



SCHOOL BOARD ACTION REPORT

DATE: May 4, 2021
FROM: Dr. Brent 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

BEX V and K-3 Class Size Reduction Grant: Award Construction Contract P5170, Bid No. B102028, to Jody Miller Construction Inc. for the West Seattle Elementary School Addition project

2. PURPOSE

The purpose of this action is to authorize the Superintendent to enter into a construction contract in the amount of \$18,184,000, including base bid plus alternates 1B, 2B, 3, 4, 5, 6, 7, 8A and 9B, plus Washington State sales tax, for the West Seattle Elementary School Addition project.

3. RECOMMENDED MOTION

I move that the School Board authorize the Superintendent to execute construction contract P5170 with Jody Miller Construction Inc. in the amount of \$18,184,000, including base bid plus alternate 1B, 2B, 3, 4, 5, 6, 7, 8A and 9B, 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 West Seattle Elementary School Addition project, located at 6760 34th Ave SW, Seattle, WA 98126, is funded through the Building Excellence V (BEX V) Capital Levy passed by the voters in February 2019 and a K-3 Class Size Reduction Grant. Completion of this project is scheduled for July 2022 prior to commencement of the 2022/23 school year.

The West Seattle Elementary School Addition project was publicly bid on May 18, 2021 and a total of 6 contractors submitted bids. The scope of work for this project includes modernization of the existing building, adding an additional 12 classrooms with three learning commons providing for 500 students and offsite improvements.

The school addition incorporates passive design principles that will minimize energy consumption and does not utilize 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 Jody Miller Construction Inc. who was the lowest responsive, responsible bidder. In addition, the West Seattle Elementary School Classroom Addition.

The school was constructed in 1988. There have been no prior improvements that have been made at West Seattle Elementary School. The reason for the K-3 Class Size Reduction Grant transfer is to create additional K-3 classrooms.

b. Alternatives

Deny Motion. If motion is denied, the district will not be able to execute the contract to construct the West Seattle Elementary School Addition project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

c. Research

- The Elementary School Educational Specifications dated May 2016
- Seattle Public Schools Technical Building Standards dated December 2012
- Washington Sustainable Schools Protocol (WSSP)
- Seattle Landmarks Preservation Ordinance (SMC 25.12)
- School Design Advisory team
- 2015 Seattle Building Code
- Coordination meetings with district facilities and other stakeholders throughout the district

5. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact to this motion will be \$18,184,000, plus Washington State sales tax. The revenue source for this motion is from the BEX V Capital Levy and K-3 Class Size Reduction Grant. The total project budget, of which the construction contract is one part, is \$28,316,878.

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 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.

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 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.

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 15, 2021
Anticipated Construction date:	July 19, 2021
Substantial Completion date:	July 19, 2022

13. ATTACHMENTS

- BID Tab (for reference)
- Contract P5170 (for reference as part of motion) (available upon request from the Capital Projects & Planning department, 206-252-0635)



Bid Tabulation

West Seattle Elementary School Addition Project

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

Capital Projects
ziyang@seattleschools.org

Bid tabulation for West Seattle Elementary School Addition Project.

WEST SEATTLE ELEMENTARY SCHOOL RENOVATION AND ADDITION

Bid Opening: May 18, 2021 at 2:00 p.m.
 Project Manager: David L. Justice
 Consultant: Miller Hayashi Architects
 Bid No.: H102028

Contractor Name	Kassal & Associates	Lincoln Construction, Inc.	Bayley Construction	Forme Construction Company	Cornerstone General Contractors	Judy Miller Construction
Addendum No. 1 & No. 2 Acknowledged	Y	Y	Y	Y	Y	Y
Student and Community Workforce Agreement Acknowledged	Y	Y	Y	Y	Y	Y
Contractor's Bid Bond Attachment 2	Y	Y	Y	Y	Y	Y
Subcontractor's Work Listing Attachment 4 (Part 2)	Y	Y	Y	Y	Y	Y
Subcontractor's Work Listing Attachment 5 (Part 3)	N	N	N	Y	N	Y
TOTAL BASE BID AMOUNT	\$ 17,167,000	\$ 16,804,656	\$ 17,900,000	\$ 17,386,750	\$ 17,228,500	\$ 17,475,000
UNIT PRICE TOTAL	\$ 44,000	\$ 35,000	\$ 38,750	\$ 34,250	\$ 22,260	\$ 50,000
TOTAL BID EVALUATION AMOUNT	\$ 17,211,000	\$ 16,839,656	\$ 17,938,750	\$ 17,421,000	\$ 17,250,760	\$ 17,525,000
ALTERNATE DESCRIPTION:						
Alt. Bid No. 1A	\$ 129,000	\$ 127,600	\$ 125,000	\$ 113,800	\$ 126,000	\$ 127,000
Zone 1 Tile Carpeting and Resilient Base: Show						
Alt. Bid No. 1B	\$ 89,000	\$ 88,480	\$ 86,000	\$ 91,500	\$ 87,000	\$ 88,000
Zone 1 Tile Carpeting and Resilient Base: Mannington						
Alt. Bid No. 2A	\$ 78,000	\$ 77,100	\$ 76,000	\$ 113,800	\$ 76,000	\$ 77,000
Zone 2 Tile Carpeting and Resilient Base: Show						
Alt. Bid No. 2B	\$ 53,000	\$ 52,575	\$ 51,500	\$ 101,600	\$ 52,000	\$ 53,000
Zone 2 Tile Carpeting and Resilient Base: Mannington						
Alt. Bid No. 3	\$ 141,000	\$ 223,100	\$ 19,300	\$ 201,900	\$ 221,500	\$ 218,000
Zone 2 Teaching Wall Upgrades						
Alt. Bid No. 4	\$ 44,000	\$ 42,190	\$ 37,000	\$ 32,200	\$ 100,000	\$ 44,000
Zone 2 Paint and Ceiling Replacement						
Alt. Bid No. 5	\$ 426,000	\$ 129,301	\$ 146,000	\$ 121,200	\$ 205,000	\$ 30,000
Synthetic grass surfacing						
Alt. Bid No. 6	\$ 80,000	\$ 79,160	\$ 78,000	\$ 80,500	\$ 78,000	\$ 79,000
Asphalt patch and overlay at existing asphalt play area						
Alt. Bid No. 7	\$ 10,000	\$ 9,225	\$ 9,000	\$ 9,500	\$ 5,000	\$ 9,000
Asphalt seal coat at parking lot						
Alt. Bid No. 8A	\$ 56,000	\$ 127,000	\$ 132,000	\$ 92,400	\$ 102,000	\$ 55,000
Acuity brand "highlight" Lighting Controls						
Alt. Bid No. 8B	\$ 52,000	\$ 128,000	\$ 128,000	\$ 88,100	\$ 102,000	\$ 56,000
Hubbell brand "nix" Lighting Controls						
Alt. Bid No. 9A	\$ 736,000	\$ 779,000	\$ 430,000	\$ 242,800	\$ 478,000	\$ 195,000
BAS Controls - Siemens						
Alt. Bid No. 9B	\$ 423,000	\$ 676,500	\$ 329,000	\$ 128,800	\$ 376,000	\$ 83,000
BAS Controls - Alerton ATS						
Alt. Bid No. 9C	\$ 808,000	\$ 889,600	\$ 539,000	\$ 315,000	\$ 586,000	\$ 266,000
BAS Controls - Johnson Controls						
Total Selected Alternates:	\$ 1,522,000	\$ 1,427,531	\$ 887,800	\$ 859,600	\$ 1,226,500	\$ 659,000
TOTAL BASE BID EVALUATION AMOUNT & SELECTED ALTERNATES	\$ 18,733,000	\$ 18,267,187	\$ 18,826,550	\$ 18,280,600	\$ 18,477,260	\$ 18,184,000
PLUS WASHINGTON STATE SALES TAX (WSST) @ 10.25%	\$ 1,920,133	\$ 1,872,387	\$ 1,929,721	\$ 1,873,762	\$ 1,893,919	\$ 1,863,860
TOTAL BASE BID EVALUATION AMOUNT & SELECTED ALTERNATES PLUS WSST @ 10.25%	\$ 20,653,133	\$ 20,139,574	\$ 20,756,271	\$ 20,154,362	\$ 20,371,179	\$ 20,047,860