



SCHOOL BOARD ACTION REPORT

DATE: March 6, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0636, fhpodesta@seattleschools.org

For Intro: March 27, 2019
For Action: April 17, 2019

1. TITLE

BEX IV: Award Construction Contract P5121, Bid No. B11823, to Jody Miller Construction for Wing Luke Elementary School Replacement Project Phase II

2. PURPOSE

This Board Action Report provides authorization for the Superintendent to enter into a construction contract in the amount of \$31,496,750, which includes the base bid plus Alternate #1, 2D, 3B, 4, 5, 6, 7, 8 and 9, plus Washington State Sales Tax, for the Wing Luke Elementary School Replacement Project Phase II.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute Construction Contract P5121 with Jody Miller Construction in the amount of \$31,496,750, which includes the base bid plus Alternate #1, 2D, 3B, 4, 5, 6, 7, 8 and 9, 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

The Wing Luke Elementary School Replacement Project Phase II located at 3701 South Kenyon St. Seattle, WA, is funded through the Building Excellence IV (BEX IV) Capital Levy passed by the voters February 9, 2013. The levy included the construction of a new elementary school at the existing Wing Luke site to be opened for the 2020-21 school year.

The Wing Luke Elementary School Replacement Project Phase II was publicly bid on February 19, 2019, with a total of four bids being received. Phase II scope of work for this package includes construction of a new 75,000 SF K-5 school and redevelopment of the site parking, play fields and utilities. The school is to be consistent with the standard Educational Specification for a 500 Student Elementary School and per the Seattle School District's Owner's Project Requirements (OPR).

This motion allows the District to execute a construction contract with Jody Miller Construction, who was deemed to be the low responsive, responsible bidder. Phase I sitework is complete.

b. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the construction of the Wing Luke Elementary School Replacement Project Phase II. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

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 Wing Luke Elementary School Principal, teachers, parents and neighbors
- 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 \$31,496,750, plus Washington State Sales Tax.

The revenue source for this motion is from the BEX IV Capital Levy and anticipated state assistance 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 selection of projects in the BEX IV program went through an extensive community vetting process and ultimately received more than 72% approval 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.

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 approval.

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: April 18, 2019

Anticipated Construction Start Date: April 18, 2019

Anticipated Substantial Completion Date: November 6, 2020

13. ATTACHMENTS

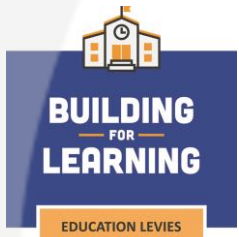
- BID Tab (available upon request in the Capital Projects & Planning Office)
- Wing Luke PowerPoint Presentation

WING LUKE ELEMENTARY SCHOOL



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Site Plan



SDAT Goals

School is like a family

- Classroom groupings have built-in display cases to fill with items reflecting student culture
- Parents visit just to see kids in class
- Interior windows in classrooms allow visitors to see in with disrupting class activities



SDAT Goals

Welcoming

- Office space for language specialists to support high number of ELL students
- Entry court for parent gathering — many walk their students to school from NewHolly
- Bright colors and patterns on exterior
- Welcome wall in lobby
- Map wall in commons entry



SDAT Goals

Secure

Community use

- Gym, commons, outdoor play can be used after hours

Use the whole site for learning

- Learning commons and informal seating areas in the school can be used for Dragon Block groups



**BUILDING
FOR
LEARNING**

EDUCATION LEVIES



**SEATTLE
PUBLIC
SCHOOLS**

Floor Plans



- ADMINISTRATION
- CHILDCARE
- CORE ACADEMIC
- COMMONS / FOOD
- LIBRARY
- SERVICE
- SPECIAL ED
- ART / MUSIC / GYM



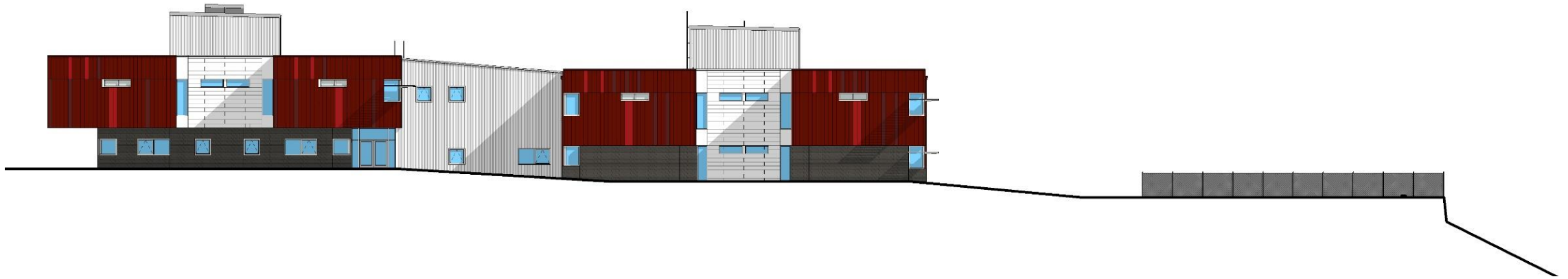
Front Entry Rendering



37th Avenue S. Rendering



37th Avenue S. Elevation



Phase 2 Construction

Total Base Bid Amount:	\$29,089,000
Unit Prices:	\$61,750
Alt #1 (added Childcare):	\$1,128,000
Alt #2 (added Carpeting):	\$105,000
Alt #3 (added EMS Controls):	\$490,000
Alt #4 (EMT in lieu of MC Cable):	\$81,000
Alt #5 (added Classroom AV):	\$87,000
Alt #6 (added Electronic Reader Board):	\$40,000
Alt #7 (added Casework):	\$332,000
Alt #8 (added Concrete Graphics):	\$52,000
Alt #9 (added Running Track at Field):	\$31,000
Total Base + Unit Price & Alternates	\$31,496,750



Thank you!



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