



School Board Briefing/Proposed Action Report

Informational (no action required by Board) **Action Report** (Board will be required to take action)

DATE: July 21, 2015
FROM: Dr. Larry Nyland, Superintendent
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I. TITLE

BEX IV and BTA III: Meany Middle School Renovation Project: Budget Transfer of Funds from Program Contingency to the Project Budget **For Introduction:** September 9~~23~~, 2015
For Action: ~~September 23~~ October 7, 2015

II. WHY BOARD ACTION IS NECESSARY

Budgets are set pursuant to Policy No. 6000. This action will increase the project budget by \$4,470,621, and is considered a major change to the budget, requiring Board Action.

III. FISCAL IMPACT/REVENUE SOURCE

One time transfer of funds from the BEX IV Program Contingency Account in the amount of \$4,470,621 to the Meany Middle School Budget.

Expenditure: One-time Annual Other Source

Current Project Budget:

BTA III:	\$ 8,280,000
BEX IV:	<u>\$14,475,000</u>
Total "Current" Project Budget:	\$22,755,000
	+
Additional Funding Request:	<u>\$ 4,470,621</u>
Adjust Total Budget:	\$27,225,621

IV. POLICY IMPLICATION

This action is in compliance with Policy No. 6000, to transfer funds from one budget classification to another.

V. RECOMMENDED MOTION

I move that the School Board approve the transfer of \$4,470,621 from the BEX IV Program Contingency Account to the Meany Middle School Project budget.

VI. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the August 20, 2015, Operations Committee meeting. The Committee moved the item forward to the full Board for consideration.

VII. BACKGROUND INFORMATION

At numerous Board work sessions throughout 2012, the Board was presented with multiple options for projects to be included in the BEX IV Capital Levy proposal. This project is intended to address the projected middle school enrollment growth in central Seattle and reduce overcrowding at Washington Middle School. In February 2010, the six-year BTA III Capital Levy was approved by voters. BTA III provides funds for projects that benefit every school in the District. The buildings component of the BTA III Capital Levy includes projects that address basic health and safety issues and that maintain the physical integrity of the District's schools and buildings. The Meany Middle School Project was listed in both the BEX IV and BTA III levies and it is necessary to begin project specific planning and design work immediately to allow bidding and construction to be completed in accordance with the proposed levy schedule.

In recent meetings with the Seattle Department of Planning and Development (DPD), the Meany Middle School Project was reviewed during a pre-submittal conference prior to building permit submittal. At this meeting, it was determined the extent of work on the facility was great enough that DPD considered it a "Substantial Alteration" project. The five definitions of substantial alterations as listed in the Seattle Existing Building Code (SEBC) are:

1. Repair of a building with a damage ratio of 60% or more.
2. Remodeling or additions which substantially extend the useful physical and or economic life of the building or significant portion of the building, other than typical tenant remodeling.
3. A change of a significant portion of a building to an occupancy that is more hazardous than the existing occupancy, based on the combined life and fire risks as determined by the building official.
4. Reoccupancy of a building that has been substantially vacant for more than 24 months in occupancies other than Group R-3.
5. A significant increase in the occupant load of an unreinforced masonry building.

It was determined that the cumulative upgrades from past BTA projects in addition to the scope for this project's building systems (fire sprinkler, electrical, mechanical, structural, plumbing) are extending the physical life of the building and therefore the project meets Definition #2.

This project budget increase will pay for the increased construction costs related to substantial alteration, design costs and other soft costs associated with the project.

Requirements due to Substantial Alteration include the following:

- Accessibility Improvements
 - Clear Floor Area at Doors

- New levers and hardware at existing doors
- Building envelope upgrades (Seattle Energy Code required)
 - Replace Windows
 - Re-roofing of 1954 wing
 - Upgrade existing exterior wall assemblies (Seattle Energy Code required)
- Replace existing Fire Alarm System
- General Conditions increase for additional scope

Total budget increase required: \$4,470,621

VIII. STATEMENT OF ISSUE

Whether to approve the Meany Middle School Project budget increase of \$4,470,621.

IX. ALTERNATIVES

Do not approve the Meany Middle School Project budget increase of \$4,470,621. The risk to the district is for the middle school project to downsize and/or downgrade the rest of the project scope and/or standards in order to stay within the project budget. Downsizing the project will also reduce receipt of OSPI, the Office of Superintendent of Public Instruction, state assistance funds.

X. RESEARCH AND DATA SOURCES / BENCHMARKS

- Generic Education Specifications, Seattle Public Schools for middle school.
- Technical Building Standards, Seattle Public Schools

XI. TIMELINE FOR IMPLEMENTATION / COMMUNITY ENGAGEMENT

The new Meany Middle School design has been developed in collaboration with teachers, staff, administrators, parents, community members, and other stakeholders. Additional School Design Advisory Team (SDAT) workshops will be scheduled to update the committee on increases in scope and budget. There will also be a community meeting scheduled prior to the start of construction. The new Meany Middle School Project will continue to support the District’s educational goals.

XII. ATTACHMENTS

N/A