



SCHOOL BOARD ACTION REPORT

DATE: March 7, 2018
FROM: Denise Juneau, Superintendent
LEAD STAFF: Stephen Nielsen, Deputy Superintendent
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For Introduction: March 13, 2019
For Action: March 27, 2019

1. TITLE

BTA III: Award Construction Contract K5106, Bid No. B12839, to Western Ventures Construction for the John Muir Geothermal Wells project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract with Western Ventures Construction in the amount of \$1,703,500, including base bid plus Alternate #1 and #3, plus Washington State Sales Tax, for the John Muir Geothermal Wells project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5106 with Western Ventures Construction in the amount of \$1,703,500, including base bid plus Alternate #1 and #3, plus Washington State Sales Tax, 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 John Muir Geothermal Wells project, located at 3301 South Horton Street, Seattle, WA, is funded through the BTA III levy passed by the voters in February 2010. The levy included the John Muir Green Energy project to be completed in advance of the 2019-2020 school year.

The John Muir Geothermal Wells project was publicly bid on February 26, 2019, with a total of two (2) bids being received. The scope of work for this project includes the installation of 80 geothermal wells each 350 feet deep, installation of piping connections, and connection to the building's hydronic heating and cooling system.

This motion allows the district to execute a construction contract with Western Ventures Construction, who was deemed the low responsive, responsible bidder.

The school was completely modernized in 1991. Prior improvements that have been made at the John Muir Elementary School since the year 2000 include accelerated technology improvements, mechanical upgrades, re-roofing work, seismic improvements, and heat pump replacement.

a- **b. Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to implement ~~new geothermal wells seismic improvements~~ to the John Muir school. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

b- **c. Research**

- Seattle Public Schools Technical Building Standards dated December 2012
- Facilities Condition reports, Meng Analysis
- 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 \$1,703,500, including base bid, plus Alternate #1 and #3, plus Washington State sales tax.

The revenue source for this motion is from the BTA III Capital Levy.

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 2010 BTA III program went through an extensive community vetting process and ultimately received more than 73% voter approval in February 2010.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BTA III 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, secure, and efficient school buildings. Installing geothermal wells at John Muir Elementary School will make the building more energy efficient and save money in heating and cooling costs.

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.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on February 7, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for consideration.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	April 5, 2019
Anticipated Construction Date:	June 24, 2019
Substantial Completion Date:	August 18, 2019

13. ATTACHMENTS

- None