



# **SCHOOL BOARD ACTION REPORT**

**DATE:** April 21, 2017  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent, Facilities and Operations  
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**For Introduction:** June 7, 2017  
**For Action:** June 28, 2017

## **1. TITLE**

BEX IV and BTA IV: Lincoln High School Modernization: Budget Increase for Exterior Improvements, including Modification to Bassetti Architects Contract P1436, and Adjustment to Lydig Construction Contract P5084.

## **2. PURPOSE**

This Board Action Report approves a budget increase of \$7,989,508 to the Lincoln High School Modernization for exterior improvements on the western historic buildings currently not funded. This increase is funded from the Buildings, Technology and Athletics/Academics (BTA) IV Program Contingency. This Action also approves a Modification to Contract P1436, Bassetti Architects, in the amount of \$445,685, to design these necessary exterior improvements. Lastly, it increases the Guaranteed Maximum Price (GMP) of Contract P5084, Lydig Construction (GCCM), by \$6,366,941 from \$56,749,750 to \$63,116,691 for estimated construction costs.

## **3. RECOMMENDED MOTION**

I move that the School Board approve the transfer of funds from the BTA IV Program Contingency to the Lincoln High School Modernization Project in the amount of \$7,989,508 for exterior improvements, including masonry cladding improvements and window replacement on the Lincoln High School project, and modify Contract P1436, Bassetti Architects, by \$445,685 for design services, and increase the GMP with Contract P5084, Lydig Construction (GCCM), from \$56,749,750 to \$63,116,691.

## **4. BACKGROUND INFORMATION**

- a. **Background:** The project is intended to address the projected high school enrollment growth in north and central Seattle and reduce overcrowding at the earliest achievable date. In February 2013 the six-year capital levy Building Excellence IV (BEX IV) was approved by voters. The BEX IV levy allocated \$19,238,051 to fund a classroom remodel in the south wing or in the north wing. Funding also included technology infrastructure and site improvements. In February 2016 the capital levy Proposition 2; Buildings, Technology and Athletics/Academics IV (BTA IV) was approved by the voters. BTA IV provided the bulk of the funding, \$74,077,998, for the Lincoln High School infrastructure improvements. The combined funding included the following improvements to the west buildings:

- Repurposing & reconfiguring space to support high school educational programs
- Exterior door improvements
- Improvements to the life/safety systems (seismic, fire sprinklers, fire alarm)
- Americans with Disabilities Act (ADA) upgrades
- Mechanical improvements
- Electrical improvements
- Low voltage systems improvements: data, telecom, security, closed-circuit television (CCTV)
- Building interior architectural finishes
- Balance of roof replacement
- Technology infrastructure

During the design process, conducted in February 2016, a thorough analysis of the building’s exterior was completed and numerous critical issues were identified including failing windows, deteriorating masonry, non-anchored masonry and significant water intrusion. A scope of work has been identified to replace all the windows including the historic steel windows at the library, masonry restoration including seismic anchoring of masonry at entries, terra cotta restoration, general cleaning and sealing. At the time of the analysis, levy funding was not identified to support the scope.

- b. **Alternatives:** Do not approve the Lincoln High School Modernization Project budget increase. This is not recommended because further building deterioration will occur. Water intrusion and deterioration of the exterior envelop will increase the risk of damage to new interior systems and finishes, increase the risk of mold and create safety concerns.
- c. **Research**
  - a. Capital Levy: Buildings, Technology and Academics/Athletics IV
  - b. Capital Levy: Building Excellence IV

**5. FISCAL IMPACT/REVENUE SOURCE**

Fiscal impact to this action will be the transfer of \$7,989,508 to the Lincoln High School Modernization Project.

The revenue source for this motion is \$7,989,508 from BTA IV Program Contingency.

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 \$694.9 million BEX IV Capital Levy went through an extensive community vetting process and was ultimately approved by more than 72 percent of Seattle voters in February 2013. BEX IV projects were chosen based on four criteria as approved by the School Board: safety and security, capacity needs, building condition, and maximizing flexibility for programs and services.

The selection of projects in the BTA IV program went through an extensive community vetting process and ultimately received 72.1% approval on February 9, 2016. Additionally, the Preliminary Environmental Impact Statement (PEIS) for the BTA IV program included a public comment period from May 19, 2016 to June 24, 2016. A total of two comments were received and were addressed in Chapter 7 of the Final PEIS.

The design of the Lincoln High School Modernization project was developed by teachers, building support staff, principals, administrators, and community members. This group met throughout 2016 to gather and provide information about facility use, district and school programs, and educational goals upon which the design was based. The Lincoln High School Modernization project will support the district's current educational goals as well as providing the flexibility to accommodate emerging educational programs.

## **7. EQUITY ANALYSIS**

A racial equity analysis was not conducted for this specific action. The selection of projects in both the BEX IV and BTA IV levies was designed to provide equitable access to schools across the city. As the district planned for the BEX IV and BTA IV program, it looked at needs through an equity lens to determine which projects should be prioritized.

## **8. STUDENT BENEFIT**

The modernization of Lincoln High School will further address the student capacity needs in the Northwest region of the district. This action will also benefit students by providing the necessary funding to design and construct a school facility which meets current educational specifications and operational goals. This funding will also improve the building environment by providing operable windows in the classrooms while also limiting discomfort from leaky and failing windows, improve student safety by anchoring masonry of concern, and improve building aesthetics.

## **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: Office of Superintendent of Public Instruction application process for state assistance funding.

**10. POLICY IMPLICATION**

Per Board Policy No. 6220, Procurement, all contracts 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 May 18, 2017. The Committee moved this item forward to the full Board for consideration.

**12. TIMELINE FOR IMPLEMENTATION**

Acceptance of the budget approval allows the district to begin design development for exterior improvements and establishes a revised GMP, for construction bidding summer of 2017.

**13. ATTACHMENTS**

- Exhibit 1: Lincoln High School Modernization: Exterior Analysis
- Exhibit 2: Contract P1436 Bassetti Architects Modification Proposal (for approval)
- Exhibit 3: Contract P5084 Lydig Construction (GCCM) GMP Increase Summary (for approval)
- Exhibit 3a: Contract P5084 Lydig Construction (GCCM) Bid GMP