



SCHOOL BOARD ACTION REPORT

DATE: April 9, 2019
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: April 17, 2019
For Action: May 1, 2019

1. TITLE

BEX IV: Approval of Budget Transfer and Award Construction Contract P5124, Bid No. B12840, to EMTech LLC for the View Ridge Seismic Improvements project

2. PURPOSE

This motion would approve a one-time fund transfer in the amount of \$290,000 from the BEX IV Program Contingency and authorize the Superintendent to enter into Construction Contract P5124 with EMTech LLC, in the amount of \$390,113, including base bid, Alternates #2, #4 and #6, plus Washington State Sales Tax, for the View Ridge Seismic Improvements project.

3. RECOMMENDED MOTION

I move that the School Board:

- 1) Approve the transfer in the amount of \$290,000 from the BEX IV Program Contingency to the View Ridge Seismic Improvement project budget; and
- 2) authorize the Superintendent to execute Construction Contract P5124 with EMTech LLC, in the amount of \$390,113, including base bid, Alternates #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

The View Ridge Seismic Improvements project, located at 7047 50TH Ave NE, Seattle, WA 98115, is funded through the BEX IV levy passed by the voters in February 2013. The levy included the View Ridge Seismic Improvements to be made in advance of the 2019-2020 school year.

The View Ridge Seismic Improvements project was publicly bid on March 19, 2019, with a total of three (3) bids being received. The apparent low bidder officially submitted a request to the District to withdraw their bid, and as a result, EMTech LLC was deemed the low responsive bidder.

This motion allows the district to execute a construction contract with EMTech LLC, who was the low responsive, responsible bidder.

The scope of work for this project includes seismic improvements to the building's unreinforced masonry exterior walls and selected rooms on the interior.

This motion allows the transfer of \$290,000 funds from the BEX IV Program Contingency to the View Ridge Seismic Improvement project budget. The transfer will adjust the original View Ridge Seismic Improvement budget to the current total project budget of \$590,966.

The school was constructed in 1948. Prior improvements that have been made at the View Ridge School since the year 2000 include accelerated technology upgrades, waterline remediation, boiler burner replacement, miscellaneous interior improvements, and a playfield renovation.

a. **Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to implement seismic improvements to the View Ridge School. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

b. **Research**

- Seattle Public Schools Technical Building Standards dated December 2012
- Facilities Condition reports, Meng Analysis
- 2009 and 2012 Seismic Analysis prepared by PCS Structural Solutions
- 2015 Seattle 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:

- 1) Transfer in the amount of \$290,000 from the BEX IV Program Contingency to the View Ridge Seismic Improvement project budget; and
- 2) Award Construction Contract P5124 with EMTech LLC, in the amount of \$390,113, including base bid plus Alternate #2, #4 and #6, 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 2013 BEX IV program went through an extensive community vetting process and ultimately received more than 72% voter 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. 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. Providing seismic improvements to View Ridge Elementary School, reinforces a physically safe teaching environment for students.

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. Seismic improvements at the View Ridge School will make the building safer for staff and students to occupy.

9. WHY BOARD ACTION IS NECESSARY

- Amount of contract initial value or contract amendment exceeds \$290,000 (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. 6220, Procurement, any contract over \$250,000 must be brought to the Board for approval.
- 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 12, 2019
Anticipated Construction Date:	June 24, 2019
Substantial Completion Date:	August 18, 2019

13. ATTACHMENTS

- None