



SCHOOL BOARD ACTION REPORT

DATE: May 22, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: May 29, 2019
For Action: May 29, 2019

1. TITLE

BEX IV: Approval of Budget Transfer and Award Construction Contract P5127, Bid No. B03973, to Slate Construction, Inc. for the Sand Point and Laurelhurst Seismic Improvement project

2. PURPOSE

This motion would approve a one-time fund transfer in the amount of \$595,376, from the BEX IV Program Contingency and authorize the Superintendent to enter into a construction contract in the amount of \$1,577,480, including base bid plus Alternate #1, plus Washington State Sales Tax, for the Sand Point and Laurelhurst Seismic Improvement project.

3. RECOMMENDED MOTION

I move that the School Board:

- 1) Approve the transfer in the amount of \$595,376 from the BEX IV Program Contingency to the Sand Point and Laurelhurst Seismic Improvement project budget; and
- 2) Authorize the Superintendent to execute construction contract P5127 for the project with Slate Construction, Inc. in the amount of \$1,577,480, including Alternate #1, 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. Immediate action is in the best interest of the district.

4. BACKGROUND INFORMATION

a. Background

The Sand Point and Laurelhurst Seismic Improvement project consists of two sites with the following addresses:

- Sand Point Elementary- 6208 60th Avenue Northeast, Seattle, WA 98105
- Laurelhurst Elementary – 4530 46th Avenue Northeast, Seattle, WA 98105

These seismic improvements at the identified schools were funded through the BEX IV levy passed by the voters in February 2013. The levy included the Sand Point and

Laurelhurst Seismic Improvement project to be implemented during the summer preceding 2019-2020 school year.

The Sand Point and Laurelhurst Seismic Improvement project was publicly bid April 25, 2019, with a total of two bids being received. The scope of work for this project is to seismically improve each school and requires selective demolition, patching and repair of existing walls, ceilings, floors, and finishes with modifications to mechanical, plumbing, fire alarm, and electrical systems.

This motion allows the transfer of \$595,376 funds from the BEX IV Program Contingency to the Sand Point and Laurelhurst Seismic Improvement project budget. The transfer will adjust the original Sand Point and Laurelhurst Seismic Improvement project budget of \$1,621,021 to the current estimated total project budget of \$2,216,397. The BEX/BTA Oversight Committee was apprised of a need for a budget transfer for this project at their meeting of April 12, 2019. The BEX/BTA Oversight Committee was provided a range in lieu of the exact fiscal amount as bids had not been opened.

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

Sand Point Elementary was constructed in 1957. Prior improvements for Sand Point Elementary in 2010 included mechanical and electrical upgrades. Laurelhurst Elementary was built in 1928. Prior improvements to Laurelhurst in 2010 included mechanical and electrical upgrades; and technology, ADA, waterline, and roof upgrades in 2017.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Sand Point and Laurelhurst Seismic Improvement project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools in conjunction with the Seattle Existing Building Codes requirement to provide enhance ADA facilities on construction projects.

a. Research

- 2012 "Expanded Analysis of Seismic Building Data" report by PCS Structural Solutions
- 2012 "ASCE 41-13: Seismic Evaluation and Retrofit of Existing Buildings" by Structural Engineers Association of California
- July 25, 2017 "Recommendations from the Unreinforced Masonry Policy Committee to the City of Seattle"
- 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 \$2,216,397, plus Washington State Sales Tax, as defined:

1. Transfer of \$595,376 from the BEX IV Program Contingency to the Sand Point and Laurelhurst Seismic Improvement projects budget; and
2. Award Construction Contract P5127 to Slate Construction Inc., in the amount of \$1,577,480 plus Washington State Sales Tax.

The revenue source for this motion is from the BEX 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 BEX IV program went through an extensive community vetting process and ultimately received 72% approval from voters in February 2013.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BEX IV program was designed to provide equitable access to safe school facilities across the city. The schools incorporate newer ADA upgrades in conjunction with requirements by the City of Seattle’s Existing Building Code. The project will enhance toilet room facilities with compliant ADA grab bars, doors, and doorways.

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 May 16, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for approval. Immediate action is in the best interest of the district.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	June 14, 2019
Anticipated Construction Date:	June 28, 2019
Substantial Completion Date:	August 9, 2019

13. ATTACHMENTS

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