

School Board Briefing/Proposed Action Report



Informational (no action required by Board) **Action Report** (Board will be required to take action)

DATE: November 28, 2016
FROM: Dr Larry Nyland, Superintendent
LEAD STAFF: Dr Lester Herndon, Associate Superintendent of Facilities and Operations
(206) 252-0644 ltherndon@seattleschools.org

I. TITLE

BTA IV: Award Contract K1267, for Master Planning Services, to Bassetti Architects for BEX V Capital Levy Planning **For Introduction:** December 7, 2016
For Action: January 4, 2017

II. WHY BOARD ACTION IS NECESSARY

Per Board Policy No. 6220, Procurement, all contracts exceeding \$250,000 must be approved by the Board. The contract for the full scope of Master Planning Services for BEX V Capital Levy Planning will exceed \$250,000.

III. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact to this action will be Nine Hundred, Thirty-One Thousand, Six Hundred Eleven Dollars (\$931,611.00), including reimbursable expenses.

The revenue source for this motion is 100% BTA IV Capital levy funds.

Expenditure: One-time Annual Other Source

IV. POLICY IMPLICATION

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

V. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute Contract K1267, for Master Planning Services with Bassetti Architects for BEX V Capital Levy Planning in the amount of Nine Hundred, Twenty-One Thousand, Six Hundred Eleven Dollars (\$921,611.00), plus reimbursable expenses of Ten Thousand Dollars (\$10,000), in the form of the draft agreement attached to the Board Action Report, with any minor additions, deletions, and modifications deemed necessary by the Superintendent and to take any necessary actions to implement the contract.

VI. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on November 17, 2016. The Committee reviewed the motion and moved the item forward to the full Board with a recommendation for approval.

VII. BACKGROUND INFORMATION

The BEX V Capital Levy is scheduled to be presented to the voters early February 2019. To meet that deadline proposed projects must be identified by October 2017, allowing approximately one year for the implementation of a Programmatic Environmental Impact Statement. Capital Projects 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 whereby cost estimates can be derived. Bassetti Architects efforts include collecting geotechnical information regarding the existing soils conditions, 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 project. The District has hired a separate cost consultant to work with Bassetti Architects to develop construction and project estimates based upon the proposed master plans. Capital Planning staff will assemble required scopes of work, estimated construction and project costs and 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 BEX V capital levy.

Schools to study were selected based upon their existing facility conditions and forecasted enrollment growth to meet capacity needs. Selected schools for master plan study include: John Rogers, North Beach, Northgate, Sacajawea, Montlake, Kimball, Alki, Lafayette, Roxhill, and Schmitz Park Elementary Schools, Salmon Bay K-8, Whitman, Washington and Mercer International Middle Schools, and Rainier Beach High School and a Downtown High School. In addition, Bassetti Architects master plan proposal allows Seattle Public Schools to identify three additional schools to be selected in June 2017.

As the schedule is critical for this work to begin and certain planning services were required in the month of September 2016, an interim contract P1487 for \$75,500 has been executed with Bassetti Architects which is included in the amount of this final contract.

The firm of Bassetti Architects was selected through the Architectural and Engineering Services selection procedures established in Superintendent Procedure 6220SP.C. Seven (7) firms submitted their qualifications: Bassetti Architects, DLR Group, Hutteball & Oremus Architecture, Magellan Architects, NAC Architecture, Rolluda Architects, Studio Meng Strazarra. Three (3) firms were shortlisted and interviewed: Bassetti Architects, NAC Architecture and Studio Meng Strazarra. Bassetti Architects was judged to be the most qualified to provide master plan services.

VIII. STATEMENT OF ISSUE

Whether to execute the Master Planning Services contract with Bassetti Architects for the work associated with this project.

IX. ALTERNATIVES

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

X. RESEARCH AND DATA SOURCES / BENCHMARKS

The consultant will utilize the following resources for the conceptual planning work:

- Current SPS Education Specifications for High School, Middle School & Elementary Schools
- City of Seattle Land Use Regulations
- SPS Green Resolution
- SPS District Technical Standards

XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT

Upon Board approval, the contract will be executed with Bassetti Architects and services will proceed shortly thereafter. Preliminary final submittals are expected to be completed October 6, 2017 to begin publication of the SEPA report.

XII. ATTACHMENTS

- Contract K1267 (draft)
- Interim Contract P1487, for Architectural Planning Services