



SCHOOL BOARD ACTION REPORT

DATE: April 16 ~~March 30~~, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
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For Introduction: April 4, 2018
For Action: April 25, 2018

1. TITLE

BTA IV and BEX IV: Award Construction Contract P5098 to CDK Construction Services, Inc., for the Dearborn Park Elementary School Roof Replacement and Seismic Upgrades project

2. PURPOSE

This motion would authorize the Superintendent to enter into a construction contract for the Dearborn Park Elementary School Roof Replacement and Seismic Upgrades project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5098, from BTA IV and BEX IV, to CDK Construction Services, Inc., for the Dearborn Park Elementary School Roof Replacement and Seismic Upgrades project in the amount of \$444,500, including alternates 1 and 2, plus Washington State sales tax, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary action to implement the contract.

4. BACKGROUND INFORMATION

a. Background

Dearborn Park Elementary School has Priority 1 Seismic Improvements needed, as identified in the PCS Structural Solutions Seismic Report dated January 23, 2012. In addition, the MENG Analysis Facility Assessment Reports have identified that the roofing membrane system has reached the end of its useful life and requires replacement. Funding was set aside in the BTA IV and BEX IV Capital Levies to fund these improvements.

The A/E firm of S. M. Stemper Architects, PLLC was selected in spring 2017 to provide architectural and engineering design services for the project. A design contract was awarded on September 26, 2017.

The project was publicly bid on March 13, 2018 with four bids being received. The Base bid is \$408,500 plus Washington State sales tax. Accepting Alternate Bids 1 and 2 will result in a construction contract award amount of \$444,500.00 plus Washington State sales tax. CDK Construction Services, Inc., was deemed to be the low bid contractor, and the consulting firm S. M. Stemper Architects recommends acceptance of the Total Bid amount including Alternate Bids 1 and 2 which are additional roofing components.

The selection of projects in the BTA IV and BEX IV and capital levies underwent extensive community engagement. This process included a public comment period for the Programmatic Environmental Impact Statement.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BTA IV and BEX IV programs were 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. The project will prevent leaks to the aging roof system, and provide an additional measure of building safety to students and staff in the event of a major seismic event.

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. 6000, Program Planning, Budget Preparation, Adoption and implementation Policy

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 March 8, 2018. The Committee reviewed the motion and moved this item forward to the full Board for consideration.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the district will be able to proceed with the award of a construction contract for the Dearborn Park Roof Replacement and Seismic Upgrades project. The project has been competitively bid and is scheduled to be constructed during the summer of 2018.

Anticipated Limited Notice to Proceed Date	April 20, 2018
Anticipated Start Construction Date	June 23, 2018
Substantial Completion Date	August 19, 2018

13. ATTACHMENTS

- None