



SCHOOL BOARD ACTION REPORT

DATE: February 23, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities & Operations
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For Intro: April 5, 2017
For Action: April 19, 2017

1. TITLE

BTA III: Award Contract K5083 to Kassel & Associates, Inc. for the BF Day and Gatewood Elementary Seismic Improvements Project

2. PURPOSE

This Board Action Report provides authorization for the Superintendent enter into a construction contract for the BF Day and Gatewood Elementary Seismic Improvements Project during the summer of 2017.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5083 to Kassel & Associates, Inc. for the BF Day and Gatewood Elementary Seismic Project, in the amount of (\$1,357,000), (including Alternates 1 and 3), 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

Both of these historic schools are partially reinforced brick structures. BF Day Elementary was constructed in 1889 and Gatewood Elementary in 1910. The work planned for this summer completes the necessary seismic upgrades, which are based on best practices for structural improvements. The contractor will work around the planned daycare and summer school programs.

The project was publicly bid on February 28, 2017, with a total of 4 bids being received. Kassel & Associates, Inc. was deemed to be the low bid contractor, and the architect Studio Meng Strazzara recommends acceptance of the bid. Eight firms requested bid documents. A copy of the bid tab is attached.

Alternatives

If the contract is not awarded, the planned schedule for this capital construction project will not be maintained, and this work will not be performed. Therefore, this alternative is not recommended.

b. 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 \$2,219,167. The revenue source for this motion is Buildings, Technology and Academics/Athletics (BTA) III Capital Levy funds.

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 development of the BTA III projects list underwent extensive community engagement. This process included a public comment period for the Preliminary Environmental Impact Statement.

7. EQUITY ANALYSIS

This motion was not put through the process of a full racial equity analysis. The selection of projects in the BTA program was designed to provide equitable access to schools across the district.

8. STUDENT BENEFIT

It is the goal of the District to continue the process of implementing the BTA 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. 6000, Program Planning, Budget Preparation, Adoption and Implementation, 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 16, 2017. The Committee moved this item forward to the full Board with a recommendation for consideration.

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.

Anticipated NTP Date May 29, 2017
Anticipated Construction Date May 29, 2017
Substantial Completion Date August 18, 2017

13. ATTACHMENTS

- Contract K5083
- Architect's Recommendation
- Contractor References
- Bid Tab