



## **SCHOOL BOARD ACTION REPORT**

**DATE:** November 24, 2020  
**FROM:** Ms. Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
206-252-0102, [fhpodesta@seattleschools.org](mailto:fhpodesta@seattleschools.org)

**For Introduction:** December 16, 2020  
**For Action:** January 13, 2021

### **1. TITLE**

BTA III/BEX IV: Approval of Budget Transfer and Award Construction Contract for the Lafayette Elementary School Seismic, Fire Sprinkler & HVAC Upgrades project

### **2. PURPOSE**

The purpose of this action is to provide authorization for the Superintendent to approve a one-time fund transfer in the amount of \$275,000 from the Buildings, Technology, and Academics/Athletics (BTA) III Program Contingency, and authorize the Superintendent to enter into a construction contract in the amount of \$3,045,500, plus Washington State sales tax, for the Lafayette Elementary School project.

### **3. RECOMMENDED MOTION**

I move that the School Board approve the transfer in the amount of \$275,000 from the BTA III Program Contingency to the Lafayette Elementary School Seismic, Fire Sprinkler & HVAC Upgrades project budget and authorize the Superintendent to execute construction contract P5155 with Kassel & Associates, Inc., in the amount of \$3,045,500, including base bid plus Alternate #2, plus Washington State sales tax, with any minor additions, deletions, modifications and actions deemed necessary by the Superintendent to implement the contract.

### **4. BACKGROUND INFORMATION**

#### **a. Background**

The Lafayette Elementary School Seismic, Fire Sprinkler & Heating, Ventilation, and Air Conditioning (HVAC) Upgrades project, located at 2645 California Ave. SW, Seattle, WA 98116, is funded through the BTA III Capital Levy passed by the voters in February 2010 and the Building Excellence (BEX) IV Capital Levy passed by the voters in February 2013. Completion of this project is scheduled for August 2021 prior to commencement of the 2021-22 school year.

The Lafayette Elementary School Seismic, Fire Sprinkler & HVAC Upgrades project was publicly bid on November 4, 2020, and four contractors submitted bids. The scope of work for this project includes seismic upgrades, installation of a fire sprinkler system throughout the building, replacement of the existing steam boiler with two condensing hot water boilers, and replacement of fan coil units in the classrooms.

This motion allows the transfer of \$275,000 funds from the BTA III Program Contingency to the Lafayette Elementary School Seismic, Fire Sprinkler & HVAC Upgrades project budget. The transfer will adjust the original project budget of \$4,411,225 to the current estimated total project budget of \$4,686,225. The BEX/BTA Oversight Committee was apprised of a need for a budget transfer for this project at their meeting of November 13, 2020.

This motion allows the district to execute a construction contract with Kassel & Associates, Inc., who was the low responsive, responsible bidder.

**b. Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to start construction on the Lafayette Elementary School Seismic, Fire Sprinkler & HVAC Upgrades School project. Not funding the adjustment of the project budget would negatively impact project success in meeting district educational specifications and operational goals. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

**c. Research**

- Seattle Public Schools Technical Building Standards dated December 2012
- 2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions, dated January 23, 2012
- 2014 Building Condition and Educational Adequacy assessment, Meng Analysis, dated August 3, 2014
- 2015 Seattle Building Code
- Coordination meetings with district facilities and other stakeholders throughout the design process

**5. FISCAL IMPACT/REVENUE SOURCE**

This motion will authorize the transfer of \$275,000 from the BTA III Program Contingency and authorize a construction contract in the amount of \$3,045,500, plus Washington State sales tax. The overall project budget as adjusted is shown below:

Project Budget:

BTA III/BEX IV Original Project Budget	\$4,411,225
BTA III Program Contingency Transfer	<u>\$275,000</u>
Adjusted Total Project Budget	\$4,686,225

The revenue source for this motion is from the BTA III Capital Levy and 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 BTA III and BEX IV programs went through an extensive community vetting process and ultimately received 73% approval from voters in February 2010 (BTA III) and 72% approval in February 2013 (BEX IV)

**7. EQUITY ANALYSIS**

The selection of projects in the BTA III and BEX IV Capital Levy programs was done in 2009 and 2012 and was intended to address capacity needs and inadequate building systems in school facilities across the city. As such, this motion was not put through the equity analysis as would be done as part of the district's current capital planning efforts.

**8. STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the BTA and BEX Capital Levy programs and to 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 Policy
- ☐ Other: \_\_\_\_\_

## **10. POLICY IMPLICATION**

Per School Board Policy No. 6000, Program Planning, Budget Preparation, Adoption, and Implementation, item number D, “Funds may be transferred from one budget classification to another subject to such restrictions as may be imposed by the Board.”

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 December 3, 2020. The Committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

## **12. TIMELINE FOR IMPLEMENTATION**

Upon approval of this motion, the district will be able to proceed with the project and the construction contract will be executed and a Notice to Proceed (NTP) will be issued to the contractor.

Anticipated Notice to Proceed date:	January 27, 2021
Anticipated Construction date:	June 21, 2021
Substantial Completion date:	August 20, 2021

## **13. ATTACHMENTS**

- BID Tab (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0877)
- Contract P5155 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0877)