



# **SCHOOL BOARD ACTION REPORT**

**DATE:** March 3, 2017  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent, Facilities & Operations  
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## **1. TITLE**

BEX IV: Award Construction Contract P5089, Bid No. B11632 to Western Ventures Construction, Inc., for the Jane Addams Middle School Voluntary Seismic Improvements and Minor Alterations Project, Phase IV

**For Introduction:** March 15, 2017  
**For Action:** April 5, 2017

## **2. PURPOSE**

This Board Action Report provides authorization for the Superintendent to enter into a construction contract for the Voluntary Seismic Improvements and Minor Alterations project at Jane Adams Middle School during the summer of 2017.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute construction contract P5089, to Western Ventures Construction, Inc., for the Jane Addams Middle School Voluntary Seismic Improvements and Minor Alterations Project, Phase IV, in the amount of \$988,000.00, 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 district continues to experience significant enrollment growth. With enrollment at its highest point in the last decade, many areas of the district do not have sufficient capacity to accommodate current and projected enrollment. Options to meet the enrollment increase were reviewed by the Facility and Capacity Management Advisory Committee, Board Committees and the full Board of Directors. Repurposing of the existing space at Jane Addams to add middle school classroom capacity was identified as a solution to help address the need for middle school capacity in the Northeast region. Proceeds from the Buildings Excellence IV (BEX IV) capital levy are being utilized to fund this work.

The project consists of renovations to repurpose the Jane Addams K-8 School as a comprehensive middle school, and includes earthquake safety improvements to the building. It will also address some of the items identified in the Meng Building Conditions Reports completed in May 2009, and updated in August 2014.

The project was planned to be implemented in three phases, with construction scheduled for the summers of 2014, 2015, and 2016. During the planning for the third phase of construction, it was determined that too much work remained to successfully complete the project in one more summer. As a result, a fourth phase of construction was added, and is planned to be completed during the summer of 2017. Closing the school building for a year to complete the work in a single phase was not recommended, due to the district's capacity needs and the Board's decision to open a middle school at Jane Addams in September 2014.

The project was publicly bid March 2, 2017, with a total number of five (5) bids being received. Western Ventures Construction, Inc., was deemed to be the low bid contractor, and the consulting architect firm Hutteball & Oremus Architecture recommends acceptance of the bid. Fifteen (15) firms requested bid documents. A copy of the bid tab is attached.

**b. Alternatives**

If the contract is not awarded, the planned schedule for this capital construction project in the Building Excellence IV (BEX IV) Capital Levy will not be maintained. Therefore, this alternative is not recommended.

**c. Research**

- Meng Analysis Facility Assessment Reports dated May 2009 and August 2014
- Structural/Seismic Evaluation for Jane Addams dated January 2009
- Seattle Public Schools Technical Building Standards dated December 2012
- Seattle Public Schools Educational Specifications for Middle Schools dated December 2011

**5. FISCAL IMPACT/REVENUE SOURCE**

The project budget for this work is \$13,587,082. The revenue source for this motion is the BEX IV Capital Levy at 100%.

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 planning and design of the Jane Addams Middle School project has included a significant amount of community engagement. Initially, there was community engagement in selecting the Jane Addams building as a site for a future capacity driven comprehensive middle school. That process was followed by community engagement in the selection of the future Jane Addams Middle School program and building to be included in the BEX IV Capital Levy, which Seattle voters approved in February of 2013. Once an Architect was selected for the project and a Principal was hired to develop the new school program, local community members were sought from the area to collaborate with school staff and the design team as members of a School Design Advisory Team (SDAT). Five SDAT meetings were held between July and October 2013. The final meeting on October 24, 2013 was open to the community and was well attended. The final design concept for the new middle school was presented, discussed, and those present at the meeting heartily approved of the proposed plan as developed by the SDAT.

Approval of the motion to award a construction contract for the 4<sup>th</sup> phase of construction of the Jane Addams Middle School project will enable the school district to fulfill the promises made to Seattle voters in the passage of the BEX IV Capital Levy, and to the community at the conclusion of the SDAT process.

**7. EQUITY ANALYSIS**

In February 2013, the \$694.9M, six-year capital levy, BEX IV, was approved by over 72 percent of Seattle voters. It was a renewal of the Building Excellence III (BEX III) levy, passed by Seattle voters in February 2007. The selection of projects in the BEX program was designed to provide equitable access to schools across the district.

**8. STUDENT BENEFIT**

This action will benefit students by providing an equitable learning environment throughout the Jane Addams Middle School building and across all of the district's middle schools. It will also provide an additional measure of building safety to students and staff in the event of a major seismic event.

**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. 6000, Program Planning, Budget Preparation, Adoption and Implementation, provides the Board shall approve this item

Other: \_\_\_\_\_

**10. POLICY IMPLICATION**

This action is in compliance with Board Policy No. 6220, Procurement, which states that all contracts exceeding \$250,000 initial value, excluding sales tax and contingencies, and changes or amendments of more than \$250,000, excluding sales tax and contingencies, must be approved by the School Board.

**11. BOARD COMMITTEE RECOMMENDATION**

This motion was discussed at the Operations Committee meeting on February 16, 2017. The Committee reviewed the motion and moved this item forward to the full Board with a recommendation for approval.

**12. TIMELINE FOR IMPLEMENTATION**

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

**13. ATTACHMENTS**

- Contract P5089
- Architect's Recommendation
- Contractor References
- Bid Tab