



SCHOOL BOARD ACTION REPORT

DATE: October 29, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: November 20, 2019
For Action: December 11, 2019

1. TITLE

BEX V and K-3 Class Size Reduction Grant: Award Architectural & Engineering Contract P1666 to Miller Hayashi Architects for the West Seattle Elementary School Addition project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into Architectural & Engineering (A/E) contracts for the following items related to the West Seattle Elementary School Renovation and Addition project:

- a. Authorize the Superintendent to enter into an Architectural & Engineering (A/E) contract in the amount of \$2,231,962, plus reimbursable expenses not to exceed \$30,000.
- b. Allow transfer of \$4,400,000 from the K-3 Class Size Reduction Grant to the West Seattle Elementary School Renovation and Addition project to construct a twelve-classroom addition.

3. RECOMMENDED MOTION

I move that the School Board authorize:

- a. The Superintendent to execute A/E contract P1666 with Miller Hayashi Architects in the amount of \$2,231,962, plus reimbursable expenses of \$30,000 for architectural and engineering services for the West Seattle Elementary School Addition and Renovation project, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary actions to implement the contract; and
- b. To allow transfer of \$4,400,000 from the K-3 Class Size Reduction Grant to the West Seattle Elementary School Renovation and Addition project to construct a twelve-classroom addition.

4. BACKGROUND INFORMATION

a. Background

The West Seattle Elementary School Addition and Renovation project, located at 6760 34th Ave SW, Seattle, WA 98126, is funded through the Building Excellence V (BEX V)

levy passed by the voters in February 2019. The levy timeline includes that this project will be completed for the 2022 school year.

The project scope includes modernization of the existing building, adding an additional twelve (12) classrooms with three (3) learning commons providing for 500 students and offsite improvements.

The firm of Miller Hayashi Architects was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure [6220SP.C](#). Ten (10) firms submitted their qualifications and Three (3) firms were shortlisted and interviewed, DOWA – IBA Group Architects, Miller Hayashi Architects, and Studio Meng Strazzara were interviewed. Miller Hayashi was judged to be the most qualified to provide these design services.

There have been no prior improvements that have been made at West Seattle Elementary School. The reason for the K-3 Class Size Reduction Grant transfer is to create additional K-3 classrooms.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the West Seattle Elementary School Addition and Renovation project.

c. Research

- Seattle Public Schools Technical Building Standards dated December 2012
- Meng Analysis Facility Report, 2014
- 2015 Seattle Building Code
- Bassetti Architects Master Plan Analysis, 2018
- RFQ02962: A/E Selection for West Seattle Elementary School Addition and Renovation
- 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 \$2,261,962. The revenue source for this motion is from the BEX V levy and the transfer of K-3 Class Size Reduction Grant in the amount of \$4,400,000. The advertised Maximum Allowable Construction Cost budget is \$19,100,000, the total project budget is \$28,216,878 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 V program went through an extensive community vetting process and ultimately received 68.19% approval from voters in February 2019.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BEX V program was designed to provide equitable access to safe school facilities across the city.

8. STUDENT BENEFIT

It is the goal of the district to continue the process of implementing the BEX and BTA 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 November 7, 2019. 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 during summer of 2021.

13. ATTACHMENTS

- Architect Fee Schedule (available upon request in the Capital Projects & Planning Office)