



SCHOOL BOARD ACTION REPORT

DATE: February 27, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations, (206) 252-0644, ltherndon@seattleschools.org

For Intro: April 5, 2017
For Action: April 19, 2017

1. TITLE

BTA IV: Award Construction Contract K5075, Bid No. B11633, to Lincoln Construction, Inc., for the E.C. Hughes Elementary School Modernization Project

2. PURPOSE

This Board Action Report provides authorization for the Superintendent to enter into a construction contract for the E.C. Hughes Elementary School Modernization Project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5075 to Lincoln Construction for the E.C. Hughes Elementary School Modernization Project, in the amount of \$7,935,850.00, (including Alternate Nos. 1b, 2, 3, 4, 5, 6, 7 and 8), plus Washington State sales tax, in the form of the draft agreement attached to the Board Action Report, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary action to implement the contract.

4. BACKGROUND INFORMATION

a. Background

The EC Hughes Elementary School Modernization Project is funded through the Buildings, Technology and Academics/Athletics (BTA) IV Capital Levy Funds passed by the voters on February 9, 2016, the Distressed School Grant, and the School Construction Assistance Program (SCAP) Funding.

This contract will be for the construction of the project designed to relocate Roxhill Elementary School to the E.C. Hughes Elementary School building by summer of 2018 school year.

The E.C. Hughes Elementary School Modernization project was publicly bid on March 9 15, 2017, with a total of 2 bids being received. This motion allows the District to execute a construction contract with Lincoln Construction who was deemed to be the low bid. The consulting architect, DLR Group, recommends acceptance of the bid. 23 firms requested bid documents. A copy of the Bid Tab is attached.

b. **Alternatives**

Deny Motion. If the motion is denied, the District will not be able to execute the contract to start construction on the E.C. Hughes Elementary School Modernization Project. It is not recommended to deny this motion because construction will be delayed and the project will not be completed by the start of school year in 2018-19.

c. **Research**

- Meng Analysis Facility Assessment Report dated August 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- Robinson Cost Estimate for Construction of the Project
- School Design Advisory Team, consisting of Roxhill Principal, teachers, parents and neighbors
- Coordination meetings with district facilities and other stakeholders throughout the design process

5. **FISCAL IMPACT/REVENUE SOURCE**

The project budget for this work is ~~\$14,358,168~~ \$14,434,053. The revenue source for this motion is BTA IV, Distressed School Grant, and School Construction Assistance Program (SCAP) Funding.

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 development of the BTA IV projects list underwent extensive community engagement. This process included a public comment period for the Programmatic Environmental Impact Statement.

7. **EQUITY ANALYSIS.**

This motion was not put through the process of a full racial equity analysis. The selection of projects in the BTA program was designed to provide equitable access to schools across the district.

8. **STUDENT BENEFIT**

It is the goal of the District to continue the process of implementing the BTA IV 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 March 16, 2017. The Committee moved this item forward to the full board with a recommendation for consideration.

12. **TIMELINE FOR IMPLEMENTATION**

Upon Board approval of this motion, the construction contract will be executed and a Notice to Proceed (NTP) will be issued to the contractor.

Anticipated NTP Date May 1, 2017
Anticipated Construction Date May 1, 2017
Substantial Completion Date June 1, 2018

13. **ATTACHMENTS**

- Contract K5075
- Architect's Recommendation
- Contractor References
- Bid Tab