



SCHOOL BOARD ACTION REPORT

DATE: May 5, 2021
FROM: Dr. Brent Jones, Interim Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: June 23, 2021
For Action: August 25, 2021

1. TITLE

BEX V, School Construction Assistance Program (SCAP) & Distressed School Grant: Award Construction Contract P5179, Bid No. B102017, to _____ for the Viewlands Elementary School Replacement 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 \$_____, including base bid plus alternate #__ (if applicable), plus Washington State sales tax, for the Viewlands Elementary School Replacement project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5179 with _____ in the amount of \$_____ (cost range \$58,000,000 - \$59,000,000) including base bid plus alternate #__ (if applicable), 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 Viewlands Elementary School Replacement project, located at 10525 3rd Ave. NW Seattle, WA 98177, is funded through the Building Excellence V (BEX V) Capital Levy passed by the voters in February 2019. The original school was constructed in 1954. Completion of this project is scheduled for August 2023 prior to commencement of the 2023/24 school year. This project has two additional funding sources: School Construction Assistance Program (SCAP) and a Distressed School Grant.

The Viewlands Elementary School Replacement project was publicly bid on August 10, 2021 and a total of _____ contractors submitted bids. The scope of work for this project includes replacement of the existing school with a new multi-story school of approximately 103,000 sq. ft, to provide permanent space for up to 650 students, grades PreK-5th.

The new school will meet the requirements outlined in the district's elementary educational specifications and will create better circulation, a secure point of entry, and learning clusters with learning commons. The new school incorporates passive design principles that will minimize energy consumption and the eliminate use of fossil fuels consistent with Board Resolution No. 2020/21-18, committing to transitioning the District to 100% clean, renewable energy with the goal of improving student health and the creation of more sustainable and equitable communities.

On September 23, 2020, the board adopted the Student and Community Workforce Agreement (SCWA) on projects with anticipated construction costs of \$5,000,000 or more. The requirements of the SCWA were included as part of the contract documents.

Students will be located off-site during construction at John Marshall School.

This motion allows the district to execute a construction contract with _____ (construction company name), 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 construct the Viewlands Elementary School Replacement project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

c. Research

- Viewlands Elementary School 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 \$ _____, plus Washington State sales tax. The revenue source for this motion is from the BEX V Capital Levy. The District will receive \$1,471,019 in State Construction Assistance Program (SCAP) funding and \$8,500,000 in Distressed School Grant funding. The total project budget, of which the construction contract is one part, is \$88,094,475.

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 1.4 Billion 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**

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.

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: _____

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.

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:	September 3, 2021
Anticipated Construction date:	September 3, 2021
Substantial Completion date:	May 22, 2023

13. ATTACHMENTS

- Contract P5179 (for reference as part of motion) (available upon request from the Capital Projects & Planning Department, 206-252-0990)