



## **SCHOOL BOARD ACTION REPORT**

**DATE:** September 8, 2020  
**FROM:** Ms. Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
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**For Introduction:** October 7, 2020  
**For Action:** October 7, 2020

### **1. TITLE**

BTA IV/BEX V: Award Construction Contract P5137, Bid No. B082097, to YOY, INC. dba VERDIS for the Garfield High School Upgrades (Waterproofing & Exterior Door Repairs) 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 \$732,390, including base bid plus Alternate #1 and Alternate #2, plus Washington State sales tax, for the Garfield High School Upgrades (Waterproofing & Exterior Door Repairs) project.

### **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute construction contract P5137 with YOY, INC. dba VERDIS in the amount of \$732,390, including base bid plus Alternate #1 and Alternate #2, 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 Garfield High School Upgrades (Waterproofing & Exterior Door Repairs) project, located at 400 23<sup>rd</sup> Ave, Seattle, WA 98122, is funded through the BTA IV & BEX V levies. The BTA IV levy was passed by the voters in February 2016 and the BEX V levy was passed by the voters in February 2019. The levy timeline includes that this project will be completed for the 2021-2022 school year.

The Garfield High School Upgrades (Waterproofing & Exterior Door Repairs) project was publicly bid on September 22, 2020, and a total of 3 contractors submitted bids. The scope of work for this project includes waterproofing of the courtyard and restoration of landmarked exterior entry doors.

This motion allows the district to execute a construction contract with YOY, INC. dba VERDIS, who was the low responsive, responsible bidder.

The school was constructed in 1923, with additions in 1929, 1962 and 2006. Prior improvements constructed at Garfield High School since the year 2000 include: PBX System (2001); Accelerated Technology Improvement Program (2001); gym modernization, elevator project & new addition (2006) and a partial roof replacement (2017).

**b. Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to construct the Garfield High School Upgrades (Waterproofing & Door Repairs) project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

**c. Research**

- Stemper AC/BET&R – Additional Investigation/ R & R of Existing Doors performed February 2020
- 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 \$732,390, plus Washington State sales tax. The revenue sources for this motion are from the BTA IV & BEX V capital levies. The total project budget, of which the construction contract is one part, is \$1,034,261.

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 & BEX V levy programs went through extensive community vetting processes and ultimately received 72% approval (BTA IV) from voters in February 2016 and 73% approval (BEX V) from voters in February 2019

## **7. EQUITY ANALYSIS**

The selection of projects for the BTA IV capital levy was completed in 2015. Projects selected for the BTA IV capital levy were intended to address student capacity needs and inadequate building systems in school facilities across the city. As such, this motion was not put through the equity analysis as would be done as part of the district's current capital planning efforts.

The district's Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The Board's guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V capital levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

## **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 September 10, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

## **TIMELINE FOR IMPLEMENTATION**

Anticipated Notice to Proceed Date:	October 21, 2020
Anticipated Construction Date:	October 22, 2020
Substantial Completion Date:	October 29, 2021

## 12. **ATTACHMENTS**

- Contract P5137 (for reference as part of motion) (available upon request from the Capital Projects & Planning department)
- BID Tab (for reference) ([available upon request from the Capital Projects & Planning department](#))