



SCHOOL BOARD ACTION REPORT

DATE: September 14, 2020
FROM: Denise Juneau, Superintendent
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For Introduction: September 23, 2020
For Action: October 7, 2020

1. TITLE

BEX V/BEX IV: Award Architectural & Engineering Contract K1386 to Rolluda Architects, Inc., for the North Beach Elementary School Heating, Ventilating, Exterior Door, and Seismic Improvement 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 \$394,642 for the North Beach Elementary School Heating & Ventilating, Exterior Door and Seismic Improvement project

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract K1386 with Rolluda Architects, Inc., in the amount of \$394,642 for architectural and engineering services for the North Beach Elementary School Heating & Ventilating, Exterior Door and Seismic Improvement 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 North Beach Elementary School Heating & Ventilating, Exterior Door and Seismic Improvement project, located at 9018 24th Ave NW, Seattle, WA 98117, will be reimbursed by a Distressed School Grant in the amount of \$3,100,000 for the heating and ventilating work. The seismic improvement will be funded through the BEX IV Capital Levy passed by the voters in February 2013 and the exterior doors will be funded by BEX V Capital Levy passed by the voters in February 2019.

The project scope includes improving the heating and ventilation of the building, seismic improvements at various parts of the school, and exterior door security and accessibility. The improvements will provide a safer more resilient building during future seismic events and provide a comfortable learning environment. The major work will replace the heating system piping, wall convectors, and pneumatic controls. Seismic improvements will incorporate Priority 1 level recommendations noted in the 2012 PCS Structural Analysis. The recommendation calls for improvements to roof and floor to wall anchorage. The project is planned to span two summers.

The firm of Rolluda Architects, Inc. was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Ten (10) firms submitted their qualifications and interviewed. Rolluda Architects, Inc., was judged to be the most qualified to provide the design services for this project.

As the schedule is critical to complete schematic design and being design development, interim contract K1389 will be executed with Rolluda Architects with a not-to-exceed amount of \$72,680.00, which is incorporated into the overall contract, K1386, once executed.

Prior improvements made at North Beach Elementary School since the year 2000 include: 2001 installation of a Wide Area Network and PBX System, 2003 installation of seismic shear walls and fire alarm, 2008 auditorium and gym roof strengthening, waterline replacement, and ADA upgrades, and in 2009 the play court was re-roofed.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the North Beach Elementary School Heating and Ventilating, Exterior Door and Seismic Improvement project.

b. **Research**

- 2009 North Beach Elementary Structural Evaluation, prepared by PCS Structural Solutions
- 2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code and Seattle Existing Building Code
- 2015 Seattle Energy Code
- 2017 (updated) Recommendation from the Unreinforced Masonry Policy Committee to the City of Seattle
- ASCE 41-13: Seismic Evaluation and Retrofit of Existing Buildings
- 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 \$394,642. The revenue source for this motion is from the BEX IV and BEX V Capital Levy and a State of Washington Distressed Schools Grant. The advertised Maximum Allowable Construction Cost (MACC) budget is \$2,195,560. The total project budget is \$3,505,070, 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 IV program went through an extensive community vetting process and ultimately received 72.1% approval from voters in February 12, 2013.

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.

The selection of projects for BEX IV capital levy was completed in 2012. Projects selected for the BEX IV capital levy were intended to address student capacity needs and inadequate building systems in school facilities across the city. As such, this motion was not put through the equity analysis as would be done as part of the district's current capital planning.

8. **STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the 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 act 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 item 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 2021 and 2022.

13. ATTACHMENTS

- Contract K1386 (for reference as part of motion) (available upon request from the Capital Projects & Planning department)
- 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)