

# Project Update: Magnolia Community Center Stabilization

---

Rhys Harrington, Capital Projects Coordinator

March 19, 2024

Chris Easterday, Magnolia CC Coordinator

Tim Reagan, Magnolia CC Advisory Council



**Seattle**  
Parks & Recreation

Healthy People, Thriving Environment, Vibrant Community



**#SeattleShines**



# Agenda

- Introduction
- Operations & Programming
- Project Overview & Status
  - Project Schedule
  - Bidding Update
  - Project Scope
  - Coordination with Seattle Public Schools
- Q&A



# Introduction

## **History:**

- Magnolia Community Center was identified in 2016 Community Center Strategic Plan for a major maintenance project focused on extending the life of the facility and increasing programming potential
- Repairs prioritized for seismic, fire-safety and access improvements to serve the community the best and prolong the usefulness of the facility
- Planning started in Spring 2017
- Design and Permitting continued 2017-2023

## **Recent Coordination:**

- MCC Advisory Council
- Seattle Public Schools (Electrical, IT, Access Coordination)
- Seattle Parks Facility Maintenance
- MCC Operations & ARC



# Bidding Update

- (5) Companies submitted bids
- (3) Passed through Purchasing and Contracting Review
- Kassel & Associates, Inc was the low bidder and going through pre-approval
- Base Bid + Addendum #1 (Ceiling Tiles) were both accepted and came in slightly above Engineers Estimate.
- Intended award amount \$3,211,997



#SeattleShines



# Construction Overview

## SCHEDULE

- Bid Advertisement
- Bid Opening
- **Contractor Pre-Award/ Contract Negotiation**
- Notice to Proceed (NTP)
- Construction

February 14, 2024

March 6, 2024

**March 6 – NTP**

Late May/Early June

Spring 2024 - Fall 2025



**#SeattleShines**



# Project Scope - Contractor

- Roof Replacement & Structural/Seismic Enhancements for Gym
- Access to Roof & Fall Restraints
- Structural Improvements
- Window Replacement
- Restroom Remodel (Gender Neutral)
- Kitchen Remodel
- Ventilation Improvements
- Hallway & Entry Floor Replacement
- Wheelchair Lift Between Lobby & Gym and Accessibility Improvements
- Electrical & IT Upgrades
- Ceiling Tile Replacement



#SeattleShines



# Additional Scope

## **SPR Facilities/Maintenance:**

- Refinish Wood Floors, Doors And Walls
- Upgrade Lobby And Gym Stair Lights
- Interior Paint
- Replace Mirror And Restore Ballet Bar
- Landscape Refresh
- Site Furniture (Benches, Bike Rack, Park Sign)

## **SPR Operations:**

- New Bleachers
- Pottery Room Shelving
- Window Shades (if necessary on new windows)

## **MCC Advisory Council:**

- Pottery Wheels



**#SeattleShines**



# Seattle Public Schools Coordination

- Site & Building Access
- Telecom Decoupling & Relocation
- Fiber Optic Decoupling & Relocation
- Construction Staging And Schedule



#SeattleShines





# Operations & Programming

- Programs located to Discovery Visitors Center, Queen Anne CC and C. Blaine Elementary Gym
- A lot of youth Sports relocated to Queen Anne, Blaine Gym and local facilities
- Childcare relocated to C. Blaine Elementary Portables
- Summerfest Unimpeded by Construction
- Community Center Grand Reopening (TBD)



# Thank you!

