



SCHOOL BOARD ACTION REPORT

DATE: May 21, 2020
FROM: Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: May 27, 2020
For Action: June 10, 2020

1. TITLE

BEX IV: Approval of Budget Transfer and Award Contract P5132, Bid No. B012042, to CDK Construction Services, Inc., for the Whitman Middle School Seismic Improvements project

2. PURPOSE

This motion would approve a one-time fund transfer in the amount of \$53,871 from the BEX IV Program Contingency and authorize the Superintendent to enter into a construction contract in the amount of \$1,560,000, plus Washington State Sales Tax, for the Whitman Middle School Seismic Improvements project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to:

1. Implement a budget transfer in the amount of \$53,871, from the BEX IV Program Contingency to the Whitman Middle School Seismic Improvement project; and,
2. Execute construction contract P5132 with CDK Construction Services, Inc., in the amount of \$1,560,000, 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

Whitman Middle School Seismic Improvements project, located at 9201 15th Avenue NW, Seattle, WA 98117, is funded through the BEX IV levy passed by the voters in February 2013.

The Whitman Middle School Seismic Improvements project was publicly bid May 6, 2020, with a total of 7 bid(s) being received. The scope of work for this project is to seismically improve the school and requires selective demolition, patching and repair of existing walls, ceilings, floors, and finishes with minor modifications to mechanical, plumbing, fire alarm, and electrical systems.

This motion allows the transfer of \$53,871 funds from the BEX IV Program Contingency to the Whitman Middle School Seismic Improvements project budget. The transfer will adjust the original Whitman Middle School Seismic Improvements project budget of \$2,577,588 to the current estimated total project budget of \$2,631,459.

This motion allows the district to execute a construction contract with CDK Construction Services, Inc., who was the low responsive, responsible bidder.

Whitman Middle School was constructed in 1959. Prior improvements constructed at the school since 2000 include: science classroom, interior, ADA, mechanical and electrical upgrades in 2009; and athletic field improvements in 2018. Athletic field lighting improvements are proposed to be implemented in 2020.

b) Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the design of the Whitman Middle School Seismic Improvements project. This is not recommended because it would negatively impact the district's commitment to complete the seismic work that the voters approved in regard to the BEX IV Capital Levy.

c) Research

- 2012 "Expanded Analysis of Seismic Building Data" report by PCS Structural Solutions
- 2012 "ASCE 41-13: Seismic Evaluation and Retrofit of Existing Buildings" by Structural Engineers Association of California
- July 25, 2017 "Recommendations from the Unreinforced Masonry Policy Committee to the City of Seattle"
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code & 2015 Seattle Existing 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 transfer \$53,871 from the BEX IV Program Contingency to the Whitman Middle School Seismic Improvements project budget and award Construction Contract P5132 to CDK Construction Services, Inc., in the amount of \$1,560,000, 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 BEX IV program went through an extensive community vetting process and ultimately received 72% approval from voters in February 2013.

7. EQUITY ANALYSIS

The selection of projects in the BEX IV Capital Levy program was done during 2012 and the selection process did not go through an equity analysis. Projects were identified to either address student enrollment/capacity issues, buildings reaching the end of their useful life (lifecycle) or to address life-safety or operational issues.

Public works projects follow bidding requirements outlined in RCW 28A.335.190 with notice by publication given in at least one newspaper of general circulation, the Daily Journal of Commerce, for a period of two weeks and outreach to the National Association of Minority Contractors referencing the District website concerning projects bidding to increase Minority and Woman Business Enterprise participation.

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 April 27, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for consideration.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	June 17, 2020
Anticipated Construction Date:	June 19, 2020
Substantial Completion Date:	August 21, 2020

13. ATTACHMENTS

- Bid Tab (available upon request in the Capital Projects & Planning Department)