



SCHOOL BOARD ACTION REPORT

DATE: February 22, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities & Operations
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1. TITLE

BTA III: Award Construction Contract K5080, Bid No. B11637 to Mike Werlech Construction, Inc. for the Blaine Water Mains and Fire Sprinklers Project

For Introduction: March 1, 2017
For Action: March 15, 2017

2. PURPOSE

This Board Action Report provides authorization for the Superintendent to enter into a construction contract for the installation of new water mains and the addition of fire sprinklers at Catharine Blaine K-8 School during the summer of 2017.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5080, to Mike Werlech Construction, Inc. for the Blaine Water Mains and Fire Sprinklers Project, in the amount of \$949,822, including Alternate Bid 1, 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

Prior to the 2010 Buildings, Technology, and Academics (BTA III) capital levy, public community meetings were held at various locations within the district. Informational brochures were distributed identifying what projects would be performed at each school, and public comment was received. Catharine Blaine K-8 School Water Mains and Fire Sprinkler Installation project originated from the Meng Building Conditions Report issued May 2009, and was included on the BTA III capital levy. To accommodate school programs and complete the work in the summer months, the fire suppression system for the school building is scheduled to be completed in the summer of 2017.

The project was publicly bid February 14, 2017, with a total number of two (2) bids being received. Mike Werlech Construction, Inc. was deemed to be the low bid contractor, and the consulting firm Hultz BHU Engineers recommends acceptance of the bid. Upon acceptance of Alternate Bid 1, the project will provide fire sprinklers in the gym complex. Seven (7) 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 will not be maintained, and this important life safety system will not be installed. Therefore, this alternative is not recommended.

c. Research

- Meng Analysis Facility Assessment Reports dated May 2009 and August 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code, including amendments

5. FISCAL IMPACT/REVENUE SOURCE

The project budget for this work is \$1,296,920. The revenue source for this motion is 100% BTA III 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

Prior to the 2010 BTA III capital levy, public community meetings were held at various locations within the district. Informational brochures were distributed identifying what projects would be performed at each school, and public comment was received.

7. EQUITY ANALYSIS

In February 2010, the six-year \$270M Capital levy, Buildings, Technology and Academics III, (BTA III), was approved by Seattle voters. It was a renewal of the Buildings, Technology and Academics II (BTA II) levy, passed by Seattle voters in February 2004. The selection of projects in the BTA program was designed to provide equitable access to schools across the district.

8. STUDENT BENEFIT

This action will benefit students by providing an important fire and life safety system to protect the students, and safeguard the building and contents in the event of a fire within the building.

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 K5080 (draft)
- Architect's Recommendation
- Contractor References
- Bid Tab