



# **SCHOOL BOARD ACTION REPORT**

**DATE:** October 27, 2020  
**FROM:** Ms. Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
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**For Introduction:** November 18, 2020  
**For Action:** December 2, 2020

## **1. TITLE**

BEX V, Distressed School Grant: Award Contracts K1372, P1797, P1798, and P1796 to Building Envelope Technology & Research, Inc. (BET&R) for technical consultation services during design and on-site construction observation of the building envelope (exterior cladding systems) and roofing systems for the Coe Elementary Classroom Addition, Leschi Elementary Classroom Addition, James Madison Middle School Classroom Addition and Van Asselt Classroom and Gymnasium Addition projects

## **2. PURPOSE**

The purpose of this action is to provide authorization for the Superintendent to enter into contracts K1372, P1797, P1798, and P1796 with BET&R for technical consultation services during design and on-site construction observation of the building envelope and roofing systems in the amount of \$25,635 for Coe Elementary School; \$167,851 for Leschi Elementary School; \$245,187 for James Madison Middle School; and \$417,803 for Van Asselt School projects, for a total amount of \$856,476.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute contracts:

K1372 in the amount of \$25,635 for Coe Elementary School;  
P1797 in the amount of \$167,851 for Leschi Elementary School;  
P1798 in the amount of \$245,187 for James Madison Middle School; and  
P1796 in the amount of \$417,803 for Van Asselt School

with BET&R, for technical consultation services during design and on-site construction observation of the building envelope and roofing systems projects with any minor additions, deletions, modifications and actions deemed necessary by the Superintendent to implement the contract.

## **4. BACKGROUND INFORMATION**

### **a. Background**

This motion allows the district to execute contracts K1372, P1797, P1798, and P1796 with BET&R for technical consultation services during design and on-site construction

observation of the building envelope and roofing systems. Coe Elementary, James Madison Middle and Leschi Elementary School are all building classroom addition projects. The Van Asselt School project includes the modernization of the existing landmarked schoolhouse building (built 1909) and a new classroom and gymnasium addition. Building envelope and roofing systems in the scope of services include subsurface damp proofing and waterproofing, glazing (punched windows, storefront and curtainwall systems), masonry veneer, metal cladding, exterior doors, roofing, and traffic coating (flooring within the mechanical penthouse). In addition, the scope of work includes complete building (or new addition) air barrier testing for the Van Asselt project and window water testing to American Society of Testing and Materials (ASTM) standards for all four projects.

Coe Elementary School is located at 2424 7<sup>th</sup> Ave. W, Seattle, WA 98119

James Madison Middle School is located at 3429 45<sup>th</sup> Ave. SW, Seattle, WA 98116

Leschi Elementary School is located at 135 32<sup>nd</sup> Ave., Seattle, WA 98122

Van Asselt School is located at 7201 Beacon Ave. S, Seattle, WA 98108

Design phase services include: review of architect's drawings, details and specifications; preparation of approximately five isometric drawings (quantities vary per project) for better clarity surrounding material sequencing; and assistance with the bid and award phase including providing written responses to questions and attendance at the pre-bid meeting. Construction observation services include review of approximately 20 shop drawing submittals (quantities vary per project); attendance at envelope and roof pre-installation meetings; review of in-situ mock-up for compliance with contract documents and manufacturer requirements; approximately 100 on-site visits observing installation of the various envelope and roofing systems and preparation of associated field reports (quantities vary per project); preparation of the envelope and roofing system project punch lists and review of the envelope; and roofing system as-built drawings and operations and maintenance manuals.

Seven firms submitted their qualifications concerning RFP012035 to Seattle Public Schools regarding these Building Envelope and Inspection Services. Participating on the interview team were: Director of Facilities Frank Griffin; General Foreperson (Roofing) Brian Zadorozny; General Foreperson (Envelope & Glazing) Ed Dayton and Director of Capital Projects & Planning Richard Best. BET&R was unanimously selected as the most qualified firm to provide these services. What differentiated BET&R from the other applicants was their comprehensive project approach providing significant value to ensure that the district does not experience problems with the proposed projects' building envelope or roofing systems.

**b. Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contracts with BET&R. This is not recommended because it would negatively impact the district's commitment to ensure building envelopes and roofing systems are well designed and executed maximizing the public's investment in their schools.

**c. Research**

- 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 \$25,635 for Coe Elementary School; \$167,851 for Leschi Elementary School; \$245,187 for James Madison Middle School; and \$417,803 for Van Asselt School projects, for a total amount of \$856,476.

The revenue source for this motion is from the Building Excellence (BEX) V Capital Levy and from Distressed School Grants. The classroom additions at Coe Elementary School, Leschi Elementary School and James Madison Middle School are funded from Distressed School Grants. The Van Asselt Classroom and Gymnasium Addition project was funded from the BEX V 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 V Capital Levy program went through an extensive community vetting process and ultimately received 73% approval from voters in February 2019.

**7. EQUITY ANALYSIS**

The district’s Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board’s guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning efforts in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improved building

conditions create a better environment for learning and can provide facilities to better position students for academic success.

The Coe and Leschi Elementary School Classroom Additions projects were submitted to the State of Washington for Distressed School Grant consideration as recent enrollment growth had displaced their preschool programs. Preschool is an important consideration for helping students achieve reading at grade level by third grade. Leschi Elementary School is one of the thirteen identified priority elementary schools. The James Madison Middle School Classroom Addition project will eliminate eight on-site portables.

**8. STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the Buildings, Technology, and Academics/Athletics (BTA) and BEX Capital Levy programs and providing 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 November 5, 2020. 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: April 2020  
Substantial Completion Date: July 2024

**13. ATTACHMENTS**

- BET&R Contract K1372 for Coe Elementary School (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0990)
- BET&R Contract P1797 for Leschi Elementary School (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0990)
- BET&R Contract P1798 for James Madison Middle School (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0990)
- BET&R Contract P1796 for Van Asselt School (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0990)