



# **SCHOOL BOARD ACTION REPORT**

**DATE:** March 17, 2021  
**FROM:** Denise Juneau, Superintendent  
**LEAD STAFF:** Fred Podesta, Chief Operations Officer  
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**For Introduction:** March 24, 2021  
**For Action:** April 7, 2021

## **1. TITLE**

BEX IV/BEX V/Distressed School Grant: Award Construction Contract P5157, Bid No. B102027 to FORMA Construction Company for the North Beach Elementary School Heating, Ventilating, Exterior Door, and Seismic Improvement 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 \$2,054,400 including the base bid plus alternate #1, #2, and #4, plus Washington State sales tax, for the North Beach Elementary School Heating, Ventilating, Exterior Door, and Seismic Improvement project.

## **3. RECOMMENDED MOTION**

I move that the School Board authorize the Superintendent to execute construction contract P5157 with FORMA Construction Company in the amount of \$2,054,400 including the base bid plus Alternate #1, #2, and #4, 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 North Beach Elementary School Heating, Ventilating, Exterior Door, and Seismic Improvement project, located at 9018 24th Ave. NW, Seattle, WA 98117, will be reimbursed by a Distressed School Grant in the amount of \$3,100,000 for the heating and ventilating work. The seismic improvement will be funded through the Building Excellence (BEX) IV Capital Levy passed by the voters in February 2013 and the exterior doors will be funded by BEX V Capital Levy passed by the voters in February 2019. Completion of this two-summer project is scheduled for August 2022 prior to commencement of the 2022-23 school year.

The North Beach Elementary School Heating, Ventilating, Exterior Door, and Seismic Improvement project was publicly bid on March 3, 2021, and a total of 6 contractors submitted bids. The scope of work for this project includes, but is not limited to, selective demolition, removal and disposal of regulated building materials, drywall /plaster, rough carpentry, finish carpentry, installation of plywood shear wall sections and other seismic upgrades, installation of new heating, ventilation, and air conditioning (HVAC) units to serve classroom spaces, including replacement of water distribution piping and boiler, as well as other HVAC upgrades in other spaces and associated electrical relocation or replacement.

This motion allows the district to execute a construction contract with FORMA Construction Company, who was the lowest responsive, responsible bidder.

The school was constructed in 1958. Prior improvements made at North Beach Elementary School since the year 2000 include: (2001) installation of a Wide Area Network and PBX System, (2003) installation of seismic shear walls and fire alarm, (2008) auditorium and gym roof strengthening, waterline replacement, and ADA upgrades, (2009) the play court was re-roofed, and (2020) playground pavement repair.

**b. Alternatives**

Deny Motion. If motion is denied, the district will not be able to execute the contract to construct the North Beach Elementary School Heating, Ventilating, Exterior Door, and Seismic Improvement project. This is not recommended because it would negatively impact the district's commitment to provide equitable access in our schools.

**c. Research**

- 2009 North Beach Elementary Structural Evaluation, prepared by PCS Structural Solutions
- 2012 Expanded Analysis of Seismic Building Data, prepared by PCS Structural Solutions
- Seattle Public Schools Technical Building Standards dated December 2012
- 2015 Seattle Building Code and Seattle Existing Building Code
- 2015 Seattle Energy Code
- 2017 (updated) Recommendation from the Unreinforced Masonry Policy Committee to the City of Seattle
- ASCE 41-13: Seismic Evaluation and Retrofit of Existing Buildings
- 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 \$2,054,400 plus Washington State sales tax. The revenue source for this motion is from the BEX IV and BEX V Capital levies, and Distressed Schools Grant. The total project budget, of which the construction contract is one part, is \$3,505,070.

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 IV and BEX V program went through an extensive community vetting process and ultimately received 72% approval in February 2016 for the BEX IV levy and 73% approval from voters in February 2019 for the BEX V levy.

**7. EQUITY ANALYSIS**

The selection of projects for the BEX IV Capital Levy was done in 2012 and was intended to address student capacity needs and inadequate building systems in school facilities across the city. As such, this motion was not put through the equity analysis as it would have been done for the district’s current capital planning efforts.

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 and to provide 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 more than \$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 11, 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:	April 30, 2021
Anticipated Construction date:	June 18, 2021 (Ph. 1), June 17, 2022 (Ph. 2)
Substantial Completion date:	August 21, 2021 (Ph. 1) ,August 19, 2022 (Ph. 2)

**13. ATTACHMENTS**

- BID Tab (for reference) (available upon request from the Capital Projects & Planning Department, 206-252-0877)
- Contract P5157 (for reference as part of motion) (available upon request from the Capital Projects & Planning Department, 206-252-0877)