



SCHOOL BOARD ACTION REPORT

DATE: January 14, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Stephen Nielsen, Deputy Superintendent
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For Introduction: January 23, 2019
For Action: February 6, 2019

1. TITLE

BTA IV: Award Construction Contract K5104, Bid No. B12841, to Sheldrup Building Services Company for the Franklin High School Window & Door Replacement project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract in the amount of \$4,909,200 (range of \$5,000,000 to \$5,500,000), including base bid, plus Washington State Sales Tax, for the Franklin High School Window & Door Replacement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5104 with Sheldrup Building Services Company in the amount of \$4,909,200 (range of \$5,000,000 to \$5,500,000), including base bid, 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 Franklin High School Window & Door Replacement project, located at 3013 South Mount Baker Boulevard, Seattle, WA, is funded through the BTA IV levy passed by the voters in February, 2016. The levy included Franklin High School Window & Door Replacement to be completed in time for the 2020-2021 school year. The scope of work for this project includes replacement of windows and doors. The windows being replaced are the original historic 1911 and 1925 windows (78% of all windows), as well as the non historic 1988 windows (22% of all windows).

The Franklin High School Window & Door Replacement project was publicly bid on November 8, 2018, with a total of four (4) bids being received. Due to questions raised by vendors regarding specifications, the District elected to rebid the project. The rescheduled bid date is January 31, 2019, with a total of 4 bids being received.

This motion allows the district to execute construction contract K5104 in the amount of \$4,909,200 (range of \$5,000,000 to \$5,500,000) including base bid, plus

Washington State Sales Tax, with Sheldrup Building Services Company, who was deemed the lowest responsive, responsible bidder.

The school was initially constructed in 1912. The school received a major modernization in 1988. As part of the 1988 modernization, the 1958 addition was removed. Prior improvements that have been made at Franklin High School since the year 2000 include mechanical, seismic, electrical, roofing, and building envelope upgrades; including a synthetic turf field and track replacement. This project will replace the original historic 1911 and 1925 windows (78% of all windows), as well as the non historic 1988 windows (22% of all windows). The 1958 addition, removed all 1911 windows enclosed by that addition. Many of the 1911, 1925, as well as the 1988 windows are considered in poor condition.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the construction of the Franklin High School Window & Door Replacement project. Additionally, if this work is not be performed, it will potentially lead to further damage and increased future repair costs as a result. Currently, there are single-pane windows that are negatively impacting the thermal comfort of the classrooms. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

b. **Research**

- 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 \$4,909,200 plus Washington State Sales Tax.

The revenue source for this motion is from the BTA IV 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 BTA IV program went through an extensive community vetting process and ultimately received over 72% approval from voters in February 2016.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BTA 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. _____, [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 January 10, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for consideration.

12. TIMELINE FOR IMPLEMENTATION

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|-------------------------------------|--------------------------------|
| Anticipated Notice to Proceed Date: | On or around February 22, 2019 |
| Anticipated Construction Date: | Summer 2019 and Summer 2020 |
| Substantial Completion Date: | Fall 2020 |

13. ATTACHMENTS

- None