



SCHOOL BOARD ACTION REPORT

DATE: March 21, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent of Facilities and Operations
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1. TITLE

BEX IV: Award Construction Contract P5088, to Lincoln Construction, Inc. for the McGilvra Elementary New Cafeteria Building and Seismic Upgrades in Main Building project

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

2. PURPOSE

This Board Action Report provides authorization for the Superintendent to enter into a construction contract for the New Cafeteria Building and Seismic Upgrades project at McGilvra Elementary School starting the summer of 2017.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute contract P5088 to Lincoln Construction, Inc. in the amount of \$4,187,336, plus Washington State sales tax, in the form of the draft contract dated March 9, 2017 and attached to the School Board Action Report, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary actions to implement the contract.

4. BACKGROUND INFORMATION

a. Background

The McGilvra Elementary New Cafeteria Building and Seismic Upgrades in the Main Building project was identified in the Building Excellence IV (BEX IV) Capital Levy and is intended to replace the existing undersized lunchroom in the main building and execute seismic upgrades in the main building.

The McGilvra Elementary New Cafeteria Building and Seismic Upgrades in the Main Building project was publically bid on February 9, 2017, with a total of seven (7) bids being received. This motion allows the District to execute a construction contract with Lincoln Construction, Inc. who was deemed the low bid contractor. The consulting Architect, Integrus Architecture, recommends acceptance of the bid. Additionally, note that the project budget was increased \$200,000 from the BEX IV Program Contingency Fund to cover the difference in estimated construction cost prior to the bid, versus the actual bid cost from Lincoln Construction, Inc.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start construction of the McGilvra Elementary New Cafeteria Building and Seismic Upgrades in Main Building project. It is not recommended to deny this motion because construction will be delayed and the project will not be completed by start of school year 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 McGilvra Principal, teachers, parents and neighbors.
Coordination meetings with district facilities and other stakeholders throughout the design process.

5. FISCAL IMPACT/REVENUE SOURCE

The funding source for the McGilvra Elementary New Cafeteria Building and Seismic Upgrades in Main Building Project is BTA III and BEX IV as listed below. These funds also covered two prior capital projects at McGilvra Elementary School that addressed seismic upgrades, roofing replacement, life and safety upgrades and a new mechanical HVAC system throughout the main building. The two prior construction project were completed in 2015 and 2016. The original project budget for all work was \$8,871,594.

<u>Project Budget:</u>	
BTA III	\$ 3,062,560
BEX IV	<u>\$ 5,809,034</u>
Total Original Project Budget:	\$ 8,871,594
BEX IV Program Proposed Project Contingency Transfer	<u>\$ 200,000</u>
Adjusted Total Proposed Project Budget	\$ 9,071,594

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 principal, teachers, building support staff, administrators, parents, and community members developed the design of the McGilvra Elementary New Cafeteria Building and Seismic Upgrades in Main Building project. This group met throughout 2015 -16, to gather and provide information about facility use, district and school programs, and support the districts Nutrition Services goals, upon which the design was based. The McGilvra Elementary New Cafeteria Building project supports the district’s current educational goals to improve the learning environment as well provide space to accommodate other school functions.

7. EQUITY ANALYSIS

At numerous Board Work Sessions throughout 2012, the Board was presented with multiple options for projects to be included in the BEX IV Capital Levy proposal. Providing equitable access to safe facilities across the district was a determining factor in the final, approved list of projects.

8. STUDENT BENEFIT

The McGilvra Elementary New Cafeteria Building and Seismic Upgrades in Main Building project is intended to replace the existing undersized lunchroom in the main building. The new building will further address the student and staff needs by providing them a much-improved kitchen and dining environment along with space for other school programs to gather. The seismic upgrades improve the life and safety of the students.

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, which states that 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 for consideration.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, and after signed approval of the contract by the Superintendent, Lincoln Construction will be issued a Notice to Proceed on the project.

Notice to Proceed – April 27, 2017
Site Access – July 2017
Project Substantial Completion – April 2018

13. ATTACHMENTS

- Contract P5088 (Placeholder)
- Architect Recommendation
- Contractor References
- Bid Tab