



SCHOOL BOARD ACTION REPORT

DATE: August 21, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: August 26, 2020
For Action: September 9, 2020

1. TITLE

BEX V: Award Architectural & Engineering Contract P1762 to BuildingWork for the Louisa Boren STEM K-8 School HVAC Upgrades 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 \$316,760.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1762 with BuildingWork in the amount of \$316,760 for architectural and engineering services for the Louisa Boren STEM K-8 School HVAC Upgrades project, 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

The Louisa Boren STEM K-8 School HVAC Upgrades project, located at 5950 Delridge Way SW, Seattle, WA 98106, is funded through the BEX V levy passed by the voters in February 2019. The levy timeline includes that this project will be completed for the 2021-2022 school year.

The project scope includes replacing the original boiler with two condensing boilers and replacing the pneumatic mechanical system controls with direct digital controls (DDC).

The firm of BuildingWork was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure [6220SP.C](#). Seven (7) firms submitted their qualifications and three (3) firms were shortlisted and interviewed, IBI Group, tk1sc and BuildingWork were interviewed. BuildingWork was judged to be the most qualified to provide these design services.

Prior improvements that have been made at Louisa Boren STEM K-8 School since the year 2000 include: interior, electrical, mechanical and playground improvements for re-opening 2012 and seismic improvements 2013.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Louisa Boren STEM K-8 School HVAC Upgrades project.

c. Research

- 2014 Building Condition and Educational Adequacy Assessment, prepared by MENG Analysis
- 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 to this motion will be \$316,760. The revenue source for this motion is from the BEX V Capital Levy. The advertised Maximum Allowable Construction Cost budget is \$2,749,868. The total project budget is \$ 4,364,870 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 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 August 13, 2020. The Committee moved the item forward to the full Board with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Design will begin upon execution of this contract. Construction will take place during the summer of 2021.

13. ATTACHMENTS

- Contract P1762 (for reference as part of motion) (available upon request from the Capital Projects & Planning department)
- Architect Fee Schedule (for reference) (available upon request from the Capital Projects & Planning department)
- AE Scoring Sheet (for reference) (available upon request from the Capital Projects & Planning department)