



SCHOOL BOARD ACTION REPORT

DATE: June 12, 2020
FROM: Ms. Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: June 24, 2020
For Action: June 24, 2020

1. TITLE

Distressed School Grant: Approval of Budget Transfer from BTA IV Program Contingency and Award Construction Contract K5107, Bid No. B02206, to Bayley Construction, LP, for the Cedar Park Elementary School Restroom Addition project

2. PURPOSE

This motion would provide authorization for the Superintendent to approve a one-time fund transfer in the amount of \$354,477 from the BTA IV Program Contingency and authorize the Superintendent to enter into a construction contract in the amount of \$633,100, including base bid and Alternate #1 plus Washington State Sales Tax, for the Cedar Park Elementary School Restroom Addition project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to approve the transfer of \$354,477 from the BTA IV Program Contingency to the Cedar Park Elementary School Restroom Addition project budget; and authorize the Superintendent to execute construction contract K5107 with Bayley Construction, LP, in the amount of \$633,100, including base bid and 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 interests of the district.

4. BACKGROUND INFORMATION

a. Background

The Cedar Park Elementary School Restroom Addition project, located at 3737 NE 135th Street, Seattle, WA 98125, will be reimbursed by a Distressed School Grant in the amount of \$586,000.

On April 30, 2019 the Cedar Park Elementary School Restroom Addition was publicly bid, with a total of 2 bids being received, both bids came in well above the budget. A re-bid on February 13, 2020, received 3 bids all exceeding the budget. The project was re-worked to reduce scope with hopes that the costs will align with the budget. The final re-bid was scheduled to open May 5, 2020.

The scope of work for this project adds approximately 600 square feet at the south end of the building under the existing roof overhang. The restrooms will be accessed upon entering the main building and have been designed to be easily supervised. The work will provide the school with additional restrooms nearer to the new portables and the southernmost part of the school.

This motion requests the transfer of \$354,477 funds from the BTA IV Program Contingency to the Cedar Park Elementary School Restroom Addition project budget. This motion allows the district to execute a construction contract with Bayley Construction, LP, who is the low responsive, responsible bidder. Three (3) contractors submitted bids to construct the project.

The school was constructed in 1959 and is a designated City of Seattle landmark. Cedar Park Elementary School recently underwent an extensive rehabilitation in which eight portable classrooms were also added in 2015-2016. In the fall of 2016, Cedar Park Elementary School reopened after the extensive rehabilitation to house Olympic Hills Elementary School for a period of two years and became an options school serving northeast Seattle in 2018.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to build new restrooms for the Cedar Park Elementary School Restroom Addition project. Cedar Park Elementary School has only one restroom facility within the main building to serve male and female students. The addition of this restroom facility will provide a more adequate number of restroom facilities to serve the projected student population and provide safer and decreased walk time for students and staff through inclement weather conditions. Electric door openers will be installed to assist small children to safely open heavy doors. Denying the motion is not recommended because it will negatively impact the district's commitment to provide equitable and safe access in our schools.

c. Research

- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code
- 2015 Seattle Existing Building Code
- 2015 Washington State Plumbing Code with Seattle amendments
- Coordination meetings with City of Seattle Department of Construction and Inspections, principals, and other stakeholders throughout the design process

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact to this motion will transfer \$354,477 from the BTA IV Program Contingency to the Cedar Park Elementary School Restroom Addition project budget and award Construction Contract K5107 to Bayley Construction, LP, in the amount of \$633,100, plus Washington State Sales Tax. Additionally, revenue in the amount of \$586,000 will be reimbursed to the district from the Distressed School Grant through OSPI.

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

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BTA IV programs was designed to provide equitable access to safe school facilities across the city. The physical and emotional health of students and teachers depend on the quality of the physical location, which makes establishing safe, healthy buildings essential to the impact on student outcomes. Providing the addition of restroom facilities will implement needed restrooms and offer a closer and safer distance to walk through varying outdoor weather conditions for both students and teachers. Providing the restroom additions to Cedar Park reinforces healthy buildings and a physically safe teaching environment for students and teachers.

Public works projects follow bidding requirements outlined in RCW 28A.335.190 with notice by publication given in at least one newspaper of general circulation, Daily Journal of Commerce, for a period of two weeks and outreach to the National Association of Minority Contractors referencing the District website concerning projects bidding to increase Minority Women and Business Enterprise participation.

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 policy, 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.

Per School Board Policy No. 6000, Program Planning, Budget Preparation, Adoption and Implementation, “Funds may be transferred from one budget classification to another subject to such restrictions as may be imposed by the Board.”

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on June 4, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for consideration.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	June 26, 2020
Anticipated Construction Date:	June 27, 2020
Substantial Completion Date:	September 11, 2020

13. ATTACHMENTS

- Bid Tab

Cedar Park ES Restroom Addition 2020

Contractor	Grenlar Construction	Bayley Construction, LP	Reynolds General Contracting
Addenda Nos. 1	Yes	Yes	Yes
Contractor's Bid Bond	Yes	Yes	Yes
Subcontractor Work Listing	NA	NA	NA
Base Bid	\$ 650,000	\$ 629,000	\$ 634,000
Unit Price Total	\$ -	\$ -	\$ -
Total Base Bid Evaluation Amount	\$ 650,000	\$ 629,000	\$ 634,000
ALTERNATE DESCRIPTION:			
A1: Finish and Install Chainlink Security Gate at SW entry drive.	\$ 6,000	\$ 4,100	\$ 6,500
Total Selected Alternates: A1	\$ 6,000	\$ 4,100	\$ 6,500
TOTAL BASE BID EVALUATION AMOUNT & SELECTED ALTERNATES	\$ 656,000	\$ 633,100	\$ 640,500
PLUS WASHINGTON STATE SALE TAX (WSST) @ 10.1%	\$ 66,256	\$ 63,943	\$ 64,691
TOTAL BASE BID EVALUATION AMOUNT & SELECTED ALTERNATES PLUS WSST @ 10.1%	\$ 722,256	\$ 697,043	\$ 705,191