



SCHOOL BOARD ACTION REPORT

DATE: April 9, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Stephen Nielsen, Deputy Superintendent
206-252-0169, sjnielsen@seattleschools.org

For Introduction: April 17, 2019
For Action: May 1, 2019

1. TITLE

BEX IV: Award Construction Contract P5125, Bid No. B11831, to Lincoln Construction, Inc. for Phase I of the Broadview Thomson Seismic Improvement 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 \$5,048,191 including base bid plus Alternate #2, #4, and #6, plus Washington State Sales Tax, for the Phase I of the Broadview Thomson Seismic Upgrade project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5125 with Lincoln Construction, Inc. in the amount of \$5,048,191, including base bid plus Alternate #2, #4, and #6, 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.

4. BACKGROUND INFORMATION

a. Background

Broadview Thomson Seismic Upgrade project, located at 13052 Greenwood Avenue North, Seattle, WA 98133, is funded through the BEX IV levy passed by the voters in February 2013. The levy included the Broadview Thomson Seismic Upgrade project improvements to be made in advance of the 2018-2019 and 2019-2020 school year. Phase I will occur in the summers of 2019 and 2020 and will complete interior work in Units A and C. Future Phase II work will cover upgrades in Units B.

The Broadview Thomson Seismic Upgrade project was publicly bid on April 2, 2019, with a total of 1 bid being received. The scope of work for this project includes seismic footings, shear wall, wall strengthening, and improving diaphragm connections.

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

The 56-year-old school was constructed in 1963 and is comprised of three units. Prior improvements that have been made at Broadview Thomson K-8 School since the year 2000 include reroofing, electrical panel, interior, ADA, and mechanical upgrades.

b. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Broadview Thomson Seismic Upgrade project. This is not recommended because it would negatively impact the district’s commitment to complete the work that the voters approved in regards to the BEX IV Capital Levy.

c. **Research**

- 2012 “Expanded Analysis of Seismic Building Data” report by PCS Structural Solutions
- 2012 “ASCE 41-13: Seismic Evaluation and Retrofit of Existing Buildings” by Structural Engineers Association of California
- July 25, 2017 “Recommendations from the Unreinforced Masonry Policy Committee to the City of Seattle”
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code & 2015 Seattle Existing 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 \$5,048,191, plus Washington State Sales Tax.

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% approval from voters in February 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. The physical and emotional health of students and teachers depend on the quality of the physical location, which makes establishing safe, healthy buildings essential to the impact on student outcomes. This project will provide the seismic improvements and accessibility upgrades reinforcing the healthy buildings and a physically safe teaching environment for students and teachers.

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 March 14, 2019. The Committee reviewed the item and moved it forward to the full Board with a recommendation for consideration.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	May 22, 2019
Anticipated Construction Date:	June 2019 through August 2020
Substantial Completion Date:	August 21, 2020

13. ATTACHMENTS

- None