



SCHOOL BOARD ACTION REPORT

DATE: August 15, 2020
FROM: Ms. Denise Juneau, Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: August 26, 2020
For Action: September 9, 2020

1. TITLE

Distressed Schools Grant: Award Construction Contract P5121, for Bid No. B062087, to Western Ventures Construction for the Coe Elementary School Addition project

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract in the amount of \$5,043,001 including base bid plus Alternate #1A, plus Washington State sales tax, for the Coe Elementary School Addition project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5121 with Western Ventures Construction in the amount of \$5,043,001, including base bid plus Alternate #1A, 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

The Coe Elementary School Addition project, located at 2424 7th Avenue West, Seattle, WA 98119, is funded through a Distressed Schools Grant program awarded by the State of Washington. This project is scheduled to be complete by the start of the 2021-22 school year. Coe Elementary School's student enrollment as of October 1, 2019, was 553 students. The right-size capacity for Coe Elementary School is 418 students, additional students are housed in the former art, music, and two preschool classrooms, the upper commons and one portable located on site.

The Coe Elementary School Addition project was publicly bid on August 4, 2020, with a total of (3) three bids being received. The scope of work for this project includes the construction of a new, three-story, six-classroom addition, office space, and security improvements to the existing facility. On April 27, 2020, the Operation Committee reviewed the Coe Design Presentation.

This motion allows the district to execute a construction contract with Western Ventures Construction, who was the low responsive, responsible bidder. The original Frantz Coe Elementary School was built in 1907 and was destroyed by fire in 2001. The existing 75,214-square-foot building was constructed in 2003.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to start the construction of the Coe Elementary School Addition project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools and place receipt of Distressed School Grant dollars at risk.

c. Research

- The Elementary School Educational Specifications dated May 2016
- Seattle Public Schools Technical Building Standards dated December 2012
- Washington Sustainable Schools Protocol (WSSP)
- School Design Advisory team
- 2015 Seattle 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 be \$5,043,001, plus Washington State sales tax. The revenue source for this motion is from the State awarded Distressed Schools Grant program. The total project budget, of which the construction contract is one part, is \$7,900,000.

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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

7. EQUITY ANALYSIS

The Coe Elementary School project is being implemented with State of Washington Distressed School Funds awarded during the 2017-2019 biennium. Projects identified for State of Washington Distressed School Funds consideration were intended to address student capacity needs 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 Capital projects 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 August 13, 2020. The Committee moved the item forward with a recommendation for approval by the full board.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed Date:	September 28, 2020
Anticipated Construction Date:	September 28, 2020
Substantial Completion Date:	June 28, 2021

13. ATTACHMENTS

- Contract P5121 (for reference as part of motion) (available upon request from the Capital Projects & Planning department)
- Bid Tab (for reference)

Coe Elementary School Addition

Contractor	Kassel & Associates Redmond, WA	Western Ventures Construction Mountlake Terrace, WA	Reynolds General Contracting, Inc. Bellevue, WA
Addenda Nos. 1,2 & 3	Yes	Yes	Yes
Contractor's Bid Bond	Yes	Yes	Yes
Subcontractor Work Listing		Yes	
Base Bid	\$ 5,097,000	\$ 4,938,000	\$ 5,215,000
Unit Price Total	\$ 50,000	\$ 105,000.00	\$ 90,000
Total Base Bid Evaluation Amount	\$ 5,147,000	\$ 5,043,000.00	\$ 5,305,000
ALTERNATE DESCRIPTION:			
Alt. Bid No. 1A Provide Hubbell NX digital lighting control system	\$ 18,000	\$ 1	\$ 16,000
Alt. Bid No. 1B Provide Acuity n-Light digital lighting control system	\$ 18,000	\$ 1	\$ 24,400
Total Selected Alternates:	\$ 18,000	\$ 1	\$ 16,000
TOTAL BASE BID EVALUATION AMOUNT & SELECTED ALTERNATES	\$ 5,165,000	\$ 5,043,001	\$ 5,321,000
PLUS WASHINGTON STATE SALE TAX (WSST) @ 10.1%	\$ 521,665	\$ 509,343	\$ 537,421
TOTAL BASE BID EVALUATION AMOUNT & SELECTED ALTERNATES PLUS WSST @ 10.1%	\$ 5,686,665	\$ 5,552,344	\$ 5,858,421