



SCHOOL BOARD ACTION REPORT

DATE: October 12, 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

BEX V: Award Architectural & Engineering Contract P1776 to Mahlum Architects for the Lincoln High School Phase 2 project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter in to an Architectural & Engineering (A/E) contract in the amount of \$2,990,805.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1776 with Mahlum Architects in the amount of \$2,990,805 for the Lincoln High School Phase 2 project, with any minor additions, deletions, modifications and actions deemed necessary by the Superintendent to implement the contract.

4. BACKGROUND INFORMATION

a. Background

The Lincoln High School Phase 2 project, located at 4400 Interlake Avenue North, is funded through the BEX V levy passed by the voters in February 2019. The levy timeline includes that this project is anticipated to be completed for the 2022 school year.

The project scope includes earthquake (seismic) safety improvements, theater improvements, as well as career and technical education improvements.

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

Prior improvements that have been made at Lincoln High School since the year 2000 include the 2017 Lincoln High School Modernization project. The 2017 Lincoln High School Modernization Project primarily focused on the west buildings on the campus, the Phase 2 project will focus on the east buildings.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Lincoln High School Phase 2 project.

c. Research

- Seattle Public Schools BEX V Master Plan, February 2019
- Seattle Public Schools Technical Building Standards, December 2012
- Seattle Public Schools Educational Specifications for High Schools, May 2016
- Seattle Public Schools CTE Annual Plan, June 2020
- Facilities Condition Assessment, 2014
- 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 \$2,990,805. The revenue source for this motion is from the BEX V Capital Levy. The advertised Maximum Allowable Construction Cost budget is \$19,000,000, the total project budget is \$28,968,384, 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 2019 (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 efforts 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 providing 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 Summer of 2021 through the Summer of 2022.

13. ATTACHMENTS

- Contract P1776 (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)
- AE Scoring Sheet (for reference) (available upon request from the Capital Projects & Planning department, 206-252-0669)