



SCHOOL BOARD ACTION REPORT

DATE: April 16, 2018
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities and Operations
(206) 252-0644 ltherndon@seattleschools.org

For Introduction: April 25, 2018
For Action: May 9, 2018

1. TITLE

BEX IV: Award Construction Contract P5099 to CDK Construction Services, Inc., for the Eckstein Middle School Seismic Improvements project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract for the Eckstein Middle School Seismic Improvements project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5099 to CDK Construction Services, Inc., for the Eckstein Middle School Seismic Improvements project, in the amount of \$2,917,672, including Alternate Nos.1 & 2, plus Washington State sales tax, 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 Eckstein Middle School Seismic Improvements project is funded through the BEX IV Capital Levy passed by the voters in February 2013.

The project scope includes seismic improvements at various parts of the school; including installation of new plywood and concrete shear walls, and lowering of two exterior unreinforced masonry chimneys. The improvements will provide a safer building during future seismic events. Additionally, ADA (Americans with Disabilities Act) accessibility improvements will be made as part of the seismic work and to meet the current Seattle Building Code. Improvements will include compliant drinking fountains, installation of a wheel chair lift, and converting staff toilet rooms for better accessibility.

The project was publicly bid on March 22, 2018, with two bids being received. The Base Bid is \$2,817,872 plus Washington State sales tax. Accepting Alternate Bids 1 and 2 will result in a construction contract award amount of \$2,917,672 plus Washington State sales tax. CDK Construction Services, Inc, was deemed to be the low bid contractor, and the

consulting firm Rolluda Architects recommends acceptance of the Total Bid amount including Alternate Bids 1 and 2 which add seismic work in two additional rooms.

From 1982-2017, additional construction renovation history at Eckstein Middle School includes numerous upgrades ranging from a fire alarm project to roofing, seismic, mechanical, electrical, technology, science classroom, ADA (Americans with Disabilities), athletic field, and exterior and interior finishes upgrades.

Seismic upgrades were last completed in 2005 and 2015.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start construction on the Eckstein Middle School Seismic Improvements project.

c. Research

2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions
2009 Eckstein Middle School Structural Evaluation, prepared by PCS Structural Solutions
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 project budget for this work is \$5,554,117. The revenue source for this motion is from the BEX IV Capital Levy.

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 IV program went through an extensive community vetting process and ultimately received 72.1% approval on February 12, 2013.

7. EQUITY ANALYSIS

This motion was not put through the process of an equity analysis. The selection of projects in the BEX IV program 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. _____, 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 April 5, 2018. The Committee reviewed this motion and moved it forward to the full Board for approval.

12. TIMELINE FOR IMPLEMENTATION

Notice to Proceed will issued upon the contract being fully executed. Construction for the first phase will begin at the end of this school year and continue to the end of August 2018. Construction for the second phase will begin at the end of the 2019 school year and be Substantially Complete by the end of August 2019.

13. ATTACHMENTS

- None