



SCHOOL BOARD ACTION REPORT

DATE: May 24, 2019
FROM: Denise Juneau, Superintendent
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For Intro: May 29, 2019
For Action: June 12, 2019

1. TITLE

BEX V: Award Contract K5110, Bid No. B02964, to Schuchart Corporation for the Cascade Parent Partnership Program at North Queen Anne School Roof 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 \$2,128,962, including base bid plus Alternate #1 and Alternate #3, plus Washington State Sales Tax, for the Cascade Parent Partnership Program at North Queen Anne School Roof Replacement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5110, Bid No. B02964, with Schuchart Corporation in the amount of \$2,128,962, including base bid plus Alternate #1 and Alternate #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 Cascade Parent Partnership Program at North Queen Anne School Roof Replacement project, located at 2919 1st Avenue West, Seattle, WA, 98119, is funded through the BEX V levy passed by voters in February 2019. The levy included the Cascade Parent Partnership Program Roof Replacement project to be completed during the summer of 2019.

The Cascade Parent Partnership Program Roof Replacement project was publicly bid on May 23, 2019, with a total of one (1) bid being received. The primary scope of work for this project includes replacement of the existing roof. Additional, associated work includes seismic repair and removal and replacement of existing rooftop mechanical/ventilation units as well as existing skylights.

The BEX V Capital Levy included the replacement of the roof at the Cascade Parent Partnership Program at North Queen Anne School.

The school was constructed in 1914, with an eight-classroom addition constructed in 1922. Until Seattle Public Schools moved students back into the facility recently (to accommodate some of the students displaced by the demolition of Wilson-Pacific, there had been few, if any recorded improvements, as the North Queen Anne School (NQAS) site was in the twenty-eighth (28th) year of a lease to Northwest Center. There are currently no records in the district archives, or with the Planning Department, mentioning when the roof was last replaced. The consultant architect, Stemper Architects, had their sub-consultant do roof test cuts to verify the age of the existing roof. The test cuts verify that the built-up roof system appears to be from the late 1980's to early 1990's, and the single -ply membrane is from the late 1990's to early 2000's. Improvements that have been made at NQAS since the lease was terminated were substantial but represented little above the minimums needed for re-occupancy by Seattle Public Schools for the displaced students and included the following: review of the major mechanical, electrical and plumbing systems for functionality followed up by complete restoration/renovation of the two main boys' and girls' restroom facilities, other restroom plumbing modernizations, renovation/modernization at the kitchen/cafeteria facility, upgraded lighting, improvements/restoration to full functionality of the main boiler including cleanup in the mechanical area, complete renovation of the office/administrative area, library, corridors/common areas (including the former "book room") and all classrooms including furniture, flooring, lighting, painting, glazing and plumbing, restoration of the radiators, cleanup/restoration of the covered play areas, cleanup of the outdoor open play areas, landscape work at the site, providing a functional kiln room, some roof repairs and replacement of existing but failing skylights and restoration/reconfiguration of the stage at the commons and the office space "behind" the stage.

This motion allows the district to execute a construction contract with Schuchart Corporation, who was the low responsive, responsible bidder.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the construction of the Cascade Parent Partnership Program roof replacement project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools. Furthermore, the planned schedule for this capital construction project will not be maintained, and this work will not be performed, potentially leading to further damage and increased future repair costs as a result. Therefore, this alternative is not recommended.

c. Research

- Meng Analysis Facility Assessment Reports dated May 2009 and August 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code, including amendments

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact to this motion will be \$2,128,962, plus Washington State Sales Tax. The revenue source for this motion is from the BEX V Capital Levy. The total project budget, of which the construction contract is one part, is \$3,462,272 (Roofing: \$2,181,547 and Seismic: \$1,280,725).

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 BEX V program went through an extensive community vetting process and ultimately received over 70% approval from voters in February 2019.

7. EQUITY ANALYSIS

This motion was not put through the process of a full racial equity analysis. The selection of projects in the BEX V program was designed to provide equitable access to schools across the district.

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. 6000, Program Planning, Budget Preparation, Adoption and Implementation, 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 May 16, 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	June 26, 2019
Anticipated Construction Date	June 28, 2019
Substantial Completion Date	August 12, 2019

13. ATTACHMENTS

- Bid Tab (available upon request in the Capital Projects & Planning Office)