



SCHOOL BOARD ACTION REPORT

DATE: August 19, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: September 23, 2020
For Action: October 7, 2020

1. TITLE

Distressed School Grant Award Architectural & Engineering Contract P1692 to Studio Meng Strazzara Architecture for the Madison Middle School Eight 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 \$910,909.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1692 with Studio Meng Strazzara Architecture in the amount of \$895,909, plus reimbursable expenses of \$15,000 for architectural and engineering services. The total contract amount of \$910,909 is for the Madison Middle School Eight Classroom Addition Distressed School Grant 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 Madison Middle School Eight Classroom Addition project, located at 3429 45th Ave. SW, Seattle, WA 98116 is funded through an Office of Superintendent of Public Instruction (OSPI) Distressed School Grant awarded for the 2019-2021 biennium.

The project scope includes the design and construction of a new eight classroom building addition on the existing 7.92 acre site. The project will relieve overcrowding at the school and the existing portables will be removed. The new school addition will meet the requirements outlined in the district's middle school educational specifications.

The firm of Studio Meng Strazzara Architecture was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Six (6) firms submitted their qualifications and four (4) firms were shortlisted and interviewed, Bassetti Architects, BLRB Architects, TCF Architecture, and Studio

Meng Strazzara were interviewed. Studio Meng Strazzara Architecture was judged to be the most qualified to provide these design services.

Prior improvements that have been made at Madison Middle School since the year 2000 include the 2004 remodel and building addition, and the 2016 CCTV upgrades.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Madison Middle School Eight Classroom Addition project and lose the Distressed School Grant funding

b. **Research**

- Madison Middle School Eight Classroom Addition BEX V Master Planning, February 2019
- PCS Expanded Analysis of Seismic Building Data: Seattle Public Schools, January 2012
- PCS Structural Calculations for Seattle Public Schools Building Condition Evaluations, Seattle, Washington, April 2009
- Meng Analysis 2014 Building Condition and Educational Adequacy Assessment: Seattle School District No. 1 Final Report, August 2014
- 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 \$910,909. The revenue source for this motion is funded by the \$10,500,000 Distressed School grant from the Office of Superintendent of Public Instruction (OSPI). The advertised Maximum Allowable Construction Cost budget is \$6,500,000, the total project budget is \$10,500,000 of which the AE 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 selection of projects for consideration for the Distressed Schools Grant program was related to projected capacity concerns for the James Madison Middle School community. As such, this motion was not put through the equity analysis as would be done as part of the district's current capital planning efforts.

8. **STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing Distressed School Grant and 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 September 10, 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 beginning July 2021 through June 2022.

13. ATTACHMENTS

- Contract P1692 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0990)
- Architect Fee Schedule (for reference) (available upon request from the Capital Projects & Planning Office, 206-252-0990)
- AE Scoring Sheet (for reference)



Final Scoring Madison MS AE Interviews

Madison Middle School

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For questions and more information about this document, please contact the following:

Capital Projects
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Architectural & Engineering Services For BEX V Capital Levy
 AE Interviews 12.17.19 - RFQ10915
 Seattle School District #1 Capital Projects
 Madison Middle School Eight Classroom Addition



RFQ10915 Architectural & Engineering Services for Distressed School Projects Ranking by Score							
Vendors	Jeanette Imanishi	Tom Gut	Mike Kennedy	Sara Mirabueno	Brian Fabella	Vince Gonzales	Total
Bassetti	68	58	67	60	60	64.5	377.5
BLRB Architects	68	68	67	60	61.5	66.5	391
Studio Meng Strazzara	74	71	69	64	65	68	411
TCF Architecture	74	66	66	67	68	68	409

Evaluation Team / Selection Committee selected Studio Meng for Madison Middle School Project