



SCHOOL BOARD ACTION REPORT

DATE: August 9, 2018
FROM: Denise Juneau, Superintendent
LEAD STAFF: Dr. Flip Herndon, Associate Superintendent Capital Facilities Enrollment.
252-0644

For Introduction: October 17, 2018
For Action: October 30, 2018

1. TITLE

OSPI Distressed Schools Grant: Award Architectural and Engineering Services Contract P1580, to Mahlum Architects, Inc., for the Coe Elementary School Classroom Addition project

2. PURPOSE

This Board Action Report approves the contract for architectural and engineering services for the Coe Elementary School Classroom Addition project. Per Board Policy No. 6220, Procurement, all contracts exceeding \$250,000 must be approved by the Board. The contract for the full scope of Architectural and Engineering Services for the Coe Elementary School Classroom Addition project exceeds \$250,000.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute a contract with Mahlum Architects for the Coe Elementary School Classroom Addition project, in the amount of One Million Forty Eight Thousand Two Hundred and Fifty One Dollars (\$1,048,251), plus Reimbursable Expenses not to exceed Twenty Thousand Dollars (\$20,000), 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

Coe Elementary School is currently over-enrolled and has been for the past several years. Enrollment projections continue to show a growth trend for Coe Elementary School. Non-classroom spaces have had to be converted into classrooms to accommodate crowded conditions. SPS subsequently applied for and received a distressed school grant in the amount of \$7,900,000 to design and construct a three-story addition with six-classrooms, office area and stair tower. The District advertised for architects, and Mahlum Architects was selected. Washington State law requires the most qualified architect be selected to design the project. The maximum allowable construction costs (MACC) for the project is \$5,109,270. This project will provide the necessary classrooms to relieve overcrowding conditions.

b. **Alternatives**

Do not execute the contract. This is not recommended. If the contract is not executed, Coe Elementary School may remain overcrowded indefinitely.

c. **Research**

The architect will employ the following resources when planning and beginning design of this project:

- Approved Coe Elementary School BEX V Master Plan, Bassetti Architects
- Technical Building Standards
- Elementary School Generic Educational Specifications
- H25.00, Natural Resources Conservation Policy, and H25.01, Natural Resources Conservation Procedure
- Resolution 2012/13-12, Resolution on Sustainability and the Design
- Construction of High Performance Schools

5. FISCAL IMPACT/REVENUE SOURCE

Fiscal impact to this action will be \$1,048,251.

The revenue source for this motion is OSPI Distressed Schools Grant.

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

Community engagement will include community meetings, SEPA public meetings, Departures Process public meetings, and the Master Use Permit process.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects for consideration for the Distressed Schools Grant program was intended to address capacity concerns and provide safe school facilities across the city.

8. STUDENT BENEFIT

Students will be able to learn in an environment that provides adequate program spaces and supports full program delivery.

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. The work to be performed under this contract would be in compliance with H25.00, Natural Resources Conservation Policy, and H25.01, Natural Resources Conservation Procedure, as well as Resolution 2012/13-12, Resolution on Sustainability and the Design and Construction of High Performance Schools.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on October 4, 2018. The Committee reviewed the motion and moved forward to the full board for approval.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the Superintendent will execute an agreement and design will begin.

13. ATTACHMENTS

- Architectural Fee Proposal (available upon request)