



SCHOOL BOARD ACTION REPORT

DATE: February 19, 2021
FROM: Denise Juneau, Superintendent
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For Introduction: March 24, 2021
For Action: April 7, 2021

1. TITLE

BEX V: Approval of Parametrix Contract Modification #2 for the Rainier Beach High School Replacement project

2. PURPOSE

The purpose of this action is for the Superintendent to execute an additive contract modification to the Construction Project Management contract, which exceeds \$250,000.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute the Parametrix contract modification #2 for Rainier Beach High School Replacement in the amount of \$500,032.50, 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 Building Excellence V (BEX V) levy passed by the voters in February 2019. Completion of this project is scheduled for July 2025, prior to commencement of the 2025-2026 school year.

This modification increases the Parametrix contract adding a subconsultant McLennan Design. This scope of services for the Rainier High School project would allow McLennan Design to serve as an “Owner’s Representative” to guide and monitor the design and performance goals for this project toward regenerative, sustainable outcomes.

McLennan Design can bring best practice and innovative strategies across the project, helping the design architects and engineers achieve project goals within the available budget.

McLennan will review the modeling reports developed by the project engineers in this scope of work, including the energy modeling developed by the engineering team, the natural ventilation modeling, and daylight analysis models; work closely with the project

architect and engineers to support the design team effort to review and specify materials and systems that are in compliance with the Health and Happiness and Materials Petals of the Living Building Challenge; overview and assist the project design team to address the district goals for resource conservation, low-emitting materials, durability, and minimization of waste; provide an embodied carbon baseline analysis of the early design concepts to help the design team find opportunities to reduce embodied carbon through design and material choices; and provide support to the project design team to develop regenerative strategies for site design, landscape, and stormwater management for the project.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract modification on the Rainier Beach High School Replacement project and will negatively impact project success in meeting district sustainability and natural resources conservation goals. This is not recommended because it would negatively impact the district's ability to create and maintain sustainable, healthy school environments through a long-term resource management plan.

c. Research

- Policy No 6810: Natural Resources Conservation
- Seattle School District Board Resolutions
 - No. 2006/07-18 Climate Change Resolution
 - No. 2012/13-12 Green Resolution
- 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 \$500,032.50. Project costs remains within the overall project budget. The revenue source for this motion is from the BEX V Capital Levy.

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 Buildings, Technology, and Academics/Athletics (BTA) and BEX Capital Levy programs and 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. 6000, Program Planning, Budget Preparation, Adoption and implementation Policy

Other: _____

10. POLICY IMPLICATION

Per Board Policy No. 6220, Procurement, any contract or amendment 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 11, 2021. 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 district will be able to proceed with the project and the contract modification will be executed.

13. ATTACHMENTS

- Contract Modification Proposal (for reference, available upon request from the Capital Projects & Planning department, 206-252-0635)