



SCHOOL BOARD ACTION REPORT

DATE: February 7, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: February 26, 2020
For Action: March 11, 2020

1. TITLE

BEX V: New-in-Lieu Replacement Option for Rainier Beach High School replacement project

2. PURPOSE

School Board Approval of Resolution 2019/20-21 is required by the Washington Administrative Code (WAC) 392-347-042 as part of the Form D-3 approval process to receive state funding assistance for the Building Excellence (BEX) V Program for the Rainier Beach High School replacement project.

3. RECOMMENDED MOTION

I move that the School Board approve Resolution 2019/20-21, as attached to the Board Action Report, certifying that new facilities identified in the project application (Form D-3) for the Rainier Beach High School replacement project submitted to the Office of Superintendent of Public Instruction will be built new in lieu of modernizing the existing facility, and that the existing facility will be demolished. The existing theater consisting of approximately 19,300 square feet will be retained and modernized.

4. BACKGROUND INFORMATION

a. Background

BEX V Background Planning: Planning for the BEX V Capital Levy began in the Spring of 2016. In accordance with Board Policy No. 6901, Capital Levy Planning, the exploration of subsurface conditions and conceptual design concepts focused on sixteen schools considered to be in the worst condition based on an independent, third-party building condition assessment performed by Meng Analysis in 2014 and noted in the 2015 Facilities Master Plan Project Prioritization Update.

The BEX V Capital Levy was developed and refined through nine Board work sessions from September 2017 through October 2018; regional community engagement meetings in April and September 2018; feedback from the BEX/BTA Capital Program Oversight Committee; the Facilities Master Plan Task Force; the Information Technology Advisory Committee (ITAC); and individual citizens.

Rainier Beach High School Existing Facility: Rainier Beach High School is located next to Lake Washington and is the furthest south high school in the Seattle Public Schools' attendance boundary. Built in 1960, this school has seen some improvements over the years, including a Career and Technical Education addition (1967) and a new performing arts space (1998), but has had no major modernizations. The community of Rainier Beach has been vocal regarding the delayed modernization of this school compared to others in the District and the equity issues relating to Rainier Beach as an underserved neighborhood in Seattle.

Given the complexity and cost of a high school construction project, as well as the district's concerns that planning recommendations be racially equitable, the school district asked the BEX V master planning team to facilitate a community visioning workshop to ensure that student, staff, and community perspectives have been included in the preferred BEX V master plan option.

2015 Facilities Master Plan Project Prioritization Update: The BEX V Capital Levy proposed the replacement of Rainier Beach High School with a 1,600-student, multi-story school of approximately 233,700 sq. ft., with options to retain or replace the existing 19,300 sq. ft. theater.

Roughly 700 Students will remain on-site during the period of construction. Construction is anticipated to begin in July 2022, be multi-phased and substantially complete by May 2025. The identified project cost is \$238.3 million with construction costs anticipated to be \$153 million, including hazardous material abatement, building demolition, site work, construction of the new school, modernization of any remaining buildings, site and off-site improvements.

The project site is an irregularly shaped 21.5 acres containing four parcels. The existing buildings occupy a relatively flat zone on the eastern portion of the site that was likely terraced in the initial construction. The site grades step down approximately 5 feet to the playfields on the west. A geotechnical review of Seattle Department of Construction & Inspections' (SDCI) Geographic Information Systems (GIS) maps indicated that the entire site is mapped as a Peat/Settlement Prone area, and the western portion where the playfields are located is also Liquefaction Prone. A detailed geotechnical investigation will be required to determine where structures might be supported by conventional foundations, and where deep foundation systems will be required to mitigate potential settlement or liquefaction risks. Steep slopes are indicated by the SDCI GIS map along most of the western boundary of the site, as well as along a portion of the northeastern boundary adjacent to the residential lots.

Considerations and highlights of the master plan included:

- The Rainier Beach administration opted to remain on-site during construction
- Decentralize administration area to allow a more open school
- Integrate science labs throughout classroom clusters
- Desire to create a main entrance that is identifiable and accessible

- Integrating the Career & Technical Education (CTE) program spaces into the heart of the school
- Ample space for community partners
- Create additional parking
- Logical and safe bus and parent drop off / pickup

b. Anticipated Project Timeline

- Feb. 2020 – Begin School Design Advisory Team (SDAT) Selection, Ed Spec./Program Review, Site Survey, State Environmental Policy Act (SEPA), Geotechnical, and Hazmat Studies
- February 2020 – Architect/Engineer (A/E) and General Contractor/Construction Manager (GC/CM) Selection, begin SDAT/Community Engagement, Develop Program Adjacencies, Siting & Initial Design Concepts.
- April 2020 – Schematic Design Phase, SDAT/Community engagement
- October 2020 – Design Development Phase, SDAT/Community engagement
- February 2021 – Contract Document Phase
- July 2021 – Permit Submission
- February 2022 – Release Phase 1 Bid Packages
- July 2022 – General Construction Phase 1
- May 2025 – Project Substantial Completion; Final Phase.
- August 2025 – Project Final Acceptance

c. Alternatives

Do not approve the Rainier Beach High School New Construction-In-Lieu of Modernization Resolution. This is not recommended. If the state assistance funding requirements are not met, the District will not receive the state assistance funding for this project.

d. Research

- WAC 392-347-042
- OSPI D-3 Form
- OSPI School Facility Manual Revised April 2011

5. FISCAL IMPACT/REVENUE SOURCE

The Rainier Beach High School replacement project’s funding source is from the BEX V Capital Levy and anticipated state assistance funding.

If this Resolution is not approved in a timely manner, the state funding assistance for the Project will not be forthcoming. This Resolution is a requirement of the State D-3 Application for

Assistance. Rainier Beach High School is anticipated to receive \$8,501,081 in School Construction Assistance Program (SCAP) funding;

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 development of the BEX V projects list underwent extensive community engagement. Community involvement for the Project is following the Community Outreach Plan published in the BEX V monthly report.

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 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. 6220, Procurement, any contract over \$250,000 must be brought before the Board for approval.
- Other: Requirement of the States D-Form application process

10. POLICY IMPLICATION

This action is consistent with School Board Policy No. 6100, Revenues from Local, State, and Federal Resources. This Resolution is a requirement of the State D-3 Application for Assistance.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on February 6, 2020. 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, this resolution will be transmitted to the state to continue through the funding approval process. The new school is anticipated to be complete for the 2025 school year.

13. ATTACHMENTS

- Resolution 2019/20-21: Rainier Beach High School replacement project: New Construction-In-Lieu of Modernization (for approval)

Seattle School District #1
Board Resolution

Resolution No. 2019/20-21



A **RESOLUTION** of the Board of Directors of Seattle School District No. 1, King County, Seattle, Washington certifying that new facilities/additions to facilities identified in the project application (Form D-3) submitted to the Office of Superintendent of Public Instruction will be built in lieu of modernizing existing facility, and that the existing facility will be demolished.

WHEREAS, the Seattle School District has undertaken a project to construct a new Rainier Beach High School; and

WHEREAS, both local and state funds will be used for this project; and

WHEREAS, there are laws and rules regarding District eligibility for state assistance; and it is required that the District certify per WAC 392-347-042 that the existing facility or space to be replaced will not be used for instructional purposes after the new construction is completed, and that the existing facility will be demolished except for the existing theater consisting of approximately 19,300 square feet which will be retained and modernized.

NOW THEREFORE, BE IT

RESOLVED, that the Seattle School Board of Directors certifies the Rainier Beach High School Replacement project will include demolishing the existing structure consisting of approximately 163,289 square feet that will be replaced by a new facility of approximately 233,700 square feet. The existing theater consisting of approximately 19,300 square feet will be retained and modernized.

RESOLVED, that duly certified copies of this resolution shall be presented to OSPI.

ADOPTED this 11th day of March 2020.

Zachary DeWolf, President

Chandra N. Hampson, Vice President

Leslie Harris, Member-at-Large

Brandon K. Hersey

Eden Mack

Liza Rankin

Lisa Rivera-Smith

ATTEST: _____
Denise Juneau, Superintendent
Secretary, Board of Directors
Seattle School District No. 1
King County, WA