



SCHOOL BOARD ACTION REPORT

DATE: March 17, 2020
FROM: Denise Juneau, Superintendent
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For Introduction: March 25, 2020
For Action: April 7, 2020

1. TITLE

BEX V: Award Contract P1710 for Construction Project Management Services to Parametrix for the Rainier Beach High School Replacement project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction project management contract in the amount of \$4,448,393, including reimbursable expenses, for the Rainier Beach High School Replacement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute contract P1710 for Construction Project Management Services, with Parametrix in the amount of \$4,448,393 including reimbursable expenses, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary actions to implement the contract.

4. BACKGROUND INFORMATION

a) Background

On February 12, 2019, voters approved the \$1.4 billion, Building Excellence V (BEX V) Capital Levy, which will support Seattle Public School District's long-range plans to upgrade and renovate aging school facilities and address enrollment growth. The Capital Planning section of the Capital Projects department has identified this project to involve the following.

Rainier Beach High School will be replaced with a new, multi-story high school of approximately 233,700 square feet. When completed, it will provide permanent space for 1,600 students grades 9-12. Students will remain on-site during the phased construction.

This BEX V Construction Project Management Contract P1710 with Parametrix provides construction project management services from conceptual design, through construction and closeout of the project.

The following are some key reasons and benefits for using a Construction Project Management (CPM) firm for this BEX V project:

- One of the primary drivers for engaging contract CPM services is to accommodate the fast track schedule of the largest BEX V projects that are needed to accommodate district student enrollment growth.
- A significant benefit of retaining contract seasoned CPM firms is that they bring a series of specialized skills, such as cost estimating, schedule management, claims management, familiarity with local building codes and processes, community presentation capability, and design facilitation that employee project management staff normally do not possess.
- The district has demonstrated a history of success, from the Capital Improvement Program (CIP) in the 1980s and 90s through four BEX programs using qualified Construction Management firms to supplement in-house project management staff.
- Best practice is for school districts to use outside CPM services for large programs and complex projects. This is done by Spokane, Tacoma, Lake Washington and Bellevue School Districts.
- Financial program management and the smaller and/or less complex BEX and BTA projects will be managed by in-house staff.

The district publicly advertised for services in June 2019. Seven firms submitted proposals. The district review panel interviewed four firms and selected Parametrix as the most qualified firm for the BEX V Rainier Beach High School Replacement project.

For the Rainier Beach High School Replacement project, the district selected Parametrix based on specific criteria to best meet its needs, including factors like demonstrated performance on similar projects, K-12 school construction project management experience, deep understanding of education issues, education specifications, pedagogies and teaching practices, communication skills, General Constructor/Construction Management (GC/CM) experience, Alternative Public Works construction delivery method experience, successful construction project management and delivery record, relevant certifications and education, knowledge of local and city issues, familiarity with Washington State Environmental Policy Act (SEPA), and the willingness to accept the district's standard terms and conditions. The district included cost as an important criterion in selecting its Construction Management firms, and aggressively negotiated the contract terms and price, to receive the best value for the services.

b) Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the construction management contract to start the design of the Rainier Beach High School Replacement project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

c) Research

The Construction Project Management firm will employ the following resources when planning this project:

- SPS BEX V Master Plan, February 2019
- SPS Technical Building Standards, December 2012
- SPS High School Educational Specifications, May 13, 2016
- SPS School Design Advisory Team Process Guide documents
- McKinstry Building Condition Assessment Update, 2019

- Seattle Building Code
- RCW Chapter 39.10, Alternative Public Works Contracting Procedures

5. **FISCAL IMPACT/REVENUE SOURCE**

The fiscal impact to this motion will be \$\$4,448,393. The revenue source for this motion is from the BEX V Capital Levy. The total project budget, of which the construction project management contract is one part, is \$238,150,426.

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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

Upon Board approval, planning and design will begin, including engagement with a site-specific School Design Advisory Team (SDAT) which will include representation from neighborhood councils.

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 in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

8. **STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the BTA and BEX Capital Levy programs and provide students with safe and secure school buildings.

9. WHY BOARD ACTION IS NECESSARY

- ☒ Amount of contract initial value or contract amendment exceeds \$250,000 (Policy No. 6220)
- ☐ Amount of grant exceeds \$250,000 in a single fiscal year (Policy No. 6114)
- ☐ Adopting, amending, or repealing a Board policy
- ☐ Formally accepting the completion of a public works project and closing out the contract
- ☐ Legal requirement for the School Board to take action on this matter
- ☐ Board Policy No. _____, [TITLE], provides the Board shall approve this item
- ☐ Other: _____

10. POLICY IMPLICATION

Per Board Policy No. 6220, Procurement, any contract over \$250,000 must be brought before the Board for approval.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on March 12, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full board.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	April 2020
Anticipated Construction Date:	July 2022 through May 2025
Substantial Completion Date:	May 2025

13. ATTACHMENTS

- RFP 04977 for Construction Project Management Services (for reference, available upon request in the Capital Projects & Planning department)
- Contract P1710, for Construction Management Services, to Parametrix for the Rainier Beach High School Replacement project (for approval, available upon request in the Capital Projects & Planning department)