



SCHOOL BOARD ACTION REPORT

DATE: September 17, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: October 21, 2020
For Action: November 4, 2020

1. TITLE

BEX V: Award Architectural & Engineering Contract P1788 to Bassetti Architects 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 an Architectural & Engineering (A/E) contract in the amount of \$14,117,097.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1788 with Bassetti Architects in the amount of \$14,117,097, plus A/E reimbursable expenses of \$380,034 for plan review and printing fees for the Rainier Beach High School Replacement project, with any minor additions, deletions, modifications and actions deemed necessary by the Superintendent to implement the contract.

4. BACKGROUND INFORMATION

a. Background

The Rainier Beach High School Replacement project, located at 8815 Seward Park Ave. S, Seattle, WA 98118, is funded through the BEX V levy passed by the voters in February 2019. The levy timeline includes this project to be completed by the 2025 school year.

The project scope includes replacement of the existing Rainier Beach High School. Located next to Lake Washington, the high school is the furthest south in the Seattle Public Schools' attendance boundary. Built in 1960, this school has seen some improvements, including a Career and Technical Education addition (1967) and a new performing arts space (1998) but has had no major modernizations. The community of Rainier Beach has been vocal regarding the delayed modernization of this school compared to others in the district and the equity issues relating to Rainier Beach as an underserved neighborhood in Seattle.

Given the complexity and cost of a high school construction project, as well as the district's concerns that planning recommendations be racially equitable, the school

district asked the BEX V master planning team to facilitate a community visioning workshop to ensure that student, staff and community perspectives have been included in the preferred BEX V master plan option.

2015 Facilities Master Plan Project Prioritization Update: The BEX V Capital Levy proposed the replacement of Rainier Beach High School with a 1,600-student, multi-story school of approximately 233,700 sq. ft., with options to retain or replace the existing 19,300 sq. ft. theater.

Roughly 700 Students will remain on-site during construction. Construction is anticipated to begin in July 2022, be multi-phased and substantially complete by May 2025. The identified project cost is \$238.3 million with construction costs anticipated to be \$153 million, including hazardous material abatement, building demolition, site work, construction of the new school, modernization of any remaining buildings and site and off-site improvements.

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

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Rainier Beach High School Replacement project.

c. Research

Provide list of the research utilized, examples below

- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code
- Coordination meetings with district facilities and other stakeholders throughout the design process

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact of this motion will be \$14,117,097. The revenue source for this motion is from the BEX V Capital Levy. The advertised Maximum Allowable Construction Cost budget is \$128,520,000 with a total project budget of \$238,150,426 of which the A/E contract is one part.

Expenditure: One-time Annual Multi-Year N/A

Revenue: One-time Annual Multi-Year N/A

6. COMMUNITY ENGAGEMENT

With guidance from the District’s Community Engagement tool, this action was determined to merit the following tier of community engagement:

- Not applicable
- Tier 1: Inform
- Tier 2: Consult/Involve
- Tier 3: Collaborate

The selection of projects in the BEX V program went through an extensive community vetting process and ultimately received 73% approval from voters in February 2019.

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 October 8, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Design will begin upon execution of this contract. Construction will take place the summer of 2022.

13. ATTACHMENTS

- Contract P1788 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0669)
- Architect Fee Schedule (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0669)
- AE Scoring Sheet (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0669)