



# **SCHOOL BOARD ACTION REPORT**

**DATE:** March 7, 2018  
**FROM:** Dr. Larry Nyland, Superintendent  
**LEAD STAFF:** Dr. Lester Herndon, Associate Superintendent, Facilities and Operations  
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**For Introduction:** March 21, 2018  
**For Action:** April 4, 2018

## **1. TITLE**

BTA III and BEX IV: Award Construction Contract K5095 to Bayley Construction for the Leschi and Lowell Elementary Schools Seismic Improvements and Exterior Door Replacement project

## **2. PURPOSE**

This Board Action Report provides authorization for the Superintendent to enter into a construction contract for the construction of seismic improvements at Leschi and Lowell Elementary Schools, and replacement of exterior doors at Lowell Elementary.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute construction contract K5095 with Bayley Construction for the Leschi and Lowell Elementary Schools Seismic Improvements and Exterior Door Replacement project in the amount of \$351,000 plus Washington State sales tax, with any minor additions, deletions, and modifications deemed necessary by the Superintendent, and to take any necessary action to implement the contract.

## **4. BACKGROUND INFORMATION**

### **a. Background**

Leschi and Lowell Elementary Schools both have Priority 1 Seismic Improvements needed, as identified in the PCS Structural Solutions Seismic Report dated January 23, 2012. In addition, the MENG Analysis Facility Assessment Report have identified that the exterior doors and hardware at Lowell Elementary have reached the end of their useful life and require replacement. Funding in the amount of \$1,354,678 appeared in the BTA III and BEX IV Capital Levies to implement these improvements.

Harthorne Hagen Architects was selected in the spring of 2017 to design the Priority 1 Seismic Improvements at Leschi and Lowell Elementary Schools. Design of the project began in August 2017, following the execution of an A/E contract for this project.

Following the onset of design, it was determined that the replacement of the exterior doors to the Lowell building should be included in the project design. A change directive to the architect was issued, followed by a Contract Modification to add this work to the

scope of the project. Design of the project was complete in January 2018, and the project was put out for bids.

The project was publicly bid on March 8, 2018 with four bids being received. A total of twelve firms requested bid documents. The low bid is \$351,000 plus Washington State Sales Tax. Bayley Construction was deemed to be the low bid contractor and the consulting firm Harthorne Hagen Architects recommends acceptance of the Total Bid amount.

**b. Alternatives**

Deny the motion. If the motion is denied, the district will not be able to execute the contract for the construction of Seismic Improvements at Leschi and Lowell Elementary Schools and Replacement of Exterior Doors at Lowell Elementary.

**c. Research:**

- Meng Analysis Facility Assessment Reports dated May 2009 and August 2014
- Structural/Seismic Evaluation for Leschi and Lowell Elementary Schools dated January 2012
- Seattle Public Schools Technical Building Standards dated December 2012

**5. FISCAL IMPACT/REVENUE SOURCE**

The revenue source for this action is BTA III and BEX IV capital levy funds. The overall budget for this project is \$1,354,678.

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 capital levies underwent extensive community engagement. This process included a public comment period for the Programmatic Environmental Impact Statement.

**7. EQUITY ANALYSIS**

This motion was not put through the process of an equity analysis. The list of projects to be funded in the BTA III and BEX IV capital levies was developed with the goal of providing equitable access to school facilities across the district.

**8. STUDENT BENEFIT**

It is the goal of the district to continue the process of implementing the BTA and BEX Capital Levy programs and provide students with safe and secure school buildings. The project will provide an additional measure of building safety to students and staff in the event of a major seismic event.

**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: Office of Superintendent of Public Instruction application process for state assistance funding.

**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 March 8. The Committee moved this forward to the full Board for consideration.

**12. TIMELINE FOR IMPLEMENTATION**

Anticipated Notice to Proceed Date	April 11, 2018
Anticipated Construction Date	June 23, 2018
Substantial Completion Date	August 19, 2018

**13. ATTACHMENTS**

- None