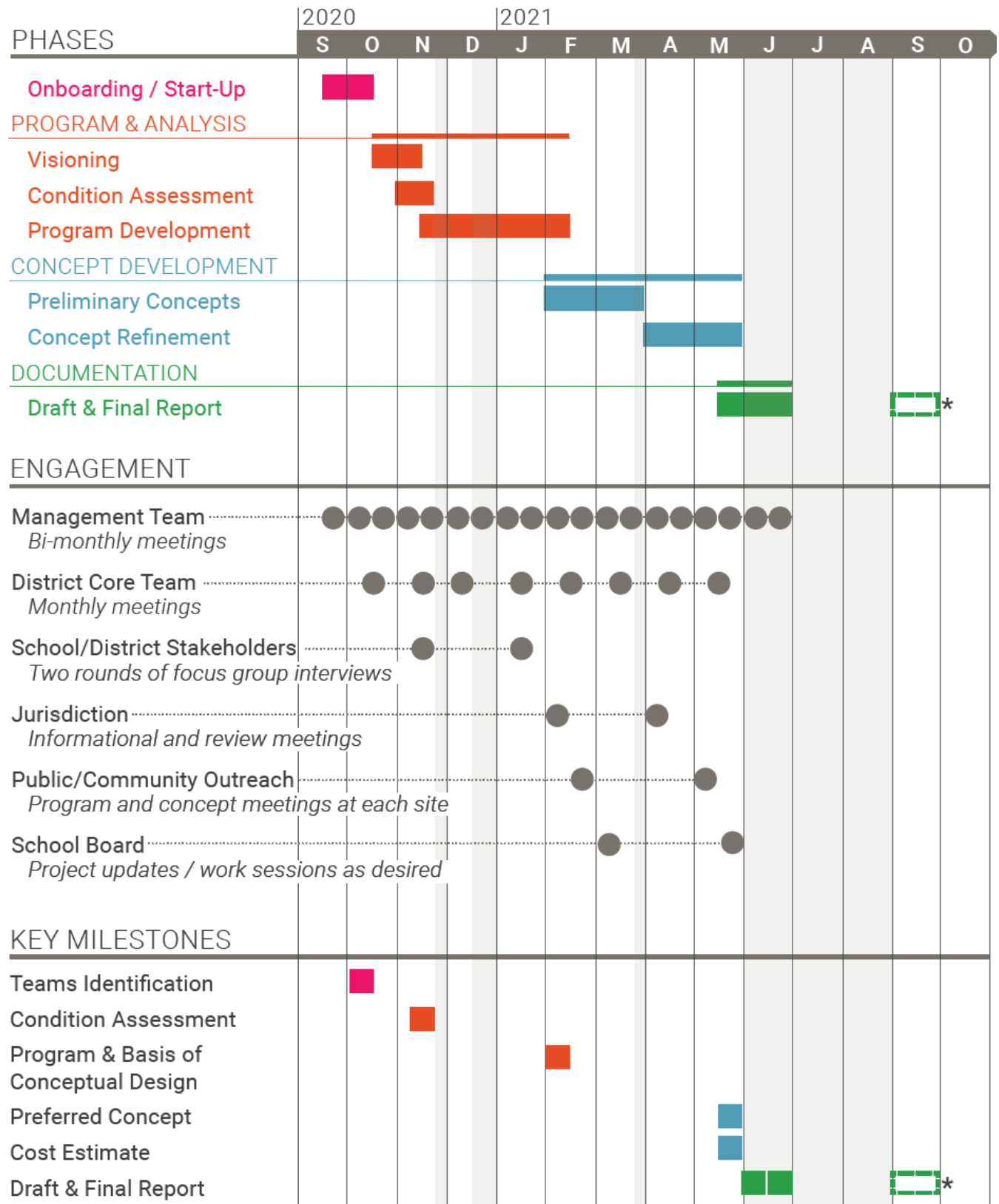
Board Meeting – Provide a presentation of Phase 2, Concept Development, as an update to the School Board.

- Board Update meeting (1)

Documentation – Develop detailed draft report that documents process, goals, program, concepts, and cost of proposed levy projects. Complete final report, incorporating District feedback.

- Management Team meetings (2)

PROJECT SCHEDULE



* Potential to shift or extend schedule to complete in Fall 2021

FEES AND REIMBURSABLE COSTS

Below is the anticipated breakdown for hours and fees identified in the Scope of Work for RFP 042080 and Mahlum Architects Inc. proposal dated October 30, 2020.

SEATTLE PUBLIC SCHOOLS
BTA V CAPITAL LEVY PLANNING
Phases 2 and 3
30 OCTOBER 2020

SPS BTA V Capital Levy Planning Workplan	Principal \$215	Project Manager \$185	Project Planner \$215	Project Designer \$160	Project Architect \$140	Totals
Phase 1: Program and Analysis <i>(under separate contract)</i>						
~ November 2020 thru February 2021						
Phase 2: Concept Development						
~ February 2021 thru May 2021						
Preliminary Concepts						
Meeting Prep	4.0	4.0	4.0	4.0	4.0	20.0
Meeting with Management Team (assume 4)	12.0	12.0		12.0		36.0
Minutes		4.0				4.0
Develop Preliminary Concepts (assume 2 cycles)	2.0	4.0	4.0	256.0	256.0	522.0
Cost Coordination		8.0		4.0		12.0
Meeting Prep	2.0	2.0	2.0	2.0	2.0	10.0
District Core Team Meetings #5 & #6	6.0	6.0		6.0	6.0	24.0
Minutes		2.0				2.0
Concept Refinement						
Meeting Prep	4.0	4.0	4.0	4.0	4.0	20.0
Meeting with Management Team (assume 4)	12.0	12.0		12.0		36.0
Minutes		4.0				4.0
Develop Preliminary Concepts (assume 2 cycles)	2.0	4.0	4.0	256.0	256.0	522.0
Cost Coordination		8.0		4.0		12.0
Meeting Prep	2.0	2.0	2.0	2.0	2.0	10.0
District Core Team Meetings #7 & #8	6.0	6.0	4.0	6.0		22.0
Minutes		2.0				2.0
Community Outreach-Concepts						
Meeting Prep	4.0	4.0	4.0	4.0	4.0	20.0
Outreach Meetings (assume 4 sites)	12.0	12.0		12.0		36.0
Minutes		4.0				4.0
Meeting Prep	1.0	1.0	1.0	1.0	1.0	5.0
Meeting with Management Team (assume 1)	3.0	3.0		3.0	3.0	12.0
Minutes		1.0				1.0
Board Update-Concepts						
Meeting Prep	1.0	4.0		12.0		17.0
Board Meeting	2.0	2.0				4.0
Subtotal Hours	75.0	115.0	29.0	596.0	542.0	1357.0
Subtotal Architectural Fee	\$16,125	\$21,275	\$6,235	\$95,360	\$75,880	\$214,875
Phase 3: Documentation						
~ May 2021 thru June 2021						
Meeting Prep	1.0	1.0	1.0	1.0	1.0	5.0
Meeting with Management Team (assume 2)	6.0	6.0		6.0	6.0	24.0
Draft Report	2.0	40.0	4.0	20.0	40.0	106.0
Final Report	2.0	16.0	4.0	16.0	16.0	54.0
Subtotal Hours	11.0	63.0	9.0	43.0	63.0	189.0
Subtotal Architectural Fee	\$2,365	\$11,655	\$1,935	\$6,880	\$8,820	\$31,655
Phase 2&3: Consultant Services - Concept Development and Documentation						
Civil						\$18,200
Structural						\$34,100
Mechanical						\$32,450
Electrical						\$13,050
Subtotal Consultant Fee					10% Markup	\$9,780
						\$107,580
SUMMARY						
				Subtotal Architectural Planning Fee		\$246,530
				Subtotal Consultant Fee		\$107,580
ESTIMATED REIMBURSABLE EXPENSES						
Printing Allowance					\$1,200	
						\$1,200
				TOTAL FEE & EXPENSES		\$355,310

SERVICES CONTRACT

GENERAL CONDITIONS (SHORT FORM)

ARTICLE 1 - CONSULTANT'S SERVICES AND RESPONSIBILITIES

1.1 **Services.** Consultant shall furnish all personnel, equipment and materials for the performance of all services under this Agreement. Such services, together with all drawings, specifications, materials, information, property, and other items provided or to be provided to District under this Agreement, are sometimes collectively referred to herein as the “Services.”

1.2 **Manner of Performance.** Consultant's Services shall be performed with the degree of care and diligence ordinarily exercised under similar circumstances in the applicable disciplines and as expeditiously as is consistent with such standards of professional skill and care and the orderly progress of the Services. At the time of performance, Consultant shall be properly licensed, equipped, organized and financed to perform the Services.

1.3 **District's Representatives.** District may designate one or more individuals or firms as its representative for administration of this contract. If a representative is assigned by District, it shall not have authority to assign additional Services or to reduce the Services to be performed by the Consultant under this contract.

1.4 **Correction of Noncompliances.** Consultant shall, at no cost to District, promptly and satisfactorily correct any Services found to be defective or not in compliance with the requirements of this Agreement or the requirements of any governmental authority, law, regulations or ordinances. If the Consultant fails to initiate corrections within fifteen (15) days of receipt of written notice from the District, the District may do so, by contract or otherwise, and recover (e.g., by offset against the compensation otherwise payable under this contract) from the Consultant the cost it incurred. The obligations of the Consultant to correct nonconforming Services shall not in any way limit any other obligations of the Consultant. The District's right to make corrections and charge the Consultant for them is in addition to any other rights and remedies available to the District under this Agreement or otherwise by law and shall in no event be construed or interpreted as obligating the District to make any correction of defective or nonconforming Services.

1.5 **Consultant's Personnel.** All personnel employed by Consultant engaged in the Services and Services shall be fully qualified and shall be authorized under applicable federal, state, and local law to perform such Services and Services. Consultant shall, if so requested by District, remove from the performance of the Services any person District reasonably deems incompetent. Failure of District to so object shall not relieve Consultant of responsibility for such person. If any personnel are reassigned or replaced by Consultant upon District's request, Consultant shall replace them with personnel approved by District.

1.6 **Consultant Employee Background.** Pursuant to RCW 28A.400.330, Consultant shall prohibit from providing Services at a public school where there may be contact with children, any employee of Consultant who has pled guilty to or been convicted of any felony crime involving the physical neglect of a child under Chapter 9A.42 RCW, the physical injury or death of a child under Chapter 9A.32 or 9A.36 RCW (except motor vehicle violations under Chapter 46.61 RCW), sexual exploitation of a child under Chapter 9.68A RCW, sexual offenses under Chapter 9A.44 RCW where a minor is the victim, promoting prostitution of a minor under Chapter 9A.88 RCW, the sale or purchase of a minor child under RCW 9A.64.030, or violation of similar laws of another jurisdiction. Failure to comply with this section shall be grounds for District to immediately terminate the contract for cause.

1.7 **Compliance With Laws**

1.7.1 **General.** Consultant shall comply, and be certain that its Services comply, with all applicable laws, ordinances, regulations, resolutions, licenses of record, permits of record, and other requirements applicable to

the Services, in effect at the time of performance of the Services and as interpreted by cognizant authorities, including but not limited to those related to the Americans with Disabilities Act and worker and site safety laws and regulations. Consultant shall furnish such documents as may be required to effect or evidence such compliance. All laws, ordinances, regulations, and resolutions required to be incorporated in agreements of this character are incorporated in this Agreement by this reference.

1.7.2 Nondiscrimination.

A. Applicable state laws concerning prevailing wages, hours, workers' compensation and other conditions of employment are called to the attention of bidders for their compliance. Bidder shall include in the bid any filing fees required to comply with applicable labor laws.

B. During the term of this Agreement, Consultant shall comply with applicable local, state and federal laws prohibiting discrimination with regard to race, creed, color, national origin, sex, sexual orientation, marital status, age or the presence of any sensory, mental or physical handicap.

C. Any consultant or contractor who is in violation of these requirements, or an applicable nondiscrimination program shall be barred forthwith from receiving awards of any purchase order from Seattle School District No. 1 or shall be subject to other legal action or contract cancellation unless satisfactory showing is made that discriminatory practices have terminated, and that reoccurrence of such acts is unlikely. This includes compliance with Section 503 and 504 of the Vocational Rehabilitation Act of 1973 and Sections 2012 and 2014 of the Vietnam Era Veterans Readjustment Act of 1974.

1.7.3 Debarment

A. Consultant, by accepting the contract, warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions (defined as not being eligible to receive federal funds) by any local, state or federal department or agency. Consultant also acknowledges they are not debarred under School Board Policy No. 6973 in contracting with the District currently or on future contracts.

ARTICLE 2 - PAYMENTS TO CONSULTANT

2.1 The compensation shall be made no more frequently than monthly and if paid on a lump sum basis shall be in proportion to the Services performed. Each of Consultant's invoices shall set forth in a detailed and clear manner a complete description of the Services covered thereby, on a form substantially similar to that customarily used by District and shall be supported by such receipts, documents, and other information as District may reasonably request. The invoice shall include separate listings of Services for particular schools or programs, if requested by the District. District shall pay each of Consultant's invoices within thirty (30) days after District's receipt, provided that all required documentation is included and accurate.

ARTICLE 3 - REIMBURSABLE EXPENSES

3.1 Reimbursable Expenses are in addition to the hourly rates for Services and include actual reasonable expenditures made by Consultant and Consultant's employees and subconsultants in the interest of the Project for the expenses listed in the following subparagraphs. Consultant represents that Schedule B sets forth Consultant's best estimate of the Reimbursable Expenses under this Agreement. Notwithstanding any other provision of this Agreement to the contrary, District shall not be obligated to pay Consultant, and Consultant shall not invoice District for, any Reimbursable Expenses which exceed Schedule B, unless authorized by a budget approved in writing by District. District hereby approves the attached schedule as an initial budget for the Reimbursable Expenses. Consultant shall immediately notify District if, in Consultant's best judgment, the then current estimate of the Reimbursable Expenses exceeds the approved budget therefor. Travel expenses are not Reimbursable Expenses, provided, however, that travel more than 75 miles from the site of the Services and approved in writing by the District is a Reimbursable Expense at the Internal Revenue Service allowed rate.

ARTICLE 4 - CONSULTANT'S ACCOUNTING RECORDS

4.1 The Consultant's records of performance of Services shall at all times be subject to review by and the approval of District, but the making of (or failure or delay in making) such review or approval shall not relieve Consultant of responsibility for performance of the Services in accordance with this Agreement. Records of Reimbursable Expenses shall be kept in accordance with generally accepted accounting principles.

4.2 Consultant shall promptly furnish District with such information related to the Services as may be requested by District. Until the expiration of three (3) years after final payment of the compensation payable under this Agreement, Consultant shall provide District access to (and District shall have the right to examine, audit and copy) all of Consultant's books, documents, papers and records which are related to the Services or this Agreement. Consultant agrees to provide reasonable cooperation with any inquiry by either the District or State Auditor relating to the performance of the contract. Failure to cooperate may be cause for debarment from award of future contracts and shall act as a waiver of any claim for any further compensation under this contract.

ARTICLE 5 - DISTRICT OWNERSHIP AND USE OF DOCUMENTS

5.1 District Ownership. All drawings, specifications, materials, information, property and other items obtained or developed in connection with the Services or through the Reimbursable Expenses (including, but not limited to, documents, designs, drawings, plans, specifications, calculations, maps, sketches, notes, reports, data, estimates, reproductions, renderings, models, mock-ups, completed Services and Services in progress), together with all rights associated with ownership of such items (such as copyright, patent, trade secret and other proprietary rights), shall become the property of District when so obtained or developed or when such expense is incurred, as the case may be, whether or not delivered to District. Consultant shall deliver such items, together with all materials, information, property and other items furnished by District or the cost of which is included in the Reimbursable Expenses, to District upon request and in any event upon the completion, termination or cancellation of this Agreement. However, Consultant may at its own expense retain copies of any such items for its own records or for use in the furtherance of its professional knowledge.

5.2 License. District shall have a permanent, assignable, nonexclusive, royalty-free license and right to use all concepts, methods, processes, products, writings and other items (whether or not copyrightable or patentable) developed or first reduced to practice in the performance of the Services or otherwise whether by Consultant, any of its subconsultants, or any employee(s) of Consultant in connection with this Agreement. District shall hold Consultant or its subconsultants harmless for District's reuse of documents on a project other than this Project unless the Consultant is retained by the District for such other Project.

5.3 Nondisclosure. Consultant shall not, without the prior written consent of District, disclose to third parties any information obtained in connection with the Services unless: (a) the information is known to Consultant prior to obtaining the same directly or indirectly from District or in connection with the Services; (b) the information is in the public domain at the time of disclosure by Consultant; or (c) the information is obtained by Consultant from a third party who did not obtain the same directly or indirectly from District or in connection with the Services. If so requested by District, Consultant shall obtain from its employees, subconsultants and their respective employees nondisclosure agreements in the form and content satisfactory to District. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the activity for which the Services were rendered is not to be construed as publication in derogation of District's or Consultant's rights.

ARTICLE 6 - RELEASE, INDEMNIFICATION AND HOLD HARMLESS

6.1 Release and Indemnification. Consultant releases and shall indemnify and hold harmless District, its successors and assigns, and the directors, officers, employees and agents of District and their successors and assigns (collectively, the "Indemnitees") from all claims, losses, harm, costs, liabilities, damages and expenses (including, but not limited to, reasonable attorneys' fees incurred on such claims and in proving the right to indemnification) relating to the services arising (whether before or after completion of the Services) out of any act, error or omission of any of the following: Consultant; Consultant's subconsultants of any tier; the directors,

officers, employees or agents of Consultant or any of its subconsultants of any tier; or anyone acting on Consultant's behalf in connection with the Services or this Agreement ("Indemnitors"). However, to the extent that such claims, losses, harm, costs, liabilities, damages and expenses are caused by or are resulting from the concurrent negligence of (i) the Indemnitees or the indemnitees' agents or employees, and (ii) the Indemnitor or the indemnitors' agents or employees, this indemnity obligation is enforceable only to the extent of the Indemnitors' negligence. Consultant also shall not be required to so indemnify any of the Indemnitees against liability or damages caused by or resulting from the sole negligence of the Indemnitees. The indemnification obligation under this paragraph shall not be affected by any limitation on the amount or type of damages, compensation or benefits payable by or for Consultant or any subconsultant under any worker's compensation act, including Title 51, RCW, any disability benefit acts, or any other employee benefit acts. Consultant and any subconsultant hereby waive, for themselves and their successors, any right to claim such limitation as a defense, set off, or other reduction of rights to indemnification under this paragraph. **Consultant further agrees that this waiver has been mutually negotiated by the parties.**

6.2 Workers' Compensation. As to the Indemnitees identified above only, Consultant expressly waives any immunity or limitations (e.g., on the type or amount of damages, compensation, benefits or liability payable by Consultant) that might otherwise be afforded under any industrial insurance, Workers' compensation, disability benefit or similar law, rule, regulation or order of any governmental authority having jurisdiction (including, but not limited to, the Washington Industrial Act, Title 51 of the Revised Code of Washington). By executing this Agreement, Consultant acknowledges that the foregoing waiver has been mutually negotiated by the parties.

6.3 Patent; Copyright. Consultant releases and shall defend, indemnify and hold harmless the Indemnitees from all claims, losses, harm, costs, liabilities, damages, expenses (including, but not limited to, reasonable attorneys' fees) and royalties arising (whether before or after completion of the Services) out of or in connection with any claim, action, suit or proceeding based upon infringement of any patent, copyright, trade secret or other proprietary right or upon the wrongful use of any confidential or proprietary concept, method, process, product, writing, information or other item and arising out of or in connection with performance of the Services or the use or intended use of any of the Services. Further, if any of the Services or any use or intended use of the Services constitutes an infringement of any patent, copyright, trade secret or other proprietary right or the wrongful use of any confidential or proprietary concept, method, process, product, writing, information or other item, Consultant shall at its expense either procure for the Indemnitees the right to use the infringing item, replace the infringing item with a substantially equal but noninfringing item or modify the infringing item so that it becomes noninfringing; provided, however, that this paragraph 6.3 does not apply to any claim, action, suit or proceeding based upon infringement which is related to any materials or equipment designated solely by District for use by the District and not designed by the Consultant.

ARTICLE 7 - INSURANCE

7.1 Workers' Compensation; Employer's Liability Insurance. Consultant shall, at its sole expense, require that, with respect to all persons performing the Services, Consultant and its subconsultants maintain in effect at all times during performance of the Services coverage or insurance in accordance with the applicable laws relating to Workers' compensation and employer's liability insurance (including, but not limited to, the Washington Industrial Insurance Act and the laws of the state in which any such person was hired).

7.2 Liability Insurance. In addition, Consultant shall, at its sole expense, maintain in effect at all times during performance of the Services and for a period of at least three (3) years after completion thereof such insurance as will protect Consultant and the District from all claims, losses, harm, costs, liabilities, damages and expenses arising out of property damage or personal injury (including death) that may occur in connection with performance of the Services. Consultant shall promptly furnish to District upon request certificates of insurance and other evidence (such as copies of insurance policies and Certificates of Compliance issued by the Washington State Department of Labor and Industries) of the insurance required under this Article 7. Without limitation of the foregoing, such insurance shall include personal injury (including death) and property damage combined insurance with limits of \$1,000,000 CSL each occurrence and annual aggregate for the following coverages:

- (a) Commercial general liability/general (including premises operations, completed operations, blanket/contractual, broad form property damage and contractor's protective).
- (b) Commercial auto liability (including owned, hired and nonowned).
- (c) Professional liability (E & O)

7.3 Additional Insured; Subrogation. Any policy of insurance required under this Article shall name the District, its employees, directors, officers and agents ("Indemnitees") additional insureds and contain a waiver of the insurer's right of subrogation against the Indemnitees. To the full extent permitted by its policies, Consultant hereby waives such rights of subrogation. Such policies shall not be terminated or canceled without giving forty-five (45) days' advance written notice thereof to District.

ARTICLE 8 - CHANGES

8.1 Notice. District may at any time, by written notice thereof to Consultant, make changes in the Services to be performed under this Agreement (including, but not limited to, additions to or deletions from any Services, suspension of performance, and changes in the schedule and location of performance). Consultant shall, within ten (10) days after receipt of notice of any change which Consultant believes to be outside the scope of Services, give District written notice of such belief, otherwise the change shall be deemed to be within the scope of Services.

8.2 Adjustment. If any change under paragraph 8.1 causes an increase or decrease in the cost of or the time required for performance of the Services, an equitable adjustment in the compensation and/or schedule under this Agreement shall be made to reflect such increase or decrease and this Agreement shall be modified in writing accordingly, and only so long as Consultant provides timely notice as required by Section 8.1. Such equitable adjustment shall constitute full compensation to Consultant for such change.

ARTICLE 9 - TERMINATION OF THIS AGREEMENT

9.1 Termination of Agreement by District for Cause.

9.1.1 If Consultant shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Consultant shall violate any of the provisions of this Agreement, or if Consultant becomes insolvent or the subject of any proceeding under bankruptcy, insolvency or receivership law or makes an assignment for the benefit of creditors, District shall thereupon have the right to terminate this Agreement by giving written notice of such termination and specifying the effective date thereof as a certain date at least seven (7) days after the notice, during which period Consultant shall have the right to cure the default.

9.1.2 Whether or not this Agreement is so terminated, Consultant shall be liable to District for any damage or loss resulting from such failure or violation by Consultant described in subparagraph 9.1.1, including, but not limited to, costs in addition to those agreed to herein for prosecuting Services to completion and delay damages paid or incurred by District. The rights and remedies of District provided by this paragraph are cumulative with and in addition to any other rights and remedies provided by law or this Agreement.

9.1.3 District shall be liable to Consultant for Consultant's just and equitable compensation for any satisfactory services completed, but in no event shall this compensation exceed the percentage of total services satisfactorily completed at the time of termination times the total compensation payable under this Agreement less any damage or loss described in Section 9.1.2. District may withhold payments to Consultant equal to any claim made in writing by District for the purpose of set-off until such time as the exact amount of damages due District from Consultant is determined. In no event shall District be liable for any consequential or incidental damages, including, but not limited to, loss of profit on this or other projects or of reputation incurred by Consultant as a result of such termination. If District purports to terminate all or a part of this Agreement for cause, and it is determined that insufficient cause existed, such termination shall be deemed to have been a termination for convenience of District pursuant to paragraph 9.2, and the rights of the parties shall be determined accordingly.

9.2 Termination for Convenience by District. District may, at its option, terminate all or a portion of the services not then performed under this Agreement at any time by so notifying Consultant in writing. In that event, all finished or unfinished documents and other materials as described above shall, at the option of District, become its property upon compensation therefor in accordance with this Agreement, and District shall indemnify and hold harmless Consultant and its agents and employees from any claims arising from District's subsequent use of such documents and other materials, except to the extent Consultant is solely or concurrently negligent. If the Agreement is terminated by District as provided herein, Consultant's compensation for the Services shall be (i) that portion of the compensation for services properly performed prior to termination, and (ii) proper compensation for Reimbursable Expenses. District shall not be liable for any consequential or incidental damages, including, but not limited to, loss of profits on this or other projects or of reputation incurred by Consultant as a result of such termination.

ARTICLE 10 - MISCELLANEOUS

10.1 Time. Time is of the essence with regard to performance of this Agreement.

10.2 Subcontracting. Except for any services to be performed by subconsultants specified in Exhibit A, Consultant shall not (by contract, operation of law or otherwise) delegate or subcontract performance of any Services to any other person or entity without the prior written consent of District.

10.3 Independent Contractor. Consultant shall at all times be an independent contractor and not an agent or representative of District with regard to performance of the Services as authorized by this Agreement. Consultant shall not represent that it is, or hold itself out as, an agent or representative of District. The Consultant shall perform the Services in accordance with its own methods and in an orderly and professional manner. The Consultant is not authorized on behalf of the District to enter into any agreements, to waive or modify any provisions of the District's contracts with third parties, to authorize payment on behalf of the District, or to receive or accept contractual notices, to accept or approve any change in the price or time of contract on behalf of the District, or to otherwise bind the District by its actions. The District shall not be responsible for fringe benefits, withholding, paying of any taxes on behalf of the Consultant or its employees or agents, or remuneration above the amount stipulated in this Agreement.

10.4 Nonwaiver. The failure of either party to insist upon or enforce strict performance by the other party of any of the provisions of this Agreement or to exercise any rights under this Agreement shall not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon any such provisions or rights in that or any other instance.

10.5 Assignment. Neither District nor Consultant shall assign, sublet or transfer any interest in this Agreement without the written consent of the other.

10.6 Entire Agreement. This Agreement represents the entire and integrated agreement between District and Consultant and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both District and Consultant.

10.7 Applicable Law; Venue. This Agreement shall be interpreted, construed, and enforced in all respects in accordance with the laws of the State of Washington without regard to its choice of law provisions. Venue in any litigation shall be in King County, Washington.

10.8 Conflicts. The Consultant has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner with the performance of the Services. The Consultant will not employ any person in the performance of this Agreement having any such interest.

10.9 Mediation. Any dispute arising out of or relating to this Agreement, or the breach thereof, shall first be subject to mediation under the Construction Mediation Rules of the American Arbitration Association ("AAA"). To initiate the mediation process, a party shall submit a written mediation request to the other party. If the parties are unable to agree to a mediator within thirty (30) days after the receipt of the written request for

mediation, either party may submit a request for mediation to the AAA. The Consultant may not bring litigation unless it has been properly addressed in the above dispute resolution procedure.

mahlum

RFQ042080

BTA V CAPITAL LEVY PLANNING
SEATTLE PUBLIC SCHOOLS

23 JULY 2020





23 July 2020

Nancy Milgate
Seattle Public Schools
M/S 22-337
2445 Third Avenue S
Seattle, WA 98134 - 1923

Dear Ms. Milgate and Members of the Selection Committee:

It is with great enthusiasm that we submit our proposal for BTA V Capital Levy Planning with Seattle Public Schools (SPS). This effort will link your academic and physical needs together, serving as a cohesive guide for envisioning the District's ever-evolving future, and managing your facilities ability to support that future. To accomplish your objectives, the Mahlum team will work closely with the District and its broader community to build consensus around a plan that identifies your priorities, establishes clear project scope, tracks cost, and develops specific building and site concepts that further your goals for education, address the needs of your existing facilities, ensure your ability to accommodate enrollment, and further equitable access to education for every student. Together, we will create an inspired and innovative plan that will demonstrate your commitment to the success of your students and serve as the basis for your forthcoming BTA V Capital Levy.

EXPERTISE

Mahlum brings more than 80 years of experience in programming, planning and design for school districts throughout the Pacific Northwest. Our proposed team includes experts in community engagement, vision development, programming, facility assessment, site analysis, long-range facility planning, conceptual plan development, and detailed design of educational facilities and their systems. In addition, our team understands the intricacies of the Seattle Department of Construction and Inspections (SDCI) Land-use and Building Codes and has had impressive results helping our clients, including SPS, navigate its complex technical requirements. We will leverage the entirety of this experience for the benefit of Seattle Public Schools.

ENGAGEMENT

Connecting and partnering with your community will necessitate a variety of communication forums and platforms. Our commitment is to listen, understand, and communicate with all of your constituents to ensure that your BTA V Capital Levy Plan meets the needs of the District and aligns with the values of your community. Our experience on multiple projects within your District underscores our ability to effectively communicate with SPS staff and community members, address their concerns, and translate their vision, goals and needs into outcomes that are built on consensus and



support. With specific regard to current challenges associated with COVID, we are fully prepared to engage, and lead, your staff and community through the planning process using a virtual platform, should that be necessary.

COMMITMENT

We are thrilled by the prospect of partnering with you in support of educational excellence, and pledge to harness our broad expertise to create planning solutions that are relevant, hard-working and fiscally responsible. We will collaborate with SPS to establish a detailed schedule for the planning effort and we will meet that schedule. We also confirm our willingness to accept the District's terms and conditions as noted in the Standard Form of Contract.

It has been our pleasure to work with the Seattle Public Schools in the past, and we look forward to the opportunity of extending that relationship with the upcoming BTA V Capital Levy Planning Project. Your Capital Levy Plan represents an important step into the future; one that we sincerely hope to take with you. It is with pleasure and enthusiasm that we submit these qualifications for your consideration, extending our shared commitment to education facilities planning as an integral part of vital communities.

Sincerely,

A handwritten signature in blue ink, appearing to read "DM", written over a light blue horizontal line.

David Mount AIA LEED AP, Partner
(206) 441-4151
mount@mahlum.com

Section 1

SIGNED PROPOSAL CERTIFICATION FORM

REQUEST FOR QUALIFICATIONS NO. RFQ042080**PROPOSAL CERTIFICATION FORM**

TO: Nancy Milgate, Contracting Services Manager

The undersigned provider hereby certifies as follows:

1. I read the Seattle School District's Request for Qualifications No. RFQ042080 and the following Addenda and to the best of my knowledge I complied with the mandatory requirements stated herein:

Addenda Number

1

Issue Date

16 July 2020

2. I had the opportunity to ask questions regarding the Request for Qualifications, and that if such questions have been asked; they have been answered by the District.
3. That the proposer's response is valid for 90 days.

Dated at 8 a.m., this 23rd of July 2020.

(Signature)

David Mount

(Print Name)

Mahlum Architects

(Company Name)

71 Columbia, Floor 4

(Address)

Seattle

(City)

WA

(State)

98104

(Zip)

Partner

(Title)

dmount@mahlum.com

(Email Address)

(206) 441-4151

(Telephone Number)

(206) 816-1056

(Fax Number)

600 192 217

(UBI Number)

Section 2

TABLE OF CONTENTS



IMAGE
Library,
Northwood Elementary School

SECTION 2

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Section 3

EXECUTIVE SUMMARY

SECTION 3 EXECUTIVE SUMMARY

In line with Seattle Public Schools ongoing long-range facility planning, the District intends to prepare their BTA V Capital Levy to address capacity needs and building conditions through additions and modernizations to existing facilities. As part of the planning process and to determine the final scope of the Capital Levy, the District is seeking professional services to confirm priority projects and then translate these needs into site master plans. Utilizing the extensive work of the 2018 Facilities Master Plan Task Force and ongoing updates to the building assessment, the BTA V Capital Levy planning will prepare conceptual plans and scope narratives and collaborate with the District's cost estimator to determine the final recommendations of the Levy scope.

Mahlum and our consultant team bring extensive knowledge of Seattle Public Schools, including your facilities, policies, and priorities, to assist the District with the Levy planning.

We understand the preliminary list of priority projects includes renovations and additions to three elementary schools and one middle school modernization of a historic

landmarked building. Mahlum and our team hold recent and relevant experience that will be valuable to the process, including the renovations and additions to Magnolia and Queen Anne Elementary Schools and the addition to Coe Elementary School. In addition, our recently completed Robert Eagle Staff Middle School and various SPS elementary projects give us the knowledge and background to align the scope of work at each school site with the District's Educational Specifications and Technical Building Standards.

Our goal will be to create seamless and integrated additions, plan for future capacity expansion, and maximize the resources through energy efficiency and low maintenance solutions. As with all our work with SPS, the BTA V projects will also address health, safety and security issues that may pre-exist on the campuses,

and most importantly address equity for all students.

To achieve the goals of the Levy planning, a community-based Facilities Master Plan Task Force will guide the process. We understand the importance of skilled facilitation to the success and ultimate public support of the Levy. Lead by Corrie Rosen and LeRoy Landers, our team has facilitated hundreds of community-based processes and we take great pride in the continual positive feedback we receive while negotiating many diverse community interests.

With our extensive experience in school planning and knowledge of your District, Mahlum is committed to building an exceptional process and outcomes that support each school community's goals and those set forth in SPS Strategic Plan.



IMAGES:
Nathan Hale High School Modernization
Seattle Public Schools

Section 4

COMPANY PROFILE

SECTION 4
COMPANY
PROFILE

A. IDENTIFICATION OF
FIRM

Founded in 1938, Mahlum holds the collective knowledge and firm resources of a 98-person planning, architecture, and interiors organization with offices in Seattle and Portland. We have designed projects ranging from \$1 million to \$175 million in construction value, and have been recognized for design excellence from local, regional and national organizations for projects completed in the Northwest.

OFFICE LOCATIONS:

71 Columbia, Floor 4
Seattle, Washington 98104
(206) 441-4151 phone
(206) 441-0478 fax
dmount@mahlum.com

1380 SE 9th Avenue
Portland, Oregon 97214
(503) 224-4032 phone
khaapala@mahlum.com

B. AREAS OF
SPECIALIZATION

Mahlum has developed a range of specialized services in response to the unique needs of educational clients. Our in-house specialties include both basic architectural services, planning, and the sub-specialties listed to the right. Engineering services are provided by subconsultants.

OFFICE LEADERSHIP



Anne Schopf
FAIA
Design Partner



David Mount
AIA LEED AP
Integrated Practice Partner



Mark Cork
AIA LEED AP
Operations Partner



Kurt Haapala
AIA LEED AP
Business Development
Partner



Corrie Rosen
Principal



PJ Bauser
Principal



Abby Dacey
Principal



LeRoy Landers
Principal



Niki Lesko
Principal

Associate Principals

Rene Berndt
Beth Brett
Stacey Crumbaker
Dwayne Epp
Becky Hutchinson
Jay Hindmarsh
Brad Iest
Alyssa Leeviraphan
Kim Olson

C. FIRM SIZE AND BREAKDOWN

	Seattle Office	Portland Office
EMPLOYEE SPECIALIZATION WITHIN FIRM		
Architecture	41	39
Interior Design	4	3
Graphic Design	2	0
Marketing	1	2
Administrative Support	4	2
TOTAL	52 EMPLOYEES	46 EMPLOYEES

STAFF ORGANIZATION		
Partners	3	1
Principals	2	3
Architects, Managers, Technical Staff	39	38
Clerical	7	4
TOTAL	52 EMPLOYEES	46 EMPLOYEES

Section 5

PROJECT EXPERIENCE AND PAST PERFORMANCE



IMAGE:
Corrie Rosen and David Mount
leading a Design Team meeting

SECTION 5 PROJECT EXPERIENCE

Mahlum offers over 80 years of experience in the planning and design of K-12 facilities. Notably, we have worked with 33 school districts throughout the region on projects including master planning, programming and educational specification development, remodel and additions for existing schools, design and construction of new facilities and districtwide long-range planning and visioning. Mahlum takes pride in our position as leaders in cultivating sustainable educational environments that simultaneously work to improve learning outcomes for all students by addressing equity and social justice issues through the power of design.

In addition to winning three national Top Ten Green Awards from the AIA Committee on the Environment (COTE), we have made a commitment to integrated design processes that establish and achieve aggressive energy performance goals.

We know that SPS shares our values around sustainable solutions, as illustrated by your progressive Green Resolution. Together with our shared values on Equity, as illustrated by Board Policy 0030, Strategic Plan, we can commit to designing buildings that touch the earth as lightly as possible; simultaneously enhancing the health of our community while achieving your lifecycle and operational efficiency goals.

Mahlum is also recognized as a leader in school planning. We have worked with districts throughout the region to develop both site specific master plans and districtwide long-range facility plans that have served as a successful basis for subsequent capital measures.

We believe our long-standing commitment to the creation of superior learning environments is evident in each of our projects. Mahlum offers Seattle Public Schools a broad base of expertise, from knowledge of elementary and middle school educational delivery to the latest building technologies, with the intent of creating design solutions that are relevant, equitable, hard-working, fiscally responsible and inspiring.

QUEEN ANNE ELEMENTARY SCHOOL MODERNIZATION & ADD. SEATTLE PUBLIC SCHOOLS

This site consists of the 1905 Wood (or Treehouse) Building to the south and the 1922 Brick Building to the north. The site, exterior of the 1905 Wood Building, Entry Staircase of the 1905 Wood Building and Queen Anne Boulevard (Bigelow Avenue NE) are landmarked designated features.

This project adds eight classrooms, shared learning; a gymnasium with associated support; an expanded dining commons; a “We Wonder” project-based learning lab; and a new main office.

The project not only addresses current and projected elementary growth in Queen Anne and downtown Seattle, but also provides an important opportunity to strengthen the sense of community by creating a site plan that creates a cohesive campus.

PROJECT BUDGET
\$12,210,000

FINAL PROJECT COST
\$13,283,000 (Bid)

**ABILITY TO MEET
PROJECT DEADLINES**
Target Occupancy: Fall 2019
Actual Occupancy: Fall 2019



RELEVANCE TO BTA V CAPITAL LEVY PLANNING

- > Seattle Public Schools
- > SPS Elementary Ed Specs
- > Site Master Plan
- > Renovation and Addition
- > Major System Replacement
- > Historic Landmarked Building
- > Departures

MAGNOLIA ELEMENTARY SCHOOL MODERNIZATION & ADDITION SEATTLE PUBLIC SCHOOLS

The modernization and addition to this historic-landmark structure accommodates current program, seismic, accessibility, and energy requirements including two additions that provide classroom, library, gymnasium and support spaces. The character of the additions are intentionally ‘quiet’ to integrate into the historical fabric of the existing building and serve as a bridge to the community and the adjacent Ella Bailey Park. The formal and historic character of the existing building are preserved towards the public view, while providing

a contemporary face to the new courtyard/outdoor play area. Increased transparency and connections allow the activities, daylight, and views to permeate the building.

During the master plan phase, the team worked with the District to develop a phasing strategy to minimize re-work when the future phase is constructed.

PROJECT BUDGET
\$21,848,158

FINAL PROJECT COST
\$24,450,000

**ABILITY TO MEET PROJECT
DEADLINES**
Original Target Occupancy: Fall 2018
Accelerated Target Occupancy: Fall 2018
Actual Occupancy: Fall 2019



RELEVANCE TO BTA V CAPITAL LEVY PLANNING

- > Seattle Public Schools
- > SPS Elementary Ed Specs
- > Renovation and Addition
- > Seismic Upgrade
- > Historic Landmarked Building
- > Departures

THORNTON CREEK ELEMENTARY SCHOOL SEATTLE PUBLIC SCHOOLS

The new building seeks to balance the demands on a community valued and highly-utilized site with the specific educational goals and needs of the Thornton Creek Elementary School.

The eastern third of the site was designed to remain in its existing configuration with the building, parking, and main access points for future use by the District. The development of the remaining two-thirds of the site include the new one- and two-story facility that responds to solar orientation, access to the outdoors and the scale of the surrounding community.

ROBERT EAGLE STAFF MIDDLE SCHOOL/ CASCADIA ELEMENTARY SCHOOL SEATTLE PUBLIC SCHOOLS

These facilities serve 1,660 students co-located on a 16.88-acre site. A critical aspect of the design was the preservation of artist Andrew Morrison's landmarked murals depicting Indigenous leaders. These murals were so beloved by the community that all eight were meticulously preserved and reinstalled at the new buildings.

Robert Eagle Staff Middle School sits to the west of Cascadia Elementary. Each school features compact zones of shared programs organized around a central

The design builds on this structure to create a relational learning environment with scaled shared learning spaces, interspersed to provide equitable access. Auxiliary spaces are co-located at the heart of the school to provide a versatile space for community events.

PROJECT BUDGET

\$28,582,327

FINAL PROJECT COST

\$27,074,800

ABILITY TO MEET PROJECT DEADLINES

Target Occupancy: Fall 2016

Actual Occupancy: Fall 2016

spine. Classroom wings connected to the spine are suffused with daylight, and outdoor learning is encouraged through courtyards.

PROJECT BUDGET

\$79,459,446

FINAL PROJECT COST

\$81,587,148

ABILITY TO MEET PROJECT DEADLINES

Target Occupancy: Fall 2017

Actual Occupancy: Fall 2017



RELEVANCE TO BTA V CAPITAL LEVY PLANNING

- > Seattle Public Schools
- > SPS Elementary Ed Specs
- > Site Master Plan
- > Departures



RELEVANCE TO BTA V CAPITAL LEVY PLANNING

- > Seattle Public Schools
- > SPS Elementary and Middle School Ed Specs
- > Site Master Plan
- > Historic Landmarked Building Elements
- > Departures

POPE ELEMENTARY SCHOOL MODERNIZATION AND ADDITION

PUYALLUP SCHOOL DISTRICT

Nestled within a residential, suburban neighborhood, Pope Elementary will be renovated and expanded to accommodate the demands of a modern teaching environment under the guiding principles of the current Districtwide Educational Specifications.

The new facility will provide 32 homerooms with an upgraded library, gym, support spaces, and a new dining commons. Site improvements will include expanded parking, new play areas, and a walking track.

Starting in March 2017, Mahlum led an interactive planning

process with stakeholders from the Pope community, District administrators, and District staff to develop a vision, goals, and organizational concepts for the new Pope Elementary.

Mahlum explored a number of building and site concepts, but it was determined through the planning process that the commons should be the Heart of the new Pope.

PROJECT BUDGET
\$25,500,000

FINAL PROJECT COST
\$27,130,651 (Bid)

ABILITY TO MEET PROJECT DEADLINES

Target Occupancy: Fall 2020

The project is currently under construction and on track for a Fall 2020 opening.



RELEVANCE TO BTA V CAPITAL LEVY PLANNING

- > Site Master Plan
- > Renovation and Addition
- > Major System Replacement
- > Elementary School

BALLOU JUNIOR HIGH SCHOOL MODERNIZATION AND ADDITION

PUYALLUP SCHOOL DISTRICT

The Ballou Junior High modernization and addition represents a unique opportunity to increase capacity and transform the existing space through interior renovations, a new auxiliary gym addition and a new classroom/library building. This modernization also completes the vision of a larger campus-wide master plan, which includes shared facilities with neighboring Firgrove Elementary School.

The Ballou modernization contributes to the common space with the new library building. Transforming the back

of the school and framing the shared spaces between the two schools, the new library's glassy and whimsical facade and sheltering covered entry plaza serve as a welcoming gesture that complement Firgrove and reinforce a sense of campus and community.

PROJECT BUDGET
\$15,500,000

FINAL PROJECT COST
TBD

ABILITY TO MEET PROJECT DEADLINE

Target Occupancy: Fall 2021

The project is currently under construction and on track for a Fall 2021 opening.



RELEVANCE TO BTA V CAPITAL LEVY PLANNING

- > Site Master Plan
- > Renovation and Additions
- > Major System Replacement
- > Middle/Junior High School

GRANT HIGH SCHOOL MODERNIZATION PORTLAND PUBLIC SCHOOLS

The modernization of Grant High School exemplifies how the reuse of an existing structure can result in an effective learning environment that is enriched, rather than compromised by its historic structure and character.

The addition transformed this 1920's double-loaded corridor into a structure that allows for a central circulation spine with day-lit shared spaces, ushering daylight into its learning environments and providing a cohesive space.

The external relationships between the school and the adjacent park were restored

by the removal of structural barriers which had severed this external connectivity since the 1950's, bringing the heart of the school back to the center of campus.

Mahlum led a robust engagement process, including user interviews, stakeholder meetings, community forums, public workshops, and online engagement, that will serve as the model for the District's future capital projects.

PROJECT BUDGET

\$133,200,000

FINAL PROJECT COST

\$136,000,000

ABILITY TO MEET PROJECT DEADLINES

Target Occupancy: Fall 2019

Actual Occupancy: Fall 2019

MERCER ISLAND HIGH SCHOOL CLASSROOM ADDITION & MUSIC ROOM MODERNIZATION

MERCER ISLAND SCHOOL DISTRICT

The Mercer Island High School classroom addition addresses the District's dynamic enrollment growth, high room utilization, and a commitment to 21st century science curriculum needs. The additions are positioned at the east end of three existing classroom wings, improving the educational delivery of science, career and technology education (CTE) and the humanities. All CTE spaces feature overhead power grids to maximize flexibility. The volume is reduced in scale

by introducing a gap at the ridge with clerestory windows that bring balanced daylight into each of the new labs and classrooms.

Learners and educators have commented on the positive impact the daylighting has on their emotional wellbeing, ability to focus and academic performance when utilizing the new spaces. Exterior materials provide continuity with the existing palette.

PROJECT BUDGET

\$6,530,400

FINAL PROJECT COST

\$6,469,000

ABILITY TO MEET PROJECT DEADLINES

Target Occupancy: Fall 2015

Actual Occupancy: Fall 2015



RELEVANCE TO BTA V CAPITAL LEVY PLANNING

- > Site Master Plan
- > Renovation and Additions
- > Major System Replacement
- > Seismic Upgrade
- > Historic Landmarked Building



RELEVANCE TO BTA V CAPITAL LEVY PLANNING

- > Site Master Plan
- > Renovation and Additions

Section 6

PROJECT APPROACH



IMAGES:
Grant High School Master Planning
Workshop,
Portland Public Schools

SECTION 6 PROJECT APPROACH

PROJECT UNDERSTANDING

Seattle Public Schools intends to conduct a planning effort that will identify and address various facility, equipment and system improvements required for continuing support of education within the District.

This planning effort will define work associated with the BTA V Capital Levy, which focuses primarily on major and minor building system replacement.

Currently Seattle Public Schools has also identified four potential projects: three elementary school addition projects and one middle school modernization. It is also understood that this list of projects may change, as necessary, to address both District need and capital funding targets.

The Mahlum team will work with District staff and other key stakeholders to identify project goals, understand existing facility conditions, define programmatic requirements, establish a well-defined scope of work for each project, develop conceptual drawings and narratives, and provide assistance with estimates of probable cost in preparation for the BTA V Capital Levy proposal.

An overview of the planning process, design criteria, plan concepts and estimates of probable cost will be summarized in a report that may be used as the basis for a subsequent capital levy.

PARTICIPANTS

To develop your Capital Levy Plan, Mahlum proposes a highly collaborative process that will involve, pending SPS needs, up to three key participant groups. These groups include

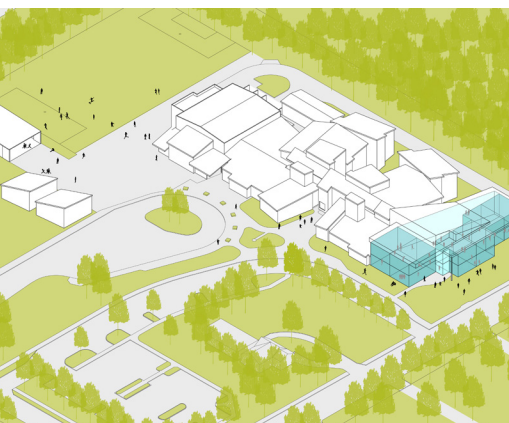
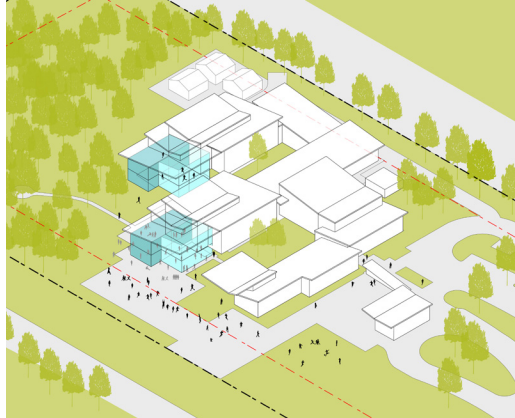
a District “Core Team” that will offer guidance and oversight of the process, “School Stakeholders” that will provide important design criteria and programmatic information, and at the discretion of the District, a community based “Facilities Master Plan Task Force” that will offer insight into public concerns, interests and support.

We will also engage local jurisdictions on an “as needed” basis, and provide periodic updates to both the Seattle School Board and the broader SPS community through public outreach sessions.

OUR PROCESS & TECHNIQUES

We believe a successful planning process should enable and inspire dialogue, facilitate decisions, and build enthusiasm and advocacy for the ideas explored. It should also be fun!

We integrate creative and participatory engagement



Phase 2: Concept Development

During this phase of planning, the Mahlum team will continue to work closely with the District and, if desired, its Facilities Master Plan Task Force, to develop and evaluate various conceptual planning approaches that address considerations, and design criteria, identified in Phase 1.

These conceptual approaches, shaped by a common understanding of District needs and grounded by your community's values, will explore various options for modernization, replacement, additions, technology and equipment.

As conceptual approaches are developed, the Mahlum team will collaborate with the District's cost consultant to develop estimates of probable cost.

This cost information will allow the District, and Facilities Master Plan Task Force, to consider appropriate distribution of capital between a number of projects and improvement categories, including site improvement, education program enhancement, accommodation of enrollment increases, equipment, maintenance, and modernization or replacement of existing building systems and infrastructure.

Our objective will be the identification of a project scope, preferred conceptual approach, and refined estimate of probable cost for each building, site and infrastructure improvement project.

strategies into our planning process, including both high-tech and hands-on approaches to outreach.

We encourage broad stakeholder participation to ensure that your plan reflects a clear understanding of prioritized District need, the values of each community, and the level of support for a proposed BTA V Capital Levy.

Working together, we will execute a three-phase process for development of the Seattle Public Schools' BTA V Capital Levy Plan.

These phases include:

Phase 1: Program & Analysis
Phase 2: Concept Development
Phase 3: Documentation

(For a sequence of proposed meetings associated with each participant group by phase, refer to Section 7: Project Schedule in this proposal).

Phase 1: Program & Analysis

Our initial phase of work will establish parameters that serve as the basis of conceptual design for each project.

Key milestones and deliverables for Phase 1 include:

- > **Visioning** - Identify and document both District and community prioritized goals, for all potential projects
- > **Condition Assessment** - Provide an analysis of building and site conditions, including educational adequacy, major systems, equipment, and code requirements
- > **Program Development** - Create a numeric program of space, and scope narratives, that address education programs, capacity and systems need, for each potential building and site project

When viewed within the context of the overall BTA V Capital Plan, the preferred conceptual approach for each project will represent a logical, prioritized strategy to address District needs within the context of your community's values and ability to provide financial support through the Capital Levy.

SEATTLE SCHOOL BOARD UPDATES & COMMUNITY OUTREACH

We propose that the Seattle School Board and broader SPS community be offered multiple opportunities to provide input during Phase 2 Concept Development. The first of these information sessions would occur during the initial exploration of concept alternatives. The second opportunity for input would be provided after the preferred conceptual approach for each project has been identified.

Key milestones and deliverables for Phase 2 include:

- > Development and documentation of various concept alternatives, with associated rough-order-of-magnitude cost comparisons, for each potential project; Board and community input on concept alternatives received
- > Identification of a preferred project scope and conceptual approach, with refined estimates of probable cost, for each improvement project; Board and community input on preferred approaches received and incorporated

- > Documentation of preferred conceptual layouts with associated estimate of probable cost

Phase 3: Documentation

During Phase 3, Mahlum will develop a draft plan report that will be submitted to the District for review and comment.

This report will identify participants, provide an outline of the planning process, communicate the guiding vision, and summarize need.

The preferred conceptual approach for each improvement project will be documented through scope narratives, supporting conceptual graphics and associated estimates of probable cost.

An appendix to the report will document background information related to the plan, including concept alternatives previously explored for each improvement project.

After District review of the draft report has been completed, Mahlum will submit a final report that incorporates all District comment. This report, and the concept plan it outlines, will reflect District and community input, capture mutual consensus around preferred approaches, and will establish the basis for your proposed BTA V Capital Plan.

Key milestones and deliverables for Phase 2 include:

- > Submit draft report to District for review and comment
- > Submit final report to the District

TAILORED APPROACH

While Mahlum, and our clientele, have experienced repeated success using the planning techniques outlined in this proposal, it is important to note that we understand that each planning effort is unique.

With regard to this, we look forward to tailoring the process to meet specific needs of Seattle Public Schools, its stakeholders, Board and community.

COMMUNICATION

Corrie Rosen, as your Project Manager, will be responsible for orchestrating all project communications. This single point of contact helps eliminate misplacement and misdirection of information and facilitates quick response time.

VIRTUAL ENGAGEMENT

If necessary, Mahlum is fully prepared to conduct all communication and stakeholder engagement using a virtual platform, rather than conducting in-person meetings.

We have both the necessary technology, tools and experience to lead your planning process to a successful completion.

SCHEDULE

The single most important tool to ensure proper communication and coordination between team members is a detailed project schedule. We will coordinate closely with the Seattle Public Schools to develop a schedule that meets your needs and expectations.

Section 7

PROJECT SCHEDULE

SECTION 7 PROJECT SCHEDULE

The following proposed schedule provides a framework for successfully accomplishing the planning work and assumes concurrent execution for all sites. It can be modified as needed, based on a deeper understanding of the project and the specific needs of SPS.

Onboarding / Start-Up [4 WKS]

- > Develop a detailed schedule identifying all meetings and milestones and establish communication protocols
- > Establish project committees and stakeholders: District core team, facilities master plan task force (if desired), and parameters for broader public /community outreach
- > Review and analyze available data at the District, facility, and program level, including education specifications, existing building plans, and other relevant materials
- > Discuss target levy amount

PHASE 1: PROGRAM & ANALYSIS

Visioning [4 WKS]

- > Develop clear objectives, priorities, and aspirations for the project to establish a shared vision
- > Build consensus among stakeholders through interactive visioning workshops and engagement

- > Define specific goals and needs for each facility, within the context of the District's vision and mission

Condition Assessment [6 WKS]

- > Assess each facility, including review of existing assessments, building plans, systems, and equipment; building walk-throughs and evaluations; and code review
- > Address historic building requirements and opportunities, if applicable
- > Provide documentation and analysis of building conditions, including major building systems, site conditions, and educational adequacy deficiencies

Program Development [12 WKS]

- > Develop a narrative and numeric space program for each facility that addresses physical condition, educational needs, and projected capacity, in comparison with District education specifications in alignment with targeted budget parameters
- > Utilize tools such as adjacency diagramming and plan testing, as well as visioning, assessment, and interview information, to create a program that reflects goals and objectives for specific areas, planned usage, and utilization patterns
- > Determine conceptual narratives for building systems

PHASE 2: CONCEPT DEVELOPMENT

Preliminary Building & Site Concepts [8 WKS]

- > Analyze sites and create multiple conceptual design options for each site and conceptual building layouts for each facility
- > Coordinate with jurisdictions regarding potential traffic and off-site improvements and departures
- > Use high-level cost estimates to compare conceptual approaches and balance between desirability and achievability within budget parameters

Concept Refinement [8 WKS]

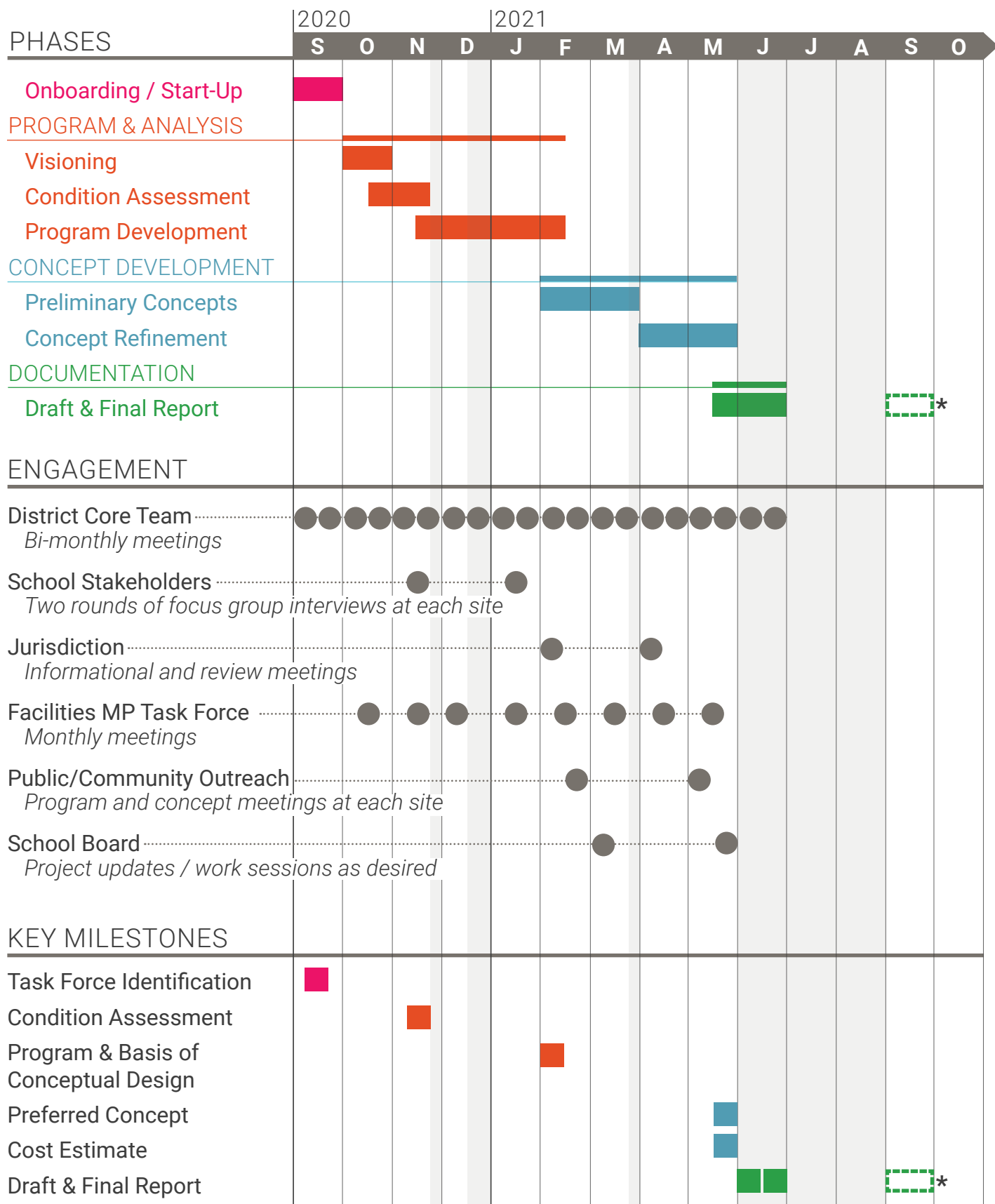
- > Refine preferred building and site concepts, reflecting District and stakeholder feedback
- > Develop systems options, construction concepts, and scope narratives for each facility in alignment with budget parameters, utilizing the District's Technical Building Standards (TBS) and Conceptual Project Description (CPD) developed for the BEX V Master Plan
- > Coordinate development of detailed cost estimates that reflect project scope

PHASE 3: DOCUMENTATION

Report [6 WKS]

- > Develop detailed draft report that documents process, goals, program, concepts, and cost of proposed levy projects
- > Complete final report, incorporating District feedback

PROJECT SCHEDULE



* Potential to shift or extend schedule to complete in Fall 2021

Section 8

TEAM ORGANIZATION

MAHLUM DESIGN TEAM: BTA V: CAPITAL LEVY PLANNING



David Mount
AIA LEED AP
Principal-in-Charge



Corrie Rosen
AIA LEED AP
Project Manager



LeRoy Landers
AIA
Planner / Programmer



Jennifer Lubin
AIA
Planner / Programmer



Jesse Walton
AIA CPHC
LEED AP BD+C
Project Architect



David Sarti
AIA
Project Designer



Stacey Crumbaker
IIDA Assoc. AIA
Interior Designer

SUBCONSULTANT TEAM

AHBL

Civil / Landscape Engineer

Hargis

Electrical Engineer

Metrix

Mechanical / Plumbing
Engineer

PCS

Structural Engineer

SECTION 8 TEAM AND TEAM ORGANIZATION

For your upcoming BTA V Capital Levy Planning projects, we see opportunity to deliver incredible value through a locally-based integrated design team.

David Mount will participate in all phases of your planning effort and will lead all stakeholder meetings. From initial contracts through your final report, David will have the availability, experience and capacity to successfully guide your planning process.

Corrie Rosen will serve as Project Manager and central point of contact for SPS. Corrie will manage and facilitate all phases of an integrated planning process. She will ensure that your projects are delivered on time and within your budget.

LeRoy Landers and Jennifer Lubin will offer critical expertise associated with programming and planning of school facilities to develop innovative and unique solutions for your planning projects. They will work directly with Seattle Public Schools to understand, prioritize and document your facility needs.

David Sarti will provide design leadership that will ensure your conceptual plans respond to both the pragmatic needs and inspirational opportunities associated with each improvement project. David will facilitate the thoughtful integration of new systems into your existing facilities and develop innovative conceptual approaches to meet your prioritized needs.

Jesse Walton will serve as Project Architect through all phases of the planning effort. He will coordinate closely with our consultant team to understand the technical challenges and opportunities presented by each site, and work with SPS to develop system strategies that are effective and cost efficient.

Stacey Crumbaker brings extensive experience related to both education space programming and collaborative engagement to your planning effort. She will work closely with LeRoy and Jennifer to develop a clear definition of project scope, educational planning options and, if needed, interior space plans for each improvement project.



David Mount, AIA LEED AP

Principal-in-Charge

An award-winning architect of educational facilities, David has over 21 years of experience. He offers broad perspective into cost effective opportunities to enhance community and learning both inside and out of the classroom. David is widely recognized for his leadership in the field of design and his work has been honored with more than 40 design awards.

EDUCATION & REGISTRATIONS

Bachelor of Architecture,
University of Arizona

LEED Accredited Professional
Registered Architect: WA, OR

RELEVANT EXPERIENCE

**Magnolia Elementary School
Renovation & Addition**
Seattle Public Schools 2019

Queen Anne Elementary School
Seattle Public Schools 2019

Ballou Junior High School
Puyallup School District 2021*

Pope Elementary School
Puyallup School District 2020*

Kellogg Middle School
Shoreline School District 2020*

**Mercer Island High School
Classroom Addition**
Mercer Island School District 2015

Issaquah Middle School
Issaquah School District 2014

Pine Lake Middle School
Issaquah School District 2017



Corrie Rosen, AIA LEED AP

Project Manager

A principal and education studio leader, Corrie works closely with school clients to understand technical and organizational issues affecting education, and develop sensitive design solutions to meet learners' needs. She will apply this expertise, honed over her 18 years of practice, to your upcoming projects and bring extensive experience working with the Department of Construction and Inspections (DCI) Land-use and Building Codes.

EDUCATION & REGISTRATIONS

Bachelor of Arts, Design of the
Environment, University
of Pennsylvania

Master of Architecture,
Columbia University

LEED Accredited Professional
Registered Architect: WA

RELEVANT EXPERIENCE

**Coe Elementary School
Addition**
Seattle Public Schools 2021*

**Magnolia Elementary School
Renovation & Addition**
Seattle Public Schools 2019

Queen Anne Elementary School
Seattle Public Schools 2019

Madrona K-8 School
Edmonds School District 2019

Lynndale Elementary School
Edmonds School District 2017

**Cascadia Elementary School
and Robert Eagle Staff Middle
School**
Seattle Public Schools 2017

**Nathan Hale High School
Modernization & Addition**
Seattle Public Schools 2011

* Anticipated Completion Date



LeRoy Landers, AIA
Planner

LeRoy brings over 30 years of experience with educational facilities encompassing facility planning, pre-bond planning, programming, design and analysis for diverse new construction and renovation/addition projects. His continuous passion to create visionary facilities that respond to and respect community while meeting clients' goals can be seen in various school Districts throughout the Pacific Northwest.

EDUCATION & REGISTRATIONS

Bachelor of Architecture,
University of Oregon

Master of Architecture,
University of Pennsylvania

Registered Architect: WA, OR

Certified Facility Assessor:
WA, OR

Certified Long-Range Planner: OR

RELEVANT EXPERIENCE

**Grant High School
Modernization**
Portland Public Schools **2019**

Long-Range Facility Plan
Mercer Island School District
2020*

Legacy High School
Evergreen Public Schools **2021***

Long-Range Facilities Plan
Forest Grove School District **2017**

**High School Educational
Specifications & Long-Range
Facilities Plan**
Eugene School District **2018**

Long-Range Facility Plan
North Clackamas School District
2016



Jennifer Lubin, AIA
Planner

Jennifer brings an evidence-based approach to planning for educational facilities and will ensure all recommendations are deeply rooted in robust analysis. With 25 years of architectural experience, Jennifer uses her broad knowledge in programming and planning to develop innovative and unique solutions that are specific to each project.

EDUCATION & REGISTRATIONS

Bachelor of Architecture,
University of Kansas.

Registered Architect: Oregon

RELEVANT EXPERIENCE

**Grant High School
Modernization**
Portland Public Schools **2019**

Long-Range Facility Plan
Mercer Island School District
2020*

Long-Range Facility Plan
Newberg Public Schools **2019**

Legacy High School
Evergreen Public Schools
2021*

**High School Educational
Specifications & Long-Range
Facilities Plan**
Eugene School District **2018**

Long-Range Facilities Plan
Forest Grove School District
2017

** Anticipated Completion Date*



EDUCATION & REGISTRATIONS

Bachelor of Architecture,
Rhode Island School of Design
Registered Architect: WA

Jesse Walton, AIA CPHC LEED AP BD+C Project Architect

With more than 17 years of experience with educational clients, Jesse is passionate about creating sustainable, healthy spaces for learners of all ages. As project architect, he works closely with design teams and District staff to maximize quality and efficiency, and offer creative solutions.

RELEVANT EXPERIENCE

Firgrove Elementary School
Puyallup School District **2019**

**Magnolia Elementary School
Renovation & Addition** **2019**
Seattle Public Schools

Thornton Creek Elementary School

Seattle Public Schools **2016**

Madrona K-8 School
Edmonds School District **2019**



EDUCATION & REGISTRATIONS

Master of Architecture, UW
Bachelor of Arts, CSU
Registered Architect: WA

David Sarti, AIA Project Designer

David has 20 years of professional experience. He creates innovative K-12 facilities by applying keen sensitivity and relentless creativity to site and building design concepts. He will draw from extensive experience with educational facilities to ensure the needs of students, faculty and staff are met.

RELEVANT EXPERIENCE

**Coe Elementary School
Additions**
Seattle Public Schools **2021***

Ballou Junior High
Puyallup School District **2021***

**Magnolia Elementary School
Renovation & Addition** **2019**
Seattle Public Schools

Pope Elementary School
Puyallup School District **2020***



EDUCATION & REGISTRATIONS

Bachelor of Science in Interior
Design, Master of Architecture
Arizona State University
NCIDQ Certified

Stacey Crumbaker, IIDA Assoc. AIA Interior Designer/Educational Planner

With over 10 years of experience, Stacey cultivates her practice as a response to human experience and believes architecture shapes community. Her work stems from a foundation of cohesive project delivery and knits together the poetics of design with the technicalities of construction.

RELEVANT EXPERIENCE

**Magnolia Elementary School
Renovation & Addition** **2019**
Seattle Public Schools

Queen Anne Elementary School
Seattle Public Schools **2019**

Wy'East Middle School
Evergreen Public Schools **2022***

Furniture Standards
Seattle Public Schools **2018**

** Anticipated Completion Date*

AHBL, Inc. | Civil Engineer / Landscape Architecture In addition to their extensive work with Seattle Public Schools, AHBL has completed more than 300 K-12 projects while working with 50 school districts throughout the Pacific Northwest. School projects have many constituents and the input of school District staff and teachers is highly valued. To support their work, AHBL has over 50 skilled civil engineers, designers and production staff. AHBL's civil and landscape departments are well-versed and adaptive to working on substantial design projects with concurrent design schedules for school Districts.

KEY PERSONNEL

Douglas Tapp, PE | Civil Engineer
BSCE, University of Washington

Doug Tapp is a principal in AHBL's Seattle office with more than 26 years of civil engineering experience. Doug applies his expertise to understanding and achieving the client goals while minimizing maintenance and cost and meeting all permitting requirements.

Craig Skipton, ASLA LEED AP | Landscape Architect
Master of Landscape Architecture, University of Washington
Bachelor of Science – Environmental Science, Western Washington University

Craig Skipton has 16 years of experience in educational facilities design. Craig brings proven experience creating cohesive and enhanced site designs for addition projects, finding opportunities for site features to perform multiple functions in order to meet constrained site areas and budgets.

RELEVANT EXPERIENCE

Viewlands Elementary School Replacement
Seattle Public Schools

Loyal Heights Elementary School Addition and Modernization
Seattle Public Schools

Hamilton International Middle School Renovation
Seattle Public Schools

Ingraham High School North Addition
Seattle Public Schools

Kellog Middle School
Shoreline School District

Hargis Engineers | Electrical Engineer Hargis has supported Seattle Public Schools (SPS) throughout the BTA and BEX programs by balancing project objectives with current day design and District standards. They will utilize insight and project understanding gained from their previous involvement as an electrical consultant in the District to inform outcomes for this levy planning effort. Backed by 65 years of firm experience and 25 years of collaboration with Mahlum, Hargis' ability to coordinate with multi-disciplinary teams promotes project cohesion and allows for a high level of responsiveness.

KEY PERSONNEL

Brendon Inman, PE LEED AP BD+C | Electrical Engineer
BS Electrical Engineering, University of Washington

Since being introduced to Seattle Public Schools nearly a decade ago, Brendon has completed 15+ projects to support the facilitation of learning throughout the District. Bringing forth 20 years of experience he will provide technical and project management leadership for the electrical team as the principal-in-charge and project manager.

RELEVANT EXPERIENCE

Magnolia Elementary Addition
Seattle Public Schools

Queen Anne Elementary Historic Renovation & Addition
Seattle Public Schools

Viewlands Elementary Replacement
Seattle Public Schools

Mercer Island High School Improvements
Mercer Island School District

Metrix Engineers | Mechanical / Plumbing Engineer Metrix is a mechanical design and consulting firm specializing in K-12 construction. Metrix corporate mission, vision and values guide both their design and production approach and the relationships they establish with their colleagues and clients. They aim to be a leader in mechanical design and consulting services and believe their client-centered approach is recognized in the industry because their clients' goals truly are important to them.

KEY PERSONNEL

Josh Robischon, PE | Mechanical and Plumbing Engineer
University of Washington, Bachelor of Science in Mechanical Engineering

Josh has specialized in K-12 mechanical system design and construction administration for nearly 20 years. Early in his career as a designer, Josh took on complex modernizations and phased occupied projects, from which he gained early insights to the complexities of mechanical systems and existing conditions.

RELEVANT EXPERIENCE

SPS BEX V Planning
Seattle Public Schools

Lincoln HS Modernization
Seattle Public Schools

Webster Elementary School
Seattle Public Schools

Loyal Heights Elementary School
Seattle Public Schools

PCS Structural Solutions | Structural Engineer PCS Structural Solutions is a single-discipline structural engineering firm with over 55 years of experience focused on structural design for learning environments. Founded in 1965 with offices in Seattle, Tacoma, and Portland, the firm has been a long-term partner with Seattle Public Schools and Mahlum Architects on projects including additions, renovations, modernizations, evaluations, new construction, and seismic and life safety upgrades at schools across the entire District.

KEY PERSONNEL

Craig D. Stauffer, SE | Structural Engineer
Master of Science, Civil Engineering (Structural Emphasis),
University of Wyoming

Craig will provide oversight of structural design through all phases of design and construction, as well as coordinating with all stakeholders to ensure timely project completion within budget constraints. While Craig has a broad experience base, he is best known for his educational facilities, and he continues to successfully manage many of the firm's public school projects.

RELEVANT EXPERIENCE

Queen Anne Elementary School Addition
Seattle Public Schools

Magnolia Elementary Modernization and Additions
Seattle Public Schools

BEX V Studies
Seattle Public Schools

Districtwide Seismic Analysis Update
Seattle Public Schools

Districtwide Study and Survey
Seattle Public Schools

Section 9

AVAILABILITY & CAPACITY

PROJECT	KEY ROLE & PERSONNEL	PROJECT PHASE		
		PROGRAM & ANALYSIS	CONCEPT DEVELOPMENT	DOCUMENTATION
BTA V Capital Levy Planning	Principal: David Mount	0.2	0.2	0.2
	Project Manager: Corrie	0.4	0.4	0.4
	Planner: LeRoy / Jennifer	1.0	0.6	0.8
	Project Designer: David Sarti	0.2	0.8	0.0
	Project Architect: Jesse	0.6	0.6	0.6
	Interior Designer: Stacey	0.6	0.8	0.0
	TOTAL FTE for PHASE	3.0	3.4	2.0
	Civil / Landscape: AHBL	0.2	0.2	0.0
	Electrical: Hargis	0.2	0.2	0.0
	Mechanical/Plumbing: Metrix	0.2	0.3	0.0
	Structural: PCS	0.2	0.2	0.0

SECTION 9 AVAILABILITY AND CAPACITY

It is without reservation that we make this commitment to you in terms of people, time and energy. Our team features direct principal participation and a consistent project manager point-of-contact to ensure that you receive the highest level of service and exemplary results.

The individuals committed from the Mahlum and consultant teams have collaborative and responsive attitudes and a strong history of working together to deliver high-quality projects within scope and budget. They were chosen for their qualifications and their availability to see the project through to completion.

Availability

Our current workload and the availability of key project team members will allow us to begin immediately on the BTA V Capital Levy Planning work to meet your schedule, with an anticipated start in September.

Your project will be Corrie, LeRoy, Jennifer, and Jesse's primary focus throughout the duration of the project, with consistent oversight from David Mount and additional support from David Sarti and Stacey during concept development. As project manager, Corrie will be fully available as the day-to-day contact throughout the project. Corrie, Jesse and Stacey will continue to support the Viewlands project and will have capacity to collaborate with SPS on these projects.

Our consultants will be fully available during the project, with expected involvement primarily in the first two phases.

Location

The majority of team members (David Mount, Corrie, David Sarti, Jesse, and Stacey) are Seattle-based and will remain so throughout the duration of the project. LeRoy and Jennifer, both based in Portland, will be present for all key meetings and activities.

Due to the unknowns related to COVID-19, the team is prepared to conduct meetings and engagement in-person or virtually as the situation permits. Mahlum has already been successfully implementing remote engagement with clients, consultants, and teams.

REFERENCES



IMAGE:
Grant High School Modernization
Portland Public Schools

SECTION 10 REFERENCES

Mahlum is proud of our legacy of serving Districts for years, even decades, as this is a testament to the relationships we cultivate and our investment in these communities.

MERCER ISLAND SCHOOL DISTRICT

Brandy Fox
Capital Projects Manager
brandy@cpmseattle.com
(206) 402-5642

- > Northwood Elementary School
- > Mercer Island High School
Classroom Addition & Music
Room Modernization
- > Long-Range Facility Plan

EDMONDS SCHOOL DISTRICT

Edward Peters
Director of Capital Projects
peterse@edmonds.wednet.edu
(425) 431-7170

- > Lynndale Elementary School
- > Madrona K-8 School

PUYALLUP SCHOOL DISTRICT

Gary Frentress
Executive Director of Capital
Projects
FrentrGJ@puyallup.k12.wa.us
(253) 841-8641

- > Firgrove Elementary School
- > Pope Elementary School
- > Ballou Junior High School

EVERGREEN PUBLIC SCHOOLS

Sue Steinbrenner
Executive Director of Facilities
Susan.Steinbrenner@
evergreenps.org
(360) 604-4077

- > Wy'East Middle School
- > Legacy High School



30 October 2020

Paul Cathcart, Sr. Facilities Planner
Capital Projects and Planning
Seattle Public Schools
2445 3rd Avenue South
Seattle, Washington 98124

RE: Seattle Public Schools – BTA V Capital Levy Planning (2020913.00)

Subject: Planning Services – Phases 2 and 3 Contract Fee Proposal

Dear Paul,

We are pleased to continue working with you on Phases 2 and 3 of the Seattle Public Schools BTA V Capital Levy Planning. This letter provides an overview of our understanding of the scope of work for Phases 2 and 3 and includes our proposed team, schedule, and compensation. Phase 1 of the Levy Planning will be completed under a separate contract. Phase 2 includes conceptual development of the school sites that have been identified for the BTA V Capital Levy and will define the scope and budget for each project to be included in the Levy. Phase 3 will document the process and final concepts.

Project Understanding

In line with Seattle Public Schools ongoing long-range facility planning, the District intends to prepare the 2022 BTA V Capital Levy to address capacity needs and building conditions through additions and modernizations to existing facilities.

Our team will work with District staff and other key stakeholders to identify project goals, understand existing facility conditions, define programmatic requirements, establish a well-defined scope of work for each project, develop conceptual drawings and narratives, and collaborate with the District's cost estimator to determine the final recommendations of the Levy scope.

We understand the preliminary list of priority projects includes renovations and additions to three elementary schools and one middle school modernization of a historic landmarked building. It is also understood that this list of projects may change, as necessary, to address both District need and capital funding targets.

Phases 2 and 3, Concept Development and Documentation, will build on the Phase 1, Program and Analysis, work and provide conceptual designs for each project to inform the 2022 Levy.

If necessary, we will conduct communication and stakeholder engagement using a virtual platform, rather than conducting in-person meetings.

We propose three key participant groups to guide the Levy Planning. These groups include:

Management Team will facilitate the process with representation from Seattle Public Schools Capital Projects and Planning and Mahlum and meet on a bi-monthly basis.

District Core Team will offer guidance and oversight of the process and function as a steering committee and meet approximately once a month. This group may include the Management Team and District leadership representing Capital Projects and Planning, Facility Operations, Racial Equity Advancement, School Operations, Resource Conservation, and individual school principals.

School/District Stakeholders will provide important design criteria and programmatic information during Focus Group meetings and may include representatives from Facility Operations, Transportation, Security, Technology Services, Risk Management, Food Service, and individual school administration.

We will also engage local jurisdictions on an as-needed basis and provide periodic updates to both the SPS School Board and the broader SPS community through public outreach sessions.

Project Team

Our proposed consultant team is as follows:

Structural Engineer – Craig Stauffer, SE	PCS Structural Solutions 1011 Western Avenue, Suite 810 Seattle, WA 98104
Mechanical Engineer – Josh Robischon, PE	Metrix Engineers, LLC. 725 Powell Ave SW #100 Renton, WA 98057
Electrical Engineer – Brendon Inman, PE	Hargis Engineers, Inc. 1201 Third Avenue, Suite 600 Seattle, WA 98101
Civil Engineer – Charlie Palmer, PE	AHBL 1200 6th Ave #1620 Seattle, WA 98101
Geotechnical Engineer – Bruce Guenzler	AESI 911 5 th Ave Kirkland, WA 98033

The District will contract directly for cost estimating, site survey, and environmental consulting.

Project Schedule

Phase 2, Concept Development, will begin following our Phase 1, Program and Analysis, approximately February 2021 and Phase 3, Documentation, will wrap up in June 2021. See the attached preliminary schedule for additional information.

Scope of Services

We understand the Phases 2 and 3 work to consist of the following tasks:

Preliminary Concepts- Analyze sites and create multiple conceptual design options for each site and conceptual building layouts for each facility. Coordinate high-level cost estimates to compare conceptual approaches.

- (4) Management Team meetings
- (2) District Core Team meetings

Concept Refinement - Refine preferred building and site concepts and develop systems options, construction concepts, and scope narratives for each facility. Coordinate development of detailed cost estimates that reflect project scope.

- (4) Management Team meetings
- (2) District Core Team meetings

Community Outreach - Facilitate community outreach meetings at each school site to share concept development and gather community input and support.

- (1) Management Team meetings
- (4) Community Outreach meetings

Board Meeting – Provide a presentation of Phase 2, Concept Development, as an update to the School Board.

- (1) Board Update meeting

Documentation – Develop detailed draft report that documents process, goals, program, concepts, and cost of proposed levy projects. Complete final report, incorporating District feedback.

- (1) Management Team meetings

Attached you will find a detailed breakdown of tasks and estimated hours for the scope of services that we understand will be required for these efforts.

Project Compensation

Compensation will be based on an hourly basis as noted in the attached fee breakdown, with a total not to exceed amount of **\$355,310**.

We have included allowances for reimbursable expenses. Consultants and reimbursables will be invoiced at cost plus 10%.

We understand that this proposal including scope of work and associated fees will be incorporated into a design services agreement between Owner and Architect. We look forward to reviewing this proposal with you and addressing any questions you have at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'DMT', with a large, stylized 't' that extends to the right.

David Mount AIA
Partner

cc Rebecca Asencio, Seattle Public Schools
 Corrie Rosen, Mahlum
 LeRoy Landers, Mahlum
 Nancy Harmon, Mahlum

encl Planning Fee Summary – Phase 2_3 Contract dated October 30, 2020
 Preliminary Project Schedule

SEATTLE PUBLIC SCHOOLS
BTA V CAPITAL LEVY PLANNING
Phases 2 and 3
30 OCTOBER 2020

EXHIBIT E

SPS BTA V Capital Levy Planning Workplan	Principal \$215	Project Manager \$185	Project Planner \$215	Project Designer \$160	Project Architect \$140	Totals
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Phase 1: Program and Analysis *(under separate contract)*
~ November 2020 thru February 2021

Phase 2: Concept Development
~ February 2021 thru May 2021

Preliminary Concepts						
Meeting Prep	4.0	4.0	4.0	4.0	4.0	20.0
Meeting with Management Team (assume 4)	12.0	12.0		12.0		36.0
Minutes		4.0				4.0
Develop Preliminary Concepts (assume 2 cycles)	2.0	4.0	4.0	256.0	256.0	522.0
Cost Coordination		8.0		4.0		12.0
Meeting Prep	2.0	2.0	2.0	2.0	2.0	10.0
District Core Team Meetings #5 & #6	6.0	6.0		6.0	6.0	24.0
Minutes		2.0				2.0
Concept Refinement						
Meeting Prep	4.0	4.0	4.0	4.0	4.0	20.0
Meeting with Management Team (assume 4)	12.0	12.0		12.0		36.0
Minutes		4.0				4.0
Develop Preliminary Concepts (assume 2 cycles)	2.0	4.0	4.0	256.0	256.0	522.0
Cost Coordination		8.0			4.0	12.0
Meeting Prep	2.0	2.0	2.0	2.0	2.0	10.0
District Core Team Meetings #7 & #8	6.0	6.0	4.0	6.0		22.0
Minutes		2.0				2.0
Community Outreach-Concepts						
Meeting Prep	4.0	4.0	4.0	4.0	4.0	20.0
Outreach Meetings (assume 4 sites)	12.0	12.0		12.0		36.0
Minutes		4.0				4.0
Meeting Prep	1.0	1.0	1.0	1.0	1.0	5.0
Meeting with Management Team (assume 1)	3.0	3.0		3.0	3.0	12.0
Minutes		1.0				1.0
Board Update-Concepts						
Meeting Prep	1.0	4.0		12.0		17.0
Board Meeting	2.0	2.0				4.0
Subtotal Hours	75.0	115.0	29.0	596.0	542.0	1357.0
Subtotal Architectural Fee	\$16,125	\$21,275	\$6,235	\$95,360	\$75,880	\$214,875

Phase 3: Documentation
~ May 2021 thru June 2021

Meeting Prep	1.0	1.0	1.0	1.0	1.0	5.0
Meeting with Management Team (assume 2)	6.0	6.0		6.0	6.0	24.0
Draft Report	2.0	40.0	4.0	20.0	40.0	106.0
Final Report	2.0	16.0	4.0	16.0	16.0	54.0
Subtotal Hours	11.0	63.0	9.0	43.0	63.0	189.0
Subtotal Architectural Fee	\$2,365	\$11,655	\$1,935	\$6,880	\$8,820	\$31,655

Phase 2&3: Consultant Services - Concept Development and Documentation

Civil						\$18,200
Structural						\$34,100
Mechanical						\$32,450
Electrical						\$13,050
Subtotal Consultant Fee				10% Markup		\$9,780
						\$107,580

SUMMARY

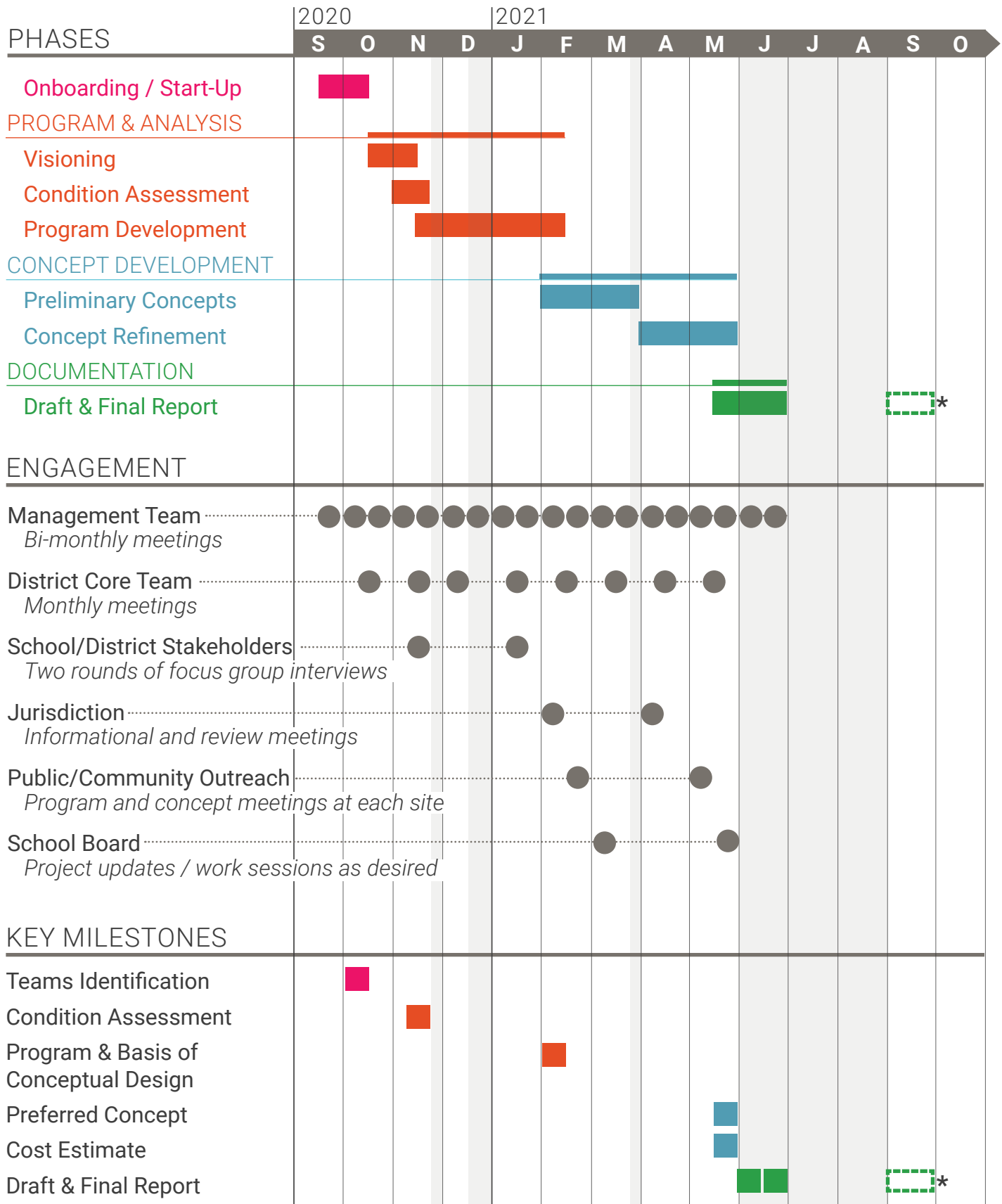
Subtotal Architectural Planning Fee	\$246,530
Subtotal Consultant Fee	\$107,580

ESTIMATED REIMBURSABLE EXPENSES
Printing Allowance

\$1,200
\$1,200

TOTAL FEE & EXPENSES	\$355,310
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PROJECT SCHEDULE



* Potential to shift or extend schedule to complete in Fall 2021