



SCHOOL BOARD ACTION REPORT

DATE: May 11, 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): Award Construction Contract P5180, Bid No. B102029, to _____ for the Kimball Elementary School Replacement - Phase II

2. PURPOSE

The purpose of this action is to provide authorization for the Superintendent to enter into a construction contract in the amount of \$_____ (cost range \$54,000,000-\$55,000,000), including base bid plus Alternates #__, plus Washington State sales tax, for the Kimball Elementary School Replacement - Phase II project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5180 with _____ in the amount of \$_____ (cost range \$54,000,000-\$55,000,000), including base bid plus Alternates #__, 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 Kimball Elementary School Replacement – Phase II project, located at 3200 23rd Ave S, Seattle, WA 98144, is funded through the Building Excellence V (BEX V) Capital Levy passed by the voters in February 2019. Completion of this project is scheduled for August 2023 prior to commencement of the 2023/24 school year.

The Kimball Elementary School Replacement – Phase II was publicly bid on July 27, 2021, and a total of ___ contractors submitted bids. The scope of work for this project includes the construction of a new K-5 school for 650 students to replace the existing school on the same site. Kimball Elementary School Replacement Phase I – Demolition expected substantial completion is September 3, 2021.

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, passed by the Board earlier this year.

On September 23, 2020, the board adopted the Student and Community Workforce Agreement (SCWA) on projects with anticipated project budgets in excess of \$5,000,000. The requirements of the SCWA were included as part of the contract documents for this project.

This motion allows the district to execute a construction contract with _____, 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 Kimball Elementary School Replacement – Phase II project. This is not recommended because it would negatively impact the district’s commitment to provide equitable access in our schools.

c. Research

- Seattle Public Schools Technical Building Standards dated December 2012
- Meng Analysis Facility Report
- 2015 Seattle Building Code
- Bassetti Architects Master Plan Analysis
- 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 \$ (cost range \$54,000,000 - \$55,000,000), plus Washington State sales tax. The revenue source for this motion is from the BEX V Capital Levy and School Construction Assistance Program (SCAP). The total project budget, of which the construction contract is one part, is \$84,563,883.

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 program went through an extensive community vetting process and ultimately received 68.19% 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.

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:	On or about September 1, 2021
Anticipated Construction date:	On or about: September 8, 2021
Substantial Completion date:	May 23, 2023

13. ATTACHMENTS

- Contract P5180 (for reference as part of motion) (available upon request from the Capital Projects & Planning Department, 206-252-0635)