



SCHOOL BOARD ACTION REPORT

DATE: April 22, 2020
FROM: Ms. Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: May 27, 2020
For Action: June 10, 2020

1. TITLE

BEX V, Distressed School Grant and K-3 Class Size Reduction Grant: Award Construction Contract P5149, for Bid No. B012049, to Allied Construction Associates, Inc. for the West Woodland Elementary Addition and Modernization project

2. PURPOSE

The purpose of this action is to:

- a. Provide authorization for the Superintendent to enter into a construction contract in the amount of \$14,536,000, plus Washington State Sales Tax, for the West Woodland Elementary Addition and Modernization project; and
- b. Approve transfer of \$1,700,000 from the BEX V Program Contingency funds to the West Woodland Elementary Addition and Modernization project.

3. RECOMMENDED MOTION

I move that the School Board:

- a. Authorize the Superintendent to execute construction contract P5149 with Allied Construction Associates, Inc. in the amount of \$14,536,000, 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; and
- b. Approve a one-time fund transfer of \$1,700,000 from the BEX V Program Contingency funds to the West Woodland Elementary Addition and Modernization project.

4. BACKGROUND INFORMATION

a. Background

The West Woodland Elementary Addition and Modernization project, located at 5601 4th Avenue NW, Seattle, WA 98107, is funded through a Distressed Schools Grant program, BEX V Levy, and K-3 Class Size Reduction Grant. The project is scheduled to be completed by the start of the 2021-22 school year.

The West Woodland Elementary Addition and Modernization project was publicly bid on May 19, 2020, with a total of 6 bids being received. The scope of work for this project includes the construction of 12 new classrooms, an expanded gymnasium, commons, and associated support and infrastructure spaces. The remainder of the existing school building will receive interior finish upgrades and improvements to technology and communication infrastructure. The classroom and gymnasium addition will allow the existing seven on-site portables to be relocated and address projected student enrollment growth for the next decade. On March 2, 2020 the Operation Committee reviewed the West Woodland Design Presentation.

This motion allows the district to execute a construction contract with Allied Construction Associates, Inc., who was the lowest responsive, responsible bidder. The existing West Woodland Elementary school facility was built in 1990 by the Seattle architectural firm of Olson/Sundberg Architects.

Prior improvements made at West Woodland since 2000 include: wide area network in 2000; heat pump replacement in 2004; exterior renovations, interior, ADA, playground and library in 2010; green project – ground source heat pump phase II in 2013; and a new roof in 2014.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the construction of the West Woodland Elementary Addition and Modernization project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

c. Research

- The Elementary School Educational Specifications dated May 2016
- Seattle Public Schools Technical Building Standards dated December 2012
- Washington Sustainable Schools Protocol (WSSP)
- School Design Advisory team
- 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 \$14,536,000, plus Washington State Sales Tax. The revenue source for this motion is from the State awarded Distressed Schools Grant program, BEX V Levy, and State awarded K-3 Class Size Reduction Grant. The total project budget, of which the construction contract is one part, is \$21,365,600.

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 73% approval from voters in February 2019.

7. EQUITY ANALYSIS

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 No. 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V 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 capital projects 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 14, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for consideration by the full board.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Bid Date:	May 19, 2020
Anticipated Notice to Proceed Date:	June 15, 2020
Anticipated Construction Date:	July 1, 2020
Substantial Completion Date:	August 1, 2021

13. ATTACHMENTS

- BID Tab (available upon request in the Capital Projects & Planning department)