



SCHOOL BOARD ACTION REPORT

DATE: October 27, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: November 18, 2020
For Action: December 2, 2020

1. TITLE

Distressed School Grant: Award Architectural & Engineering Contract P1717 to Thomas Cook Fitzgerald Architecture (TCF) for the Leschi Elementary School Four Classroom Addition 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 \$427,981.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1717 with TCF in the amount of \$427,981 for the Leschi Elementary School Four Classroom Addition project, with any minor additions, deletions, modifications and actions deemed necessary by the Superintendent to implement the contract.

4. BACKGROUND INFORMATION

a. Background

The Leschi Elementary School Four Classroom Addition project, located at 135 32nd Ave., Seattle, WA 98122, is funded through the Office of Superintendent of Public Instruction (OSPI) Distressed School Grant.

The project scope includes a four-classroom, two-story addition on the north end of the existing building and improvements to the main entrance/administration area to create a secure-entry vestibule that directs visitors into the office area prior to allowing access to the school. The new school addition will meet the requirements outlined in the district's elementary school educational specifications.

The firm of TCF was selected through the A/E selection procedures established in Superintendent Procedure [6220SP.C](#). Six firms submitted their qualifications, and four firms were shortlisted and interviewed. Those firms are Studio Meng Strazzara, Rolluda Architects, BLRB Architects, and TCF. TCF was judged to be the most qualified to provide these design services.

Prior improvements that have been made at Leschi Elementary School since 2000 include the 2004 HVAC upgrades, 2016 reroof, 2016 geothermal wells, and 2018 seismic improvements.

b. Alternatives

Deny Motion. If the motion is denied, the district will not be able to execute the contract to start the design of the Leschi Elementary School Four Classroom Addition project.

c. Research

- Leschi Elementary School Four Classroom Addition Building Excellence (BEX) V Master Planning, February 2019
- 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 \$427,981. The revenue source for this motion is funded by the \$4,400,000 Distressed School grant from the OSPI. The advertised maximum allowable construction cost budget is \$3,000,000; the total project budget is \$4,400,000 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 Levy program went through an extensive community vetting process and ultimately received 73% approval from voters in February 2019. This project was not selected to be part of the BEX V Levy, but it was part of the community vetting process for selecting BEX V projects.

7. EQUITY ANALYSIS

The project was submitted to the State of Washington for Distressed School Grant consideration as Leschi Elementary School is one of the thirteen priority elementary schools associated with the implementation of the district’s strategic plan. Recent enrollment growth had displaced the preschool programs. Preschool is an important consideration for helping students achieve reading at grade level by third grade.

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 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. _____, [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 November 5, 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 June 2021.

13. ATTACHMENTS

- Contract P1717 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0702)
- Architect Fee Schedule (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0702)
- AE Scoring Sheet (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0702)