



SCHOOL BOARD ACTION REPORT

DATE: June 21, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
(206) 252-0644 ltherndon@seattleschools.org

For Introduction: June 27, 2018
For Action: July 11, 2018

1. TITLE

BEX IV: Award Architectural & Engineering Contract P1574 to DLR Group, for the Broadview-Thomson K-8 School Seismic Improvements 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 \$617,438 for the Broadview-Thomson K-8 School Seismic Improvements project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute A/E contract P1574 to DLR Group in the amount of \$617,438, for architectural and engineering services for the Broadview-Thomson K-8 School Seismic Improvements 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 Broadview-Thomson K-8 School Seismic Improvements project is funded through the BEX IV Capital Levy passed by the voters in February 2013.

The project scope includes seismic improvements at various parts of the school. The improvements will provide a safer building during future seismic events. with some of the projected improvements including upgrades to/at the pre-cast concrete diaphragm connections, additional concrete masonry unit (CMU)/concrete shear walls, anchoring concrete walls to the foundation, adding backing to existing un-reinforced masonry (URM) and verifying the condition of the existing masonry veneer ties.

The firm of DLR Group was selected through the Architecture and Engineering (A/E) selection procedures established in Superintendent Procedure 6220SP.C. Eleven (11) firms submitted their qualifications and three (3) firms were shortlisted and interviewed, DOWA|IBI Group, DLR Group and Harthorne Hagen Architects. DLR Group was judged to be the most qualified to provide these design services.

Additional construction renovation history since the year 2000 includes electric, roofing, seismic, elevator, mechanical, and technology upgrades. Prior improvements that have been made at Broadview-Thomson Elementary School include partial reroofing and seismic work in 2001, interior upgrades in 2009 and 2010, boiler replacement in 2011, and electrical and waterline upgrades in 2015.

b. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Broadview-Thomson project.

c. **Research**

- 2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions
- 2009 Broadview-Thomson K-8 School Structural Evaluation, prepared by PCS Structural Solutions
- 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 \$617,438. The revenue source for this motion is from the BEX IV Capital Levy. The advertised Maximum Allowable Construction Cost budget, of which the A/E contract is one part, is \$4,852,353.

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 on February 12, 2013.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BEX IV 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 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. _____, 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 June 7, 2018. The Committee reviewed the motion and moved this item forward to the full Board for consideration.

12. TIMELINE FOR IMPLEMENTATION

Design will begin upon execution of this contract. Construction will take place in two phases, expected to begin in the summer of 2019 with completion by the end of the summer of 2020.

13. ATTACHMENTS

- None