



SCHOOL BOARD ACTION REPORT

DATE: February 23, 2017
FROM: Dr. Larry Nyland, Superintendent
LEAD STAFF: Dr. Lester Herndon, Associate Superintendent, Facilities & Operations
(206) 252-0644, ltherndon@seattleschools.org

For Intro: April 5, 2017
For Action: April 19, 2017

1. TITLE

BTA III: Award Contract K5084 to CDK Construction Services, for the Dearborn Park Elementary Mechanical Upgrade Project

2. PURPOSE

This Board Action Report provides authorization for the Superintendent to enter into a construction contract for the Dearborn Park Elementary Mechanical Upgrade Project during the summer of 2017.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract K5084 to CDK Construction for the Dearborn Park Elementary Mechanical Upgrade Project, in the amount of (\$1,229,800.00), (including Alternates 1,2,3, 4A,4B,4C), 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 boiler in this school is the original installed in 1971. The ventilation system is also original and is under the window system known as a uninvent system. This system of ventilation is noisy by design and vastly deficient in air volume. It does not provide enough fresh air by today's code. The old boiler will be replaced with two smaller high efficiency boilers. The new ventilation system will provide higher fresh air volume and a more even distribution, and will be quieter. Computer controls will be upgraded to the district standard.

The project was publicly bid on March 14, 2017, with a total of 4 bids being received. CDK Construction Services was deemed to be the low bid contractor, and the architect Rolluda recommends acceptance of the bid. 14 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 work will not be performed. 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 \$2,021,240. 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 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. 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.

13. ATTACHMENTS

- Contract K5084
- Architect's Recommendation
- Contractor References
- Bid Tab