



# **SCHOOL BOARD ACTION REPORT**

**DATE:** September 19, 2018  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Dr. Flip Herndon, Associate Superintendent Capital Facilities Enrollment.  
252-0644

**For Introduction:** October 17, 2018  
**For Action:** October 30, 2018

## **1. TITLE**

OSPI Distressed Schools Grant: Award Architectural and Engineering Services Contract P1579, to Mahlum Architects, Inc., for the Magnolia Elementary School Phase II Classroom Addition Project

## **2. PURPOSE**

This Board Action Report approves the contract for architectural and engineering services for the Magnolia Elementary School Phase II Classroom Addition project. Per Board Policy No. 6220, Procurement, all contracts exceeding \$250,000 must be approved by the Board. The contract for the full scope of Architectural and Engineering Services for the Magnolia Elementary School Phase II Classroom Addition project exceeds \$250,000.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute a contract with Mahlum Architects for the Magnolia Elementary School Phase II classroom Addition project, in the amount of Five Hundred Forty Three Thousand Nine Hundred and Thirty Eight Dollars (\$543,938), plus Reimbursable Expenses not to exceed Twenty Thousand Dollars (\$20,000), 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**

During the design of the Magnolia Elementary School Renovation and Addition project, which is still under construction, a master plan was developed that would allow the school to expand at a future date to house a 500-student elementary school that meets K-3 class size reduction goals. Due to current construction market conditions, it was not fiscally feasible to design and construct the Master Plan for Magnolia Elementary School. Consistent with the BTA levy language the project was designed to meet the educational specifications for a 500-student school prior to K-3 class size reductions with provisions to accommodate a future six-classroom expansion if and when funding became available.

SPS subsequently applied for and received a distressed school grant in the amount of \$4,300,000 to design and construct the six additional classrooms. The District advertised

for architects and Mahlum Architects was selected as they had designed the master plan and Phase 1 improvements at the school. Washington State law requires the most qualified architect be selected to design the project. The maximum allowable construction costs (MACC) for the project is \$2,817,750.

**b. Alternatives**

Do not execute the contract. This is not recommended. If the contract is not executed, Magnolia Elementary School may remain out of compliance with the class size goals.

**c. Research**

The architect will employ the following resources when planning and beginning design of this project:

- Approved Magnolia Elementary School Master Plan, Mahlum Architects
- Technical Building Standards
- Elementary School Generic Educational Specifications
- H25.00, Natural Resources Conservation Policy, and H25.01, Natural Resources Conservation Procedure
- Resolution 2012/13-12, Resolution on Sustainability and the Design
- Construction of High Performance Schools
- Landmarks Preservation Board Certificate of Approval

**5. FISCAL IMPACT/REVENUE SOURCE**

Fiscal impact to this action will be \$543,938.

The revenue source for this motion is OSPI Distressed Schools Grant.

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

Community engagement will include community meetings, SEPA public meetings and Landmarks Architectural Review Committee meetings.

**7. EQUITY ANALYSIS**

This motion was not put through the process of an equity analysis. The selection of this project for consideration for the Distressed Schools Grant program was related to projected capacity concerns for the Magnolia and Queen Anne communities.

**8. STUDENT BENEFIT**

Students will be afforded the opportunity to learn in smaller class sizes.

**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. The work to be performed under this contract would follow H25.00, Natural Resources Conservation Policy, and H25.01, Natural Resources Conservation Procedure, as well as Resolution 2012/13-12, Resolution on Sustainability and the Design and Construction of High Performance Schools.

**11. BOARD COMMITTEE RECOMMENDATION**

This motion was discussed at the Operations Committee meeting on October 4, 2018. The Committee reviewed the motion and moved forward to the full board for approval.

**12. TIMELINE FOR IMPLEMENTATION**

Upon approval of this motion, the Superintendent will execute an agreement and design will begin.

**13. ATTACHMENTS**

- Architectural Fee Proposal (available upon request)