



SCHOOL BOARD ACTION REPORT

DATE: May 14, 2021
FROM: Dr. Brent C. Jones, Interim Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
206-252-0102, fhpodesta@seattleschools.org

For Introduction: June 23, 2021
For Action: July 7, 2021

1. TITLE

Distressed School Grant Award Construction Contract P5177, Bid No. B102018, to FORMA Construction Company for the Madison Middle School Eight Classroom Addition project and Budget Transfer

2. PURPOSE

The purpose of this action is to authorize the Superintendent to enter into a construction contract in the amount of \$8,289,400, including base bid plus alternates No.2, No.3 and No.4b plus Washington State sales tax, for the Madison Middle School Eight Classroom Addition project and allow a one-time fund transfer in the amount of \$360,000 from the Building, Technology and Academics/Athletics (BTA) III Core 24 Allocation for the creation of two new science classrooms (added conversion costs from General Education Classroom to Science Classroom) and \$1,455,064 from the Building Excellence (BEX) V Program Contingency.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to enter construction contract P5177 with Forma Construction Company in the amount of \$8,289,400, plus Washington State sales tax, with any minor additions, deletions, modifications and actions deemed necessary by the Superintendent to implement the contract and allow a budget transfer in the amount of \$360,000 from the Building, Technology and Academics/Athletics (BTA) III Core 24 Allocation for the creation of two new science classrooms and \$1,455,064 from the Building Excellence (BEX) V Program Contingency

4. BACKGROUND Information

a. Background

The Madison Middle School Eight Classroom Addition project, located at 11725 1st Ave. NE Seattle, WA 98125 is funded through the Office of Superintendent of Public Instruction (OSPI) Distressed School Grant. Completion of this project is scheduled for August 2022 prior to commencement of the 2022/23 school year.

The Madison Middle School Eight Classroom Addition project was publicly bid on May 12, 2021 and a total of five contractors submitted bids. The project scope includes the

design and construction of a new eight classroom building addition on the existing 7.92 – acre site. The project will relieve overcrowding at the school and the existing portables will be removed. The new school addition will meet the requirements outlined in the District’s middle school educational specifications.

This motion allows the district to execute a construction contract with Forma Construction Company, who was the lowest responsive, responsible bidder.

The Madison Middle School Eight Classroom Addition project budget will be increased with a transfer of \$360,000 from the BTA III Core 24 Allocation and \$1,455,064 from the BEX V Program Contingency. The transfer will adjust the original Madison Middle School Eight Classroom Addition School project budget of \$10,500,000 to the current estimated total project budget of \$12,315,064.

The school was constructed in 1929. Prior improvements that have been made at Madison Middle School since the year 2000 include 2008 remodel and building addition and 2016 CCTV upgrades.

b. Alternatives

Deny Motion. If the motion is denied, the district will not be able to execute the contract to start construction on the Madison Middle School Eight Classroom Addition 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

- Madison Middle School Eight Classroom Addition BEX V Master Planning, February 2019
- PCS Expanded Analysis of Seismic Building Data: Seattle Public Schools, January 2012
- PCS Structural Calculations for Seattle Public Schools Building Condition Evaluations, Seattle, Washington, April 2009
- Meng Analysis 2014 Building Condition and Educational Adequacy Assessment: Seattle School District No. 1 Final Report, August 2014
- Seattle Public Schools Technical Building Standards dated December 2012
- 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 \$8,289,400, plus Washington State sales tax. The revenue source for this motion is funded by the \$10,500,000 Distressed School grant from the Office of Superintendent of Public Instruction (OSPI). The total project budget, of which the

construction contract is one part, is \$12,315,064. To support the contract authorized under this motion, \$360,000 would be transferred from the BTA III Core 24 Center and \$1,455,064 would be transferred from the BEX V Program Contingency to the project budget. The overall project budget is adjusted as shown below:

Project Budget:

OSPI Distressed School Grant	\$10,500,000
BTA III Core 24 Allocation Transfer	\$ 360,000
BEX V Program Contingency Transfer	\$ 1,455,064
Adjusted Total Project Budget	\$12,315,064

The revenue source for this motion is from the BTA III and the BEX V Capital Levies.

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 V Levy program went through an extensive community vetting process and ultimately received 73% approval from voters in February 2019. This project was not selected to be part of the BEX V Levy, but it was part of the community vetting process for selecting BEX V projects.

7. EQUITY ANALYSIS

Selection of capital projects submitted for State of Washington - Distressed School Grant consideration was intended to address student capacity needs and inadequate building systems in school facilities across the city. As such, this motion was not put through the equity analysis as it would have been done for 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

- Contract initial value or amendment value exceeds applicable threshold (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: Board approval is being requested for this budget transfer consistent with past practice, as discussed in the Policy Implication section

10. POLICY IMPLICATION

Per Board Policy No. 6220, Procurement, all contracts for the procurement of goods and services related to capital construction projects that have been previously approved by the Board must be brought before the board for approval if the initial value exceeds \$5,000,000, excluding sales tax and contingencies.

Board Policy No. 6000, Program Planning, Budget Preparation, Adoption, and Implementation, item number D, provides that “Funds may be transferred from one budget classification to another subject to such restrictions as may be imposed by the Board.” While this budget transfer does not require Board approval under Board Policy No. 6000, Board approval for this budget transfer is being requested for transparency.

The district has had a practice of seeking Board approval for capital project budget transfers exceeding the contract threshold identified in Board Policy No. 6220, Procurement. This practice was discussed with the Operations Committee on May 6, 2021, given recent changes to the approval thresholds under Policy No. 6220. The Operations Committee provided feedback that transfers should be reviewed by the Board when the amount exceeds \$500,000, consistent with the threshold for Board approval of any changes or amendments to contracts.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on June 3, 2021. The committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Anticipated Notice to Proceed date:	July 14, 2021
Anticipated Construction date:	July 14, 2021
Substantial Completion date:	June 24, 2022

13. ATTACHMENTS

- BID Tab (for reference)
- Contract P5177 (for reference as part of motion) (available upon request from the Capital Projects & Planning Department, 206-252-0151)



Madison Middle School Classroom Addition Bid Tab

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For questions and more information about this document, please contact the following:

Kristi Jones
Project Assistant, Capital Projects
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MADISON MIDDLE SCHOOL CLASSROOM ADDITION

Bid Opening: May 12, 2021 at 3:00 p.m.

Project Manager: Vince Gonzales
 Consultant: Studio Meng Strazzara
 Bid No.: B102018

[Signature]
 corrected math
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	Contractor #1	Contractor #2	Contractor #3
CONTRACTOR NAME	Lincoln Construction, Inc. Puyallup, WA	Forma Construction Company Olympia, Wa	Jody Miller Construction Tacoma, WA
Addendum No. 1, 2 & 3 Acknowledged	✓✓✓	✓✓✓	✓✓✓
Student and Community Workforce Agreement Acknowledged	✓	✓	✓
Contractor's Bid Bond Attachment 2	✓	✓	✓
Subcontractor's Work Listing Attachment 4 (Part 2)	✓	✓	✓
Subcontractor's Work Listing Attachment 5 (Part 3)	NOT submitted	✓	✓
TOTAL BASE BID AMOUNT	\$8,634,706	\$7,964,050	\$8,035,000
UNIT PRICE TOTAL	\$217,800	\$251,950	\$224,000
TOTAL BID EVALUATION AMOUNT	\$8,852,506	\$8,216,000 \$8,216,000	\$8,259,000
Alt. Bid No. 1 Existing classroom L221 and Hall L200B to remain as is.	\$80,000	\$31,000	\$50,000
Alt. Bid No. 2 Provide Cascadia Universal series for fiberglass windows	\$2,000	\$35,700	\$1
Alt. Bid No. 3 Provide LED light fixtures	\$8,000	\$7,900	\$8,000

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MADISON MIDDLE SCHOOL CLASSROOM ADDITION

Bid Opening: May 12, 2021 at 3:00 p.m.

Project Manager: Vince Gonzales
Consultant: Studio Meng Strazzara
Bid No.: B102018

Alt. Bid No. 4a. Provide Acuity nLight lighting control system	\$ 29,500	\$ 29,800	\$ 30,000
Alt. Bid No. 4b Provide Hubbell NX lighting control system	\$ 29,500	\$ 29,800	\$ 30,000
Alt. Bid No. 5 Remove three (3) enclosed benches in Hall N100	\$ - 24,000	\$ - 28,350	\$ - 21,000

MADISON MIDDLE SCHOOL CLASSROOM ADDITION

Bid Opening: May 12, 2021 at 3:00 p.m.

Project Manager: Vince Gonzales
 Consultant: Studio Meng Strazzara
 Bid No.: B102018

	Contractor #4	Contractor #5	Contractor #6
CONTRACTOR NAME	Kassel & Associates, Inc. Redmond, WA	Patriot Dunkirk, MD	
Addendum No. 1, 2 & 3 Acknowledged	✓✓✓	✓✓✓	
Student and Community Workforce Agreement Acknowledged	✓	✓	
Contractor's Bid Bond Attachment 2	✓	✓	
Subcontractor's Work Listing Attachment 4 (Part 2)	✓	✓	
Subcontractor's Work Listing Attachment 5 (Part 3)	✓	NOT Submitted	
TOTAL BASE BID AMOUNT	\$ 8,387,000	\$ 9,532,634.50	
UNIT PRICE TOTAL	\$ 240,500	\$ 195,538.50	
TOTAL BID EVALUATION AMOUNT	\$ 8,627,500	\$ 9,728,173.06	
Alt. Bid No. 1 Existing classroom L221 and Hall L200B to remain as is.	\$ -19,000	\$ -37,099.14	
Alt. Bid No. 2 Provide Cascadia Universal series for fiberglass windows	\$ 2,000	\$ 60,298.63	
Alt. Bid No. 3 Provide LED light fixtures	\$ 8,000	\$ 11,111.24	

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Bid Opening: May 12, 2021 at 3:00 p.m.

Project Manager: Vince Gonzales
Consultant: Studio Meng Strazzara
Bid No.: B102018

Alt. Bid No. 4a. Provide Acuity nLight lighting control system	\$ 30,000	\$ 28,042.12	
Alt. Bid No. 4b Provide Hubbell NX lighting control system	\$ 30,000	\$ 28,042.12	
Alt. Bid No. 5 Remove three (3) enclosed benches in Hall N100	\$ - 23,000	\$ - 24,213.99	