



SCHOOL BOARD ACTION REPORT

DATE: June 24, 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

BEX V/BEX IV/BTA IV: Award Construction Contract P5138, Bid No. B012046, to Bayley Construction, LP, for the Wedgwood Elementary School Upgrades 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 \$1,024,582 including base bid and unit prices plus Alternate #1, Alternate #2 and Alternate #3, plus Washington State Sales Tax, for the Wedgwood Elementary School Upgrades project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5138 with Bayley Construction, LP, in the amount of \$1,024,582, including base bid and unit prices plus Alternate #1, Alternate #2 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. Immediate action is in the best interests of the district.

4. BACKGROUND INFORMATION

a. Background

The Wedgwood Elementary School Upgrades project, located at 2720 NE 85th Street, Seattle, WA 98115, is funded through the BEX V, BEX IV, and the BTA IV Capital Levies. The BEX V Capital Levy was passed by the voters in February 2019. The levy timeline includes that this project will be completed for the 2020-2021 school year. The BEX IV Capital Levy was passed by the voters in February 2013. The BTA IV Capital Levy was passed by the voters in February 2016.

The Wedgwood Elementary School Upgrades project was publicly bid on May 21, 2020, and a total of five (5) contractors submitted bids. The scope of work for this project includes roof replacement or repairs and coating to extend the roof service life ten years, seismic improvements and exterior door upgrades.

This motion allows the district to execute a construction contract with Bayley Construction, LP, who was the lowest responsive, responsible bidder.

The school was constructed in 1955. Prior improvements constructed at Wedgwood Elementary School since the year 2000 include waterline replacement (2004), library upgrade (2005) and exterior renovation, interior, ADA, playground and stage curtain upgrades (2010).

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to construct the Wedgwood Elementary School Upgrades 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 - IR Survey performed February 2020
- Tremco/Weatherproofing Technologies, Inc. Roof Analysis Report dated October 2017
- 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 \$1,024,582, plus Washington State Sales Tax. The revenue sources for this motion are from the BEX V, BEX IV, and the BTA IV Capital Levies. The total project budget, of which the construction contract is one part, is \$3,016,429.

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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, BEX IV, and the BTA IV Capital Levy programs went through extensive community vetting processes and ultimately received 73% approval (BEX V) from voters in February 2019, 72% approval (BEX IV) from voters in February 2013 and 72% approval (BTA IV) from voters in February 2016.

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 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.

Additionally, the selection of projects in the BEX IV and BTA IV programs was designed to provide equitable access to safe school facilities across the city.

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 June 4, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	June 25, 2020
Anticipated Construction Date:	June 26, 2020
Substantial Completion Date:	August 19, 2020

13. ATTACHMENTS

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